



December 6, 2019

Minh Tran, County Executive Officer  
County of Napa  
1195 Third Street  
Napa, CA 94559

**Re: RHNA Allocation for Fifth Cycle Housing Element**

Dear Minh:

In response to your request, this letter will confirm that the methodology used to allocate the Regional Housing Needs Allocation (RHNA) for the Napa Subregion for the 2014-2022 Housing Element did not account for the annexation of any portion of the Napa Pipe property to the City of Napa.

The County of Napa (the County) and all of the cities in the County formed the Napa Subregion to allocate the RHNA within Napa County to the County and to each city for the fifth housing element cycle (2014 – 2022). The Napa County Transportation & Planning Agency (NCTPA) acted as the decision-making body for the Napa Subregion. The Napa Valley Transportation Agency (NVTa) is the successor to NCTPA.

NCTPA adopted the RHNA for the Napa Subregion on January 16, 2013 (see attached resolution). When the RHNA was adopted, no part of the Napa Pipe property was included in the City of Napa's sphere of influence. Consequently, the methodology used to allocate the RHNA to the County and the City of Napa assumed that Napa Pipe would be entirely developed in the unincorporated County and did not assume that any part of the site would be annexed to the City of Napa. The Local Agency Formation Commission did not approve the extension of the City's sphere of influence to include Napa Pipe until September 22, 2015.

Please feel free to contact me if you have any further questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Kate Miller", is written over the word "Sincerely,".

Kate Miller  
Executive Director

cc: Steve Potter, City of Napa



625 Burnell Street • Napa, CA 94559-3420  
Tel: (707) 259-8631  
Fax: (707) 259-8638

January 23, 2013

Ezra Rapport  
Association of Bay Area Governments  
P.O. Box 2050  
Oakland, CA 94605

Dear Mr. Rapport,

Enclosed please find a copy of the Napa Subregion's Final Allocations and the Resolution of Consistency for the Regional Housing Needs Allocation (RHNA) Cycle 2014-2022. The Napa County Transportation and Planning Agency (NCTPA), representing the Napa Subregion, unanimously approved issuing the final allocations at their December 12<sup>th</sup> Board meeting. On January 16, 2013 the NCTPA Board approved an amended Resolution 12-34 that incorporated language of consistency between the Regional Methodology and Subregional Methodology.

If you have any questions about the enclosed final allocations, or the subregional RHNA process, please contact Danielle Schmitz at 707-259-5968 or [dschmitz@nctpa.net](mailto:dschmitz@nctpa.net).

Sincerely,

Kate Miller  
Executive Director

cc: Hing Wong  
Gillian Adams  
Danielle Schmitz

Enclosures: Final Allocations and Resolution of Consistency



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## **AMENDED RESOLUTION No. 12-34**

### **A RESOLUTION OF THE NAPA COUNTY TRANSPORTATION AND PLANNING AGENCY (NCTPA) TO DETERMINE THAT THE NAPA SUBREGIONAL REGIONAL HOUSING NEEDS ALLOCATION (RHNA) PROCESS CONFORMS WITH STATE LAW AND ISSUING THE PROPOSED FINAL SUBREGION ALLOCATION**

**WHEREAS**, in March, 2011, pursuant to Cal. Gov. Code 65584.03(a) and as approved by the Association of Bay Area Governments ("ABAG"), local jurisdictions within Napa County through the Napa County Transportation and Planning Agency formed the "Napa Subregion" for the purpose of developing and allocating subregional housing needs; and

**WHEREAS**, during 2011-2012, after a lengthy discussion and development process that coordinated closely with ABAG's Regional Housing Needs Methodology development process, and that included participation by local jurisdictions, other organizations and the public, the Subregion developed a Draft Methodology for allocating subregional housing needs; and

**WHEREAS**, on May 16, 2012, the Subregion issued its Draft Methodology, assigned preliminary Subregion Housing Allocations and submitted its Draft Methodology to ABAG for comment; and

**WHEREAS**, following a public hearing on July 18, 2012, the Subregion approved a Final Methodology and issued a Draft Allocation of Housing Needs within the Subregion and subsequently opened a 60-day public comment period from July 19 through September 17, 2012, during which any member jurisdiction of the Subregion could request revisions to the Draft Allocation; and

**WHEREAS**, on July 19, 2012, pursuant to Gov. Code Section 65584.03(c) the ABAG Executive Committee allocated to the Napa Subregion its share of Housing needs; this subregional allocation also included individual jurisdiction allocations consistent with ABAG's Final Regional Housing Needs Methodology; and

