



MEMBERS

John Vasquez
Chair
Supervisor, Solano
County, District 4

Lori Wilson
Vice-Chair
Mayor, City of Suisun

Steve Young
Mayor, City of Benicia

Steve Bird
Mayor, City of Dixon

Harry Price
Mayor, City of Fairfield

Ronald Kott
Mayor, City of Rio Vista

Ron Rowlett
Mayor, City of Vacaville

Robert McConnell
Mayor, City of Vallejo

Erin Hannigan
Supervisor, Solano
County, District 1

Monica Brown
Supervisor, Solano
County, District 2

Jim Spering
Supervisor, Solano
County, District 3

Mitch Mashburn
Supervisor, Solano
County, District 5

SUPPORT STAFF

Birgitta E. Corsello
Solano County
Administrator's Office

Daryl Halls
Solano Transportation
Authority

Aaron Busch
City of Vacaville

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

AGENDA | March 4, 2021

ZOOM Meeting Connection Information:

Click [HERE](#) to join the Zoom Meeting on a phone, computer or tablet device
Meeting ID: 882-7361-6883 / Passcode: 982695

AND/OR Call (408) 638-0968, Meeting ID: 882-7361-6883 / Passcode: 982695

6:30 P.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 (6:30 p.m.)

Roll Call

II. APPROVAL OF AGENDA (6:31 p.m.)

III. OPPORTUNITY FOR PUBLIC COMMENT (6:35 p.m.)

Due to COVID-19 and to protect County staff and members of the public, the CCCC's meeting will take place virtually. This precaution is being taken pursuant to the authority conferred by Governor Newsom's Executive Order N-29-20. All or some of the CCCC members will attend the meeting telephonically and participate in the meeting to the same extent as if they were present. To submit public comments, please see options below:

By email / postal:

If you wish to address any item listed on the CCCC's agenda by written comment, please submit comments in writing to Matthew A. Davis, Senior Management Analyst / Public Communications Officer by U.S. Mail or by email. Written comments must be received no later than 5:00 P.M. on the Wednesday prior to the meeting. The email address for Mr. Davis is [MADavis@SolanoCounty.com](mailto: MADavis@SolanoCounty.com). The mailing address is Matthew A. Davis, County Administrator's Office, 675 Texas Street, Suite 6500, Fairfield, CA 94533. Copies of comments received will be provided to the CCCC's members and will become a part of the official record but will not be read aloud at the meeting.

By telephone:

To submit comments verbally from your phone during the meeting, you may do so by dialing (323) 457-3408, Meeting ID number 744-453-748. Once entered in the meeting, you will be able to hear the meeting and will be called upon to speak during the public speaking period.

The County of Solano does not discriminate against persons with disabilities. If you wish to participate in this meeting and you will require assistance to do so, please call Matthew A. Davis at the County Administrator's Office at (707) 784-6111 at least 24 hours in advance of the event to make reasonable arrangements to ensure accessibility to this meeting.



IV. CONSENT CALENDAR

Chair

1. Approval of Minutes for January 28, 2021

ACTION ITEM

V. REGULAR CALENDAR

- (1) Public hearing to approve the proposed Solano Subregional RHNA Methodology and to direct staff to forward the draft methodology to the California Department of Housing and Community Development (HCD) for its statutory 60-day review.

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

ACTION ITEM (60 minutes)

VI. ANNOUNCEMENTS

VII. CCCC CLOSING COMMENTS

ADJOURNMENT: The next City-County-Coordinating Council meeting is scheduled for Thursday, April 22, 2021 at 6:30 p.m.

SPECIAL MEETING OF THE CITY-COUNTY COORDINATING COUNCIL
January 28, 2021 Action Meeting Minutes

The January 28, 2021 meeting of the Solano City-County Coordinating Council was held via ZOOM teleconference due to COVID-19 considerations.

