

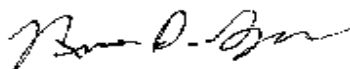
# City of Calistoga

## Staff Report

**TO:** Honorable Mayor and City Council  
**FROM:** Richard Spitler, City Manager  
**DATE:** November 20, 2012  
**SUBJECT:** Proposed Final Regional Housing Needs Allocation – Napa Subregion

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APPROVAL FOR FORWARDING:




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Richard D. Spitler, City Manager

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2 **ISSUE:** Review and endorsement of proposed final housing allocations for the  
3 2014 – 2022 Regional Housing Needs Allocation cycle.

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5 **RECOMMENDATION:** Pass a motion supporting approval of the proposed final  
6 housing allocations for the Napa Subregion.

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8 **BACKGROUND:** The State of California requires local agencies to include  
9 housing elements in their General Plans meeting certain statutory requirements.  
10 State law requires that housing elements be updated on a set schedule and  
11 submitted to the State Department of Housing and Community Development  
12 (HCD) for review. The next housing element cycle will cover the years 2014 to  
13 2022, with updated housing elements due to the State in October, 2014.

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15 As part of each housing element cycle, the Association of Bay Area  
16 Governments (ABAG) conducts a Regional Housing Needs Allocation (RHNA)  
17 process through which a portion of the region's share of the state housing need  
18 is allocated (assigned) to each individual city and county within the San  
19 Francisco Bay region. The RHNA process for the 2014-2022 cycle was initiated  
20 by ABAG in 2011 and is scheduled to conclude in May, 2013. Updated housing  
21 elements will be due to the State in October, 2014.

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In January, 2011, the cities, town and County of Napa formed a subregion for the purpose of devising a local methodology to distribute housing shares for the upcoming 2014-2022 RHNA cycle. The Napa County Transportation and Planning Agency (NCTPA) is the countywide representative for the Napa Subregion and has facilitated the subregional process on behalf of the member jurisdictions. To assist NCTPA in this process, the NCTPA Board created a Technical Advisory Body (TAB) made up of professional staff from each of the member jurisdictions, and a Policy Advisory Body (PAB) made up of elected representatives from each of the member jurisdictions. The creation of a subregion has increased local jurisdiction involvement and control over how housing shares are allocated within the county.

**DISCUSSION:** For the past two years, all local jurisdictions and the County of Napa have participated in developing a methodology for the allocation of local shares of regional housing needs pursuant to Government Code Section 65584. After a lengthy process that coordinated closely with ABAG's Regional Housing Needs Methodology development process, and that included participation by other organizations and the public, a Draft Methodology for allocating subregional housing needs was issued on May 16, 2012.

The Draft Methodology and draft housing allocations for the Napa Subregion were presented to the City Council on June 5, 2012 (see Attachment 2). At that time the City Council expressed its support for the Draft Methodology and Draft Allocation of housing units.

On July 17, 2012, the Napa Subregion approved the Final Methodology and issued draft allocations of housing needs within the subregion. The Draft Allocations were substantially lower than those approved by ABAG for the 2007-2014 Housing Elements (see Page 3 of Attachment 2). From July 19 through September 17, 2012, there was a 60 day public comment period during which any member jurisdiction of the Subregion could request revisions to their Draft Allocation. No jurisdiction members requested a revision to their Draft Allocation, therefore there has been no need for further negotiations or appeals among members.

The proposed Final Allocations (Attachment 1) differ slightly from the Draft Allocations that were presented to the City Council on June 5, 2012. Two changes to the City's allocation were made, consisting of a decrease of one unit in the "Very Low" income category (from 7 to 6) and an increase of one unit in the "Above Moderate" income category (from 14 to 15). The City's overall allocation of 27 units remains unchanged.

65 The Subregion will hold a public hearing on December 12, 2012 to discuss and  
66 issue the proposed Final Allocations. The proposed Final Allocations must be  
67 sent to ABAG by February 1, 2013. Should a local government disagree with the  
68 allocation, they may withdraw from the Subregion by January 11, 2013, in which  
69 case they would be provided a default housing allocation by the Association of  
70 Bay Area Governments.

71 TABLE 1 – REMAINING SUBREGIONAL STEPS

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Item	Deadline
Subregion conducts a public hearing at NCTPA Board meeting and issues final allocations	December 12, 2012
Deadline for jurisdiction to opt out of the subregion	January 11, 2013
Deadline for Napa Subregion to submit final allocations to ABAG	February 1, 2013
ABAG adopts final allocations & RTP	April-May 2013
Housing Elements due	October 2014

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76 **ENVIRONMENTAL REVIEW:** The requested action is not a project as defined in  
77 Section 15378 of the California Environmental Quality Act (CEQA) Guidelines,  
78 which defines a project as an action which has the potential for resulting in either  
79 a direct physical change in the environment or a reasonably foreseeable indirect  
80 physical change. Accordingly, no CEQA review is required at this time.

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82 **FISCAL IMPACT:** The recommended action will not result in any fiscal impacts.

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84 **ATTACHMENTS:**

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- 86 1. Proposed final housing allocation for the 2014-2022 Regional Housing Needs  
87 Allocation cycle for the Napa Subregion.
- 88 2. City Council staff report dated June 5, 2012.