

City of Calistoga

Staff Report

TO: Honorable Mayor and City Council

FROM: Kenneth G. MacNab, Senior Planner

VIA: Richard D. Spitler, City Manager

DATE: February 1, 2011

SUBJECT: Formation of a "Subregion" for the 2014-22 Regional Housing Needs Allocation (RHNA) Process

APPROVAL FOR FORWARDING:



Richard D. Spitler, City Manager

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2 **ISSUE:** Consideration of a Resolution authorizing Calistoga to become a member of a
3 Countywide Subregion for local administration of ABAG's Regional Housing Need
4 Allocation (RHNA) process for the 2014-2022 housing period.

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6 **RECOMMENDATION:** Adopt Resolution.

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8 **BACKGROUND:** On January 18, 2011, the City Council considered a request to form a
9 Napa County "Subregion" that would be responsible for allocation of the County's
10 projected housing need for the 2014-2022 housing period (Attachment 2). Forming a
11 Subregion with the County and other cities and town within Napa County to complete
12 the housing allocation process provides an opportunity for collaboration and would
13 increase local control of the allocation process. The traditional ABAG approach to
14 RHNA allocations does not take into consideration the unique nature of each
15 community. With the formation of a Subregion there is likely to be more flexibility in this
16 process as well as a greater ability to negotiate with regional agencies as a collective
17 unit. There is no penalty if agencies form a Subregion and then fail to reach agreement
18 on an allocation of housing numbers, because the agencies would then simply receive
19 their allocations directly from ABAG as usual.

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21 The City Council cautiously agreed to the request to join in the formation of a Napa
22 County Subregion with the direction that no portion of the County's fair share obligation

23 of the regional housing need for the 2014-2022 housing period be allocated to or
24 accepted by the City during this process.

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26 **FISCAL IMPACT:** No direct fiscal impacts for the City of Calistoga have been identified
27 at this time. Staff has been informed by NCTPA that it is estimated that no more than
28 \$200,000 may be expended to hire a consultant to facilitate discussions regarding
29 assignment of RHNA amongst the cities and county. Such costs are likely to be
30 absorbed within NCTPA's existing planning budget. Should NCTPA request that
31 participating cities and the county contribute to consultant costs, staff would bring the
32 request to Council for consideration.

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34 **ATTACHMENTS:**

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36 1. Draft Resolution 2011-_____
37 2. City Council Staff Report dated January 18, 2011

RESOLUTION NO. 2011-XXX

**RESOLUTION OF THE CITY COUNCIL OF CALISTOGA, COUNTY OF NAPA,
STATE OF CALIFORNIA IN SUPPORT OF BECOMING A MEMBER OF A
COUNTYWIDE SUBREGION, AN ENTITY THAT WOULD LOCALLY ADMINISTER
THE ASSOCIATION OF BAY AREA GOVERNMENTS' (ABAG) REGIONAL
HOUSING NEEDS ALLOCATION (RHNA) PROCESS**

WHEREAS, SB 375 requires the development of a Sustainable Communities Strategy including consistency every eight years with the Regional Housing Needs Allocation (RHNA) process; and

WHEREAS, the Association of Bay Area Governments (ABAG) is required by State law to administer the RHNA program in the Bay Area; and

WHEREAS, ABAG has begun preliminary work on developing the program with the objective of completing the program in August of 2012; and

WHEREAS, State law allows administration of the program to local jurisdictions who create subregions for the purposes of distributing housing needs allocations among the members of the subregion; and

WHEREAS, a subregion is defined as two or more cities in a County or any combination of geographically contiguous local governments; and

WHEREAS, the City Council, on January 18, 2011, received a presentation on and discussed a request to form a Napa County "Subregion" that would be responsible for allocation of the County's projected housing need for the 2014-2022 housing period; and

WHEREAS, the City of Calistoga agrees to participate as a member of the Napa County subregion provided that no portion of unincorporated Napa County's fair share obligation of the regional housing need for the 2014-2022 housing period be allocated to or accepted by the City during this process; and

WHEREAS, the Napa County Transportation and Planning Agency (NCTPA) will facilitate and provide support in the distribution of housing needs allocations among the members of the subregion; and

WHEREAS, there is no penalty if agencies form a Subregion and then fail to reach agreement on an allocation of housing numbers; and

WHEREAS, the City will accept its RHNA allocation for the 2014-2022 housing period directly from ABAG should the Subregion fail to reach agreement on an allocation of housing numbers; and

WHEREAS, each member of a subregion must adopt a resolution authorizing its inclusion in the subregion; and

48 **WHEREAS**, adopted resolutions must be sent to ABAG by March 16, 2011; and

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50 **WHEREAS**, ABAG must adopt a resolution approving a subregion;

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52 **NOW, THEREFORE, BE IT RESOLVED** that the Calistoga City Council hereby
53 agrees to participate in the process to establish realistic housing allocations among the
54 subregion (cities of Calistoga, St. Helena, Napa, American Canyon, Town of Yountville
55 and County of Napa) for use in the next RHNA that is due in 2012. Adoption of this
56 resolution indicates the Council's intention to participate in the subregion process for
57 Napa County and to designate the NCTPA as the official representative of the Napa
58 County Subregion. This resolution is submitted to the ABAG for inclusion in the
59 Resolution designating the subregion.

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61 **PASSED, APPROVED, AND ADOPTED** by the City Council of the City of
62 Calistoga at a regular meeting held this **1st day of February, 2011**, by the following
63 vote:

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65 **AYES:**

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67 **NOES:**

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69 **ABSENT:**

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71 **ABSTAIN:**

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JACK GINGLES, Mayor

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77 **ATTEST:**

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SUSAN SNEDDON, City Clerk