Roll and Call to Order

Members Present

John Vasquez, Chair	Solano County Board of Supervisors (District 4)
Lori Wilson, Vice Chair	Mayor, City of Suisun City
Tom Campbell	City Council Member, City of Benicia
Steve Bird	Mayor, City of Dixon
Ronald Kott	Mayor, City of Rio Vista
Ron Rowlett	Mayor, City of Vacaville
Robert McConnell	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)
Skip Thomson	Solano County Board of Supervisors (District 5)

Members Absent

Harry Price	Mayor, City of Fairfield
-------------	--------------------------

Staff to the City-County Coordinating Council Present:

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

Guest Speakers and Other Staff Present

Matt Walsh	Principal Planner, Solano County, Dept of Resource Management
David Early	Senior Advisor, PlaceWorks
Andrea Howard	Associate, PlaceWorks
Tami Lukens	Senior Management Analyst, Solano County
Amy Sharp	Board Aide, District 5, Solano County
Rich Seithel	Executive Officer, Solano LAFCO
Michelle McIntyre	Senior Staff Analyst, Solano LAFCO
Scott Pederson	Councilmember, City of Dixon
Jim Lindley	City Manager, City of Dixon
Greg Folsom	City Manager, City of Suisun
Aaron Busch	City Manager, City of Vacaville
Gillian Hayes	Interim Deputy City Manager, City of Vallejo

I. Meeting Called to Order

The special meeting of the City-County Coordinating Council was called to order at 6:34 pm.

II. Approval of Agenda

A motion to approve the Agenda was made by Supervisor Spering and seconded by Supervisor Mashburn. Agenda approved by 7-0 vote. (Council Member Campbell did not vote, Mayor Bird, Mayor Kott and Mayor Rowlett had not yet joined the teleconference.)

III. Welcome New Chair and Vice Chair for 2021-22

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 Board of Supervisors appointed Supervisor Vasquez to serve as Chair and the City Selection Committee appointed Mayor Wilson to serve as Vice Chair. Chair Vasquez and Vice Chair Wilson were introduced and welcomed.

IV. Opportunity for Public Comment

No public comments were received

V. Consent Calendar

A motion to approve the May 28, 2020 Minutes was made by Supervisor Hannigan and seconded by Supervisor Brown. Minutes approved by vote of 9 - 0, with one abstention – Mayor McConnell. (Mayor Rowlett had not yet joined the teleconference).

VI. Discussion Calendar

1. Presentation and update on the status of the Solano Regional Housing Needs Allocation (RHNA) subregional allocation process among the seven cities and Solano County

Matt Walsh, Principal Planner, Solano County, Dept of Resource Management, and David Early, Senior Advisor, PlaceWorks, gave an update on the RHNA progress. David Early gave a presentation that covered an overview of the RHNA process, the 6th Housing Element Cycle, State RHNA objectives, factors required in considering the allocations, and allocation numbers in past RHNA Cycles. He also discussed the allocation recommended by Planning Directors for this cycle, including recommended base allocation, potential allocation factors, recommended allocation factors, and the five allocation scenarios that were considered. Mr. Early indicated that option 4, with weight given to transit and capacity was the initial selection, describing the overall allocation, income shift methodology, allocation adjustment percent options and next steps in the RHNA process. He noted that the state may allow rebuilding units destroyed in the LNU Complex Fire to count towards the RHNA. A public meeting of the City-County Coordinating Council in February 2021 will be required for action on proposed methodology and begin the 60-day HCD review period leading to a formal adoption in April or June 2021. There were some questions and discussion regarding the methodology chosen, appeals, and the allocation between the unincorporated county area and the cities.

PowerPoint on file.

Action: No Action Required.

VII. About the CCCCs

Birgitta Corsello, County Administrator, Solano County gave a brief overview of the function of the CCCCs and referred to the staff report regarding the history of the City-County Coordinating Council.

VIII. Announcements

There were no announcements.

