



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 1/12/2021

Agenda Placement: 12A

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: David Morrison - Director
Planning, Building and Environmental Services
REPORT BY: John McDowell, Supervising Planner - 299-1354
SUBJECT: 2023-2031 Housing Element Update Initiation

RECOMMENDATION

Director of Planning, Building and Environmental Services requests initiation of a General Plan Amendment to update the Housing Element for the 2023-2031 Sixth Cycle Planning Period in accordance with State law.

EXECUTIVE SUMMARY

State law requires the County to periodically update the Housing Element of the Napa County General Plan. The currently adopted Housing Element addresses the 2015-2023 Fifth Cycle Planning Period. Staff is requesting that the Board direct staff to begin work on the amendment process for the Sixth Cycle Planning Period covering the years 2023-2031, which must be completed by January 31, 2023. Pursuant to Board Resolution 05-173, which establishes the criteria for processing general plan amendments, the Board must first authorize processing of any amendment application after finding that the proposal complies with resolution criteria.

PROCEDURAL REQUIREMENTS

1. Staff reports
2. Board of Supervisors questions and comments
3. Public comments
4. Motion, second, discussion and vote.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact?

Yes

Is it currently budgeted?	Yes
Where is it budgeted?	Planning, Building and Environmental Services - General Plan subdivision
Is it Mandatory or Discretionary?	Mandatory
Is the general fund affected?	Yes
Future fiscal impact:	<p>The planning process and related expenditures of revenues from the general fund will extend until January 2023, the date that the Housing Element Update is due under State law. General fund revenues will be supplemented by revenues derived from an existing 3.3% surcharge for maintenance of the General Plan. This surcharge applies to applications processed by the Department of Planning, Building, and Environmental Services.</p> <p>Three State Housing and Community Development (HCD) grant programs will also support the update and related activities. The County has received grant approval for SB-2 and Local Earlier Assistance Program (LEAP) funds administered by HCD. In addition, through the Association of Bay Area Governments (ABAG), Regional Earlier Assistance Program (REAP) funds and services will be available to local agencies.</p>
Consequences if not approved:	If the County does not update its Housing Element it will not be in compliance with State law.
County Strategic Plan pillar addressed:	<p>Collaborative and Engaged Community</p> <p>Healthy, Safe, and Welcoming Place to Live, Work, and Visit</p> <p>Livable Economy for All</p> <p>Vibrant and Sustainable Environment</p> <p>Effective and Open Government</p>
Additional Information:	

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action to initiate a planning process is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION

State law requires every local jurisdiction to maintain and periodically update the housing element of its general plan, which is subject to review and approval by the California Housing and Community Development Department (HCD). The statutory requirements are complex. The Housing Element update must be certified by HCD by January 31, 2023. Prior to certification, HCD requires a six month review process. If the Element is not certified by that date, then the next Housing Element update would occur in 2027, instead of 2031. Failure to certify also affects the County's eligibility for various State funds and programs

For the 2023-2031 cycle, the draft Regional Housing Needs Allocation (RHNA) from the Association of Bay Area

Governments (ABAG) requires a total of 880 units distributed as follows:

- | Very Low: 280 units
- | Low: 160 units
- | Moderate: 120 units
- | Above Moderate: 320 units

It should be noted that the total RHNA allocation for the current 2015-2023 housing cycle for unincorporated Napa County is 180 units. The draft RHNA methodology