**WHEREAS**, the Napa Subregion fully allocated its share of the regional housing need within the subregion pursuant to Gov. Code Section 65584.03 (d); and

**WHEREAS**, the Allocation Methodology adopted by the Subregion addressed the statutory policy objectives and factors to the extent that sufficient data was available, and was comprised of the following two components, each of which addressed the statutory policy objectives and factors; and

Member Agencies: Calistoga, St. Helena, Yountville, City of Napa, American Canyon, County of Napa  
Napa County Transportation & Planning Agency  
Napa Valley Transportation Authority



**WHEREAS**, the primary component of the Allocation Methodology is identical to the methodology applied by ABAG for the Bay Area region as a whole: the identical weighted formula was applied to the identical underlying demographic projection data. Because the ABAG methodology has previously been determined to further the statutory policy objectives and factors, so too does this primary component of the Subregion's methodology; and

**WHEREAS**, the secondary component of the derivation allowed for potential adjustments to effect a distribution that corrects data errors and/or better addresses factor priorities identified by the subregion that also meet statutory objectives and requirements; and

**WHEREAS**, no requests for adjustments to the Draft Allocations were received during the 60 day request for revision time frame, thus there was no need for the negotiations process for revisions or appeals; and

**WHEREAS**, the Proposed Final Allocation was discussed in full, and public comment was heard at a duly noticed public hearing conducted by the governing board of the Subregion on December 12, 2012; and

**WHEREAS**, the Subregion has gained all necessary approvals required by Cal. Gov. Code 65584 *et seq* from ABAG; and

**WHEREAS**, the Subregion has considered and met the policy objectives outlined in Cal. Gov. Code 65584(d), and factors to the extent sufficient data was available as outlined in 65584.04(d), in formulating its proposed Final Methodology for allocating housing units and in determining the allocations to the Subregion, and has found that the Final Methodology and the proposed Final Allocations meet the letter and spirit of California Gov. Code 65584 *et seq*; and

**WHEREAS**, the proposed Final Allocation was determined in accordance with the approved Final Methodology and no members of the Subregion requested revisions or appealed the Proposed Final Allocations; and

**WHEREAS**, all members are satisfied with the Final Allocation and have ratified it by endorsement and by the Subregion's governing board resolution; and

**WHEREAS**, the Governing Board of the Subregion has considered the Final Allocation for the Napa Subregion as shown in Exhibit A, attached hereto and incorporated as though fully set forth; and

**WHEREAS**, NCTPA adopted Resolution No. 12-34 on December 12, 2012, adopting the Subregional RHNA allocations; and

**WHEREAS**, the Region requires Subregions to make additional findings upon which the Region bases its final allocations; 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:**

1. That Resolution 12-34 is amended to read in full as set forth herein.
2. That the foregoing recitals are true and correct.
3. That the Napa Subregion Governing Board has determined that the subregional RHNA process meets the letter and spirit of Cal Gov. Code 65584 *et seq.* and adopts the proposed Final Allocation as shown in Exhibit A.
4. That the Executive Director of the Subregion's Governing Board, the Napa County Transportation and Planning Agency, or her designee is hereby authorized to submit the proposed Final Housing Needs Allocation for the Napa Subregion to the Association of Bay Area Governments.
5. That 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).

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Passed and adopted this 16<sup>th</sup> day of January, 2013.

  
Keith Caldwell, NCTPA Chair

Ayes: Bennett, Dunsford,  
Techel, Dodd,  
Caldwell, Chilton,  
Dunbar

Nays: None

Absent: Garcia, Canning,  
White, Sedgley  
Britton

ATTEST:

  
Karalyn E. Sanderlin, NCTPA Board Secretary

APPROVED:

  
Janice Killion, NCTPA Legal Counsel

**EXHIBIT "A"**

**Final Regional Housing Need Allocations**

**Napa Subregion 2014-2022 RHNA**

Jurisdiction	Very Low 0-50%	Low 51-80%	Moderate 81-120%	Above Moderate 120%+	Total Units
American Canyon	116	54	58	164	392
Calistoga	6	2	4	15	27
Napa	185	106	141	403	835
St. Helena	8	5	5	13	31
Yountville	4	2	3	8	17
Napa County Unincorporated	51	30	32	67	180
Totals	370	199	243	670	1,482