IX. Approval of the CCCCs Meeting Schedule, 2021

A motion to approve the CCCCs Meeting Schedule for 2021 with a correction to the April 20, 2021 meeting – should be Thursday, April 22, 2021, was made by Mayor Kott and seconded by Supervisor Hannigan. Meeting Schedule approved by vote of 10 - 0, (Supervisor Mashburn had left the teleconference). It was noted that a special meeting may need to be called in June 2021 to formally approve the RHNA allocation.

X. CCCC Closing Comments

Supervisor Sperring expressed his gratitude for the hard work of Gillian Adams, Principal Planner, Regional Planning Program, ABAG on this RHNA process.

ADJOURNMENT: The meeting was adjourned at 7:48 p.m. The next meeting is scheduled for March 4, 2021, at 6:30 p.m. (the original scheduled meeting date of February 25, 2021 was rescheduled due to availability). Due to COVID-19 concerns, the meeting will be held via teleconference.



SOLANO

City-County Coordinating Council Staff Report

Meeting of: March 4, 2021

Staff / Agency: Bill Emlen, Asst. County Administrator; Matt Walsh, Principal Planner; David Early, Placeworks

Agenda Item No. V.1

TITLE / SUBJECT

Public hearing to approve the proposed Solano Subregional RHNA Methodology and direct staff to forward the draft methodology to the California Department of Housing and Community Development (HCD) for its statutory 60-day review.

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 the Resolutions adopted by all seven cities and the County were submitted to ABAG.



In June 2020, ABAG was assigned a regional unit allocation of 441,176 from HCD, which, by statute, is required to be allocated among all Bay Area jurisdictions. Utilizing its regional allocation methodology, developed with guidance from the regional Housing Methodology Committee, ABAG then assigned the Solano Subregion a total of 11,906 units out of this regional allocation. The 11,906 units is further broken down by affordability level: Very Low, Low, Moderate, and Above Moderate. In December, ABAG reduced the Solano Subregional allocation to 11,097 units, and in January reduced it again to 10,992 likely as a result of minor changes to the regional growth assumptions of the 2050 Plan Bay Area Blueprint. It is now the Subregion's responsibility to allocate the 10,992 among the County and its cities in a manner that meets the objectives of Housing Element Law and HCD.

DISCUSSION

The Planning Directors and Placeworks have been meeting monthly to discuss and develop a subregional methodology that equitably allocates the 10,992 units among its jurisdictions. To date, various factors and weighting have been reviewed to determine which allocation makes the most sense for Solano County. At its December 17, 2020 meeting, the Planning Directors tentatively agreed on a methodology weighted towards development capacity and proximity to transit with additional weighting towards equity and jobs proximity. At its meetings on January 19, 2021 and February 18, 2021, the Planning Directors finalized its draft allocation methodology recommendation which includes disbursement of units by affordability level. This methodology, and others that were reviewed, were included in the presentation to the 4Cs at the meeting on January 28, 2021.

Update

There is updated information that has been obtained since the January 4Cs meeting. First, as stated above, the Solano Subregion's overall allocation has been reduced from 11,097 to 10,992. Second, HCD has indicated that it greatly prefers the 150% income shift allocation, as opposed to the Planning Directors' preferred 100% income shift scenario, which is the scenario presented to the 4Cs in January. The Planning Directors are aware of this and have indicated they are comfortable with this change. This will be explained more at the meeting, but it results in a slightly different allocation by income level for all of the local agencies but does not affect each agency's overall allocation. Lastly, HCD has stated that it will not allow rebuilds of destroyed homes, resulting from last year's fires, to be counted toward the County's RHNA numbers.

The proposed methodology and allocations are attached to this report and have been posted on the County's website for public review and comment. The proposed methodology reflects the methodology presented to the 4Cs at its January meeting, with minor changes resulting from the updates described above.

Next Steps

Should the 4Cs approve the proposed methodology, staff will submit the draft methodology to HCD for its required 60-day review. Once the HCD review period has ended, any HCD comments



will be taken under consideration, and the final methodology will be brought back to the 4Cs, likely in June, for action.

RECOMMENDATION

Staff recommends that the 4Cs open a public hearing to accept public comment, approve the proposed Solano Subregional Methodology, and direct staff to forward the proposed methodology to HCD for its statutory 60-day review.

SOLANO COUNTY SUBREGION 6TH CYCLE REGIONAL HOUSING NEEDS ALLOCATION PROPOSED METHODOLOGY

1. INTRODUCTION

The Regional Housing Needs Allocation (RHNA) process is mandated by California law and requires all local jurisdictions to plan for their ‘fair share’ of housing units at all affordability levels. This Proposed RHNA Methodology is part of the Solano Subregion’s 6th Cycle RHNA, covering the period from January 2023 through December 2030, and assigning housing need allocations to the Cities of Benicia, Dixon, Fairfield, Rio Vista, Suisun, Vacaville, and Vallejo, and unincorporated Solano County.

Typically, a region’s council of governments prepares the RHNA methodology for all its member jurisdictions, however, Government Code Section 65584.03 allows for “...at least two or more cities and a county, or counties, to form a subregional entity for the purpose of allocation of the subregion’s existing and projected need for housing among its members...” For the 6th Cycle RHNA, all seven incorporated cities and unincorporated Solano County chose to form a subregional entity for which they designated the City County Coordinating Council (4Cs) to serve as the representative body.

The RHNA process for a subregion consists of several key steps. First, the California Department of Housing and Community Development (HCD) allocates a specified number of housing units to the region (ABAG), segmented into four income affordability levels: very low-income, low-income, moderate-income, and above moderate-income. Then the council of governments (ABAG) assigns a share of its allocation to any subregions that form—in the ABAG region, the Solano County Subregion is the only subregion preparing its own methodology for the 6th Cycle RHNA. For this 6th Cycle RHNA, the Solano County Subregion received an allocation of 10,992 units. Next, the Solano County Subregion develops a methodology to allocate units by income level to each jurisdiction within the subregion and incorporates the approved methodology into a RHNA Plan. When the RHNA Plan is complete, local jurisdictions must plan to accommodate the development of their respective allocation of units in each income group through the Housing Element of their General Plans, as required by State law.

The California Government Code requires the RHNA methodology to further five specific objectives and incorporate a series of factors. These objectives and factors primarily serve to further fair housing goals and overcome historical income segregation patterns across the state by directing new units in relatively job-rich and high-amenity areas within each region.

This document describes the proposed methodology to allocate housing units by income tier among the participating jurisdictions of the Solano County Subregion for the 6th Cycle RHNA, the process for developing the methodology, and how the methodology addresses the statutory requirements for furthering the five RHNA objectives identified in Government Code Section 65584(d). The methodology consists of two primary components: the spatial allocation of units to each jurisdiction and the distribution of units by income tier. Following is an overview of the methodology for each component.

2. UNIT ALLOCATION METHODOLOGY

The unit allocation methodology applies four weighted factors to distribute the Subregional Share across the Solano Subregion’s eight jurisdictions. To distribute the allocation among the jurisdictions, the methodology starts with assigning a base allocation, which is the jurisdictions’ percent share of the subregion’s 2019 household distribution, multiplied by the total Subregion Share of 10,992 units.

The base allocation establishes a foundational allocation that recognizes the significant capacity differences between jurisdictions and provides for an allocation that is suitable for each jurisdiction’s existing size. The 2019 share of the households in the subregion reflects these differences. The base allocation is shown in **Table 1**.

TABLE 1 BASE ALLOCATION

Jurisdiction	Jurisdiction’s Share of 2019 Household Distribution	Base Allocation
City of Benicia	7.2%	791
City of Dixon	4.2%	458
City of Fairfield	25.2%	2,768
City of Rio Vista	2.9%	320
City of Suisun	6.1%	676
City of Vacaville	22.3%	2,456
City of Vallejo	27.5%	3,019
Unincorporated Solano County	4.6%	505
Total	100%	10,992

ALLOCATION FACTORS

Using the base allocation as a foundation, the draft methodology adjusts each jurisdiction’s regular growth allocation using four weighted factors.

In preparation for choosing the allocation factors, the Solano County Subregion collected and analyzed more than 20 data layers, including:

- High Resource Areas
- Access to High Opportunities
- Cost-burdened Households
- Overcrowded Households
- Racial Diversity
- Divergence Index
- Child Poverty Status
- Educational Attainment
- Existing Jobs
- Future Jobs
- Jurisdiction Job Access
- Jobs-Housing Balance
- Jobs-Housing Fit
- Jobs Proximity-Auto
- Jobs Proximity-Transit
- Priority Development Areas
- Transit Connectivity
- Transit Access
- Future Transit Access
- Vehicle Miles Traveled
- Natural Hazards
- Future Household Growth
- Development Capacity

After thoughtful consideration of all factors, the 4Cs, with support from the Solano Planning Directors, agreed to use Transit Connectivity, Development Capacity, Future Jobs, and Childhood Poverty Status as the factors to adjust the base allocation. Each of these measures is shown in **Table 2** and described in more detail herein.

TABLE 2 PROPOSED FACTORS AND SCALED SCORES

Jurisdiction	Transit Connectivity	Development Capacity	Future Jobs	Child Poverty Status
City of Benicia	1.14	0.50	0.80	1.50
City of Dixon	0.91	0.93	0.85	0.50
City of Fairfield	1.40	0.57	1.50	1.27
City of Rio Vista	0.65	1.50	0.50	0.74
City of Suisun	1.33	0.59	0.51	1.26
City of Vacaville	1.19	0.71	1.17	1.42
City of Vallejo	1.50	0.60	1.02	0.61
Unincorporated Solano County	0.50	0.53	0.53	0.98

TRANSIT CONNECTIVITY

Availability of transit service is a key consideration in siting housing because transit allows residents to access jobs and services without generating vehicle trips. The Transit Connectivity factor scoring was prepared by STA staff and consultants and involved an assessment of each jurisdiction’s Ferry, Rail, Solano Express Bus, and Local Transit (including demand response and First/Last mile connectivity) service connectivity. Ferry, Rail, and Solano Express service were weighed equally with a maximum score of 3 each, while the maximum score for Local Transit was set at 2, for a total possible score of 11.

DEVELOPMENT CAPACITY

While the Base Allocation uses the jurisdiction’s existing housing as a measure of potential for future growth, the jurisdictions in Solano County do not have equal capacity for future development. The Development Capacity factor uses information from jurisdiction’s current general plans to assess how many additional housing units can feasibly be accommodated in the jurisdiction.

FUTURE JOBS

The availability of jobs in a community is an important consideration in siting housing, since residents need access to jobs for economic reasons, and the proximity of jobs to residents minimizes travel time and vehicle miles traveled (VMT). The Future Jobs factor data derived from each jurisdiction’s share of the ABAG region’s total future jobs, based on year 2050 forecast from Plan Bay Area 2050.

CHILD POVERTY STATUS

The Percent of Children Living Above Poverty Level measure uses 2013–2018 ACS data prepared by the U.S. Census Bureau. This measure was considered because it has been recognized as a strong indicator for evaluating the level of economic stability and opportunity for families with children in a population. In addition, childhood poverty status has implications for positive life outcomes.

FACTOR NORMALIZATION

Each of these five selected factors is normalized on a scale of 0.5 to 1.5 (as shown in **Table 2**). The normalized scale serves to support ease of computation and comparison of factors among each other, and the range of the scale (0.5 to 1.5) is large enough to impact the distribution of housing units by adjusting them up (any score between 1 and 1.5) or down (any score between 0.5 and 1) from the base allocation, but not so large that the base allocation becomes insignificant. All factors are configured so that higher scores indicate that the jurisdiction is more favorable to support housing as far as that factor is concerned, while lower scores indicate less-favorable conditions for housing. For example, jurisdictions with better transit connectivity receive higher scores for the Transit Connectivity factor and jurisdictions with more children living in poverty receive a lower score for the Childhood Poverty Status factor resulting in more housing units assigned to jurisdictions with better transit connectivity and fewer children living in poverty.

FACTOR WEIGHTING

Following selection of the factors, the methodology assigns weights to each. These weights establish what percentage of the total allocation will be distributed based on that factor. The Solano County Subregion choose to place the greatest weights on Transit Connectivity—recognizing the link between transit connectivity and greenhouse gas emissions reduction, quality of life, and fair housing goals—and Development Capacity—because capacity is considered a prime barrier to housing construction. Though both are high

priorities for the subregion, Future Jobs and Child Poverty Status were assigned slightly lesser weights. The weights assigned to each factor are shown below:

- Transit Connectivity – 35%
- Development Capacity – 35%
- Future Jobs – 15%
- Child Poverty Status – 15%

Table 3 shows the resulting factor-adjusted allocations for each jurisdiction.

TABLE 3 BASE ALLOCATION AND FACTOR ADJUSTMENT

Jurisdiction	Base Allocation	Factor Adjusted Allocation	Net Change
City of Benicia	791	712	79
City of Dixon	458	429	29
City of Fairfield	2,768	2,992	(224)
City of Rio Vista	320	369	(49)
City of Suisun	676	629	47
City of Vacaville	2,456	2,626	(170)
City of Vallejo	3,019	2,921	98
Unincorporated Solano County	505	314	191
TOTAL	10,992	10,992	-

3. INCOME ALLOCATION METHODOLOGY

The Subregional Share of housing determined by ABAG includes both a total number of housing units and a distribution of those units across four affordability tiers: very low-income, low-income, moderate-income, and above-moderate income. Once the overall allocation for each jurisdiction is set, each jurisdiction’s housing unit allocation must be distributed among the four income tiers and the sum allocation in each income tier across all jurisdictions must equal the total amount set by ABAG for the subregion. The Solano County Subregional Share by income tier, as assigned by ABAG, is shown in **Table 4**.

TABLE 4 SOLANO SUBREGIONAL INCOME TIER ALLOCATION

Very Low	Low	Moderate	Above Mod	Total Units
2,803	1,612	1,832	4,745	10,992
25.5%	14.7%	16.7%	43.2%	100.0%

Note: Due to rounding, percentages may not total precisely.

The methodology uses the following process to distribute the units by income tier to each jurisdiction. Each numbered step is accompanied by a bulleted description of the justification and relevant background to that step, where appropriate.

1. Determine the current distribution of household income tiers for each jurisdiction.
 - » This step uses data from the 2014–2019 ACS.
2. Set the Income Adjustment Factor to calculate the percentage of each jurisdiction’s total allocation to be distributed across each income tier, such that the subregion makes progress toward an equal distribution of income tiers over the long-term.
 - » The region aims to move toward an equal housing unit income distribution across all jurisdictions. To achieve this, jurisdictions with the greatest percent of units in any one tier would receive a lesser allocation of units in that tier and vice-versa.
 - » An income adjustment factor set equal to 100% would result in all jurisdictions receiving the same percent allocation of units in each income tier, equal to the percent assigned by ABAG (e.g. 25.5% in the very low-income tier). The higher the Income Adjustment Factor, the greater the shift in income allocations toward a more equal distribution of housing units by income tier.
 - » The Solano County Subregion selected an income adjustment factor of 150%.
3. Adjust the allocations by income tier to ensure that the total of all jurisdictions’ allocations in each income tier is equal to the total assigned in Subregional Share from ABAG.
 - » Step 2 results in an excess of units assigned in the very low- and above moderate-income tiers and a shortage of units in the low- and moderate-income tiers.
 - » To adjust the total very low- and moderate-income allocations, those jurisdictions whose originally assigned percent allocations exceeded the percent allocation of Subregional Share assigned for that tier, received proportional adjustment down based on the following formula: (original tier allocation)-((original tier allocation/sum of all tier allocations to be adjusted)*total excess allocation for the income tier).
 - » To adjust the moderate-income allocations, those jurisdictions whose very low-income allocations were reduced receive increases proportionate to the jurisdictions very low-income reduction.
 - » Finally, the moderate-income allocations were adjusted by simply subtracting the new allocations in the very low-, low-, and above moderate-income tiers from the jurisdiction’s total unit allocation.

The final distribution of units across all income tiers is shown in **Table 5**.

TABLE 8 INCOME DISTRIBUTIONS BY JURISDICTION

Jurisdiction	Very Low		Low		Moderate		Above Moderate		Total Housing Units
	%	Housing Units	%	Housing Units	%	Housing Units	%	Housing Units	
City of Benicia	28.2%	200	17.0%	121	16.5%	117	38.3%	273	712
City of Dixon	27.1%	116	14.9%	64	15.2%	65	42.9%	184	429
City of Fairfield	25.9%	774	15.2%	453	17.6%	525	41.4%	1,239	2,992
City of Rio Vista	24.4%	90	12.5%	46	15.1%	56	48.0%	177	369
City of Suisun	25.8%	162	15.5%	97	15.8%	100	42.9%	270	629
City of Vacaville	26.1%	685	15.6%	410	15.7%	413	42.6%	1,118	2,626
City of Vallejo	23.8%	695	12.7%	371	17.1%	501	46.4%	1,354	2,921
Unincorporated Solano County	25.7%	81	15.6%	49	17.6%	55	41.1%	129	314
HCD Requirement	25.9%	2,803	14.9%	1,612	16.5%	1,832	42.8%	4,745	10,992

4. STATUTORY OBJECTIVES

In compliance with California law, the methodology furthers all statutory objectives, as outlined herein.

Objective 1. *Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low- and very low-income households.*

As described above, the methodology for allocating units in each income tier supports a redistribution of units, such that the jurisdictions that currently have a lesser share of low- and very low-income units receive a larger allocation. The methodology allocates units in all four income tiers to each of the subregion’s eight jurisdictions.

Objective 2. *Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region’s greenhouse gas reductions targets provided by the California Air Resources Board pursuant to Government Code Section 65080.*

The methodology allocates a greater share of units to incorporated, urbanized cities. Moreover, two of the factors used in the methodology prioritize transit connectivity and proximity to future jobs to encourage efficient development patterns and support efforts to minimize vehicle miles traveled and greenhouse gas emissions.

Objective 3. *Promoting an improved intraregional relationship between jobs and housing, including an improved balance between the number of low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction.*

The methodology concentrates the majority of housing in the jobs-rich cities of Fairfield, Vacaville, and Vallejo to support a good jobs-housing balance.

Objective 4. *Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent American Community Survey.*

The methodology's distribution of housing units by income tier allocates a lower proportion of housing units by income category to jurisdictions whose existing share of units in that income tier is larger than the regional average. Similarly, the methodology allocates a greater proportion of units by income category to those jurisdictions whose existing share of units in that income tier is smaller than the regional average. As a result, all jurisdictions are assigned housing units by income tier at levels that would move their share of units by income tier closer to the regional average once constructed.

Objective 5. *Affirmatively furthering fair housing.*

The Solano County Subregion addresses the objective of affirmatively furthering fair housing by including the Child Poverty Status as a factor in the methodology. The Child Poverty Status factor indicates the three jurisdictions with the greatest opportunity are Benicia, Vacaville, and Fairfield. While the City of Benicia's limited capacity constrains the potential for new growth, the Cities of Vacaville and Fairfield receive two of the highest overall allocations. According to the State of California, this objective is also concerned with overcoming "patterns of segregation and fostering inclusive communities free from barriers that restrict access to opportunity." The methodology's use of a 150% Income Adjustment Factor makes great strides to address any existing concentrations of poverty and move the subregion toward a balanced integration of residents of all income levels, thereby enabling better access to opportunities for all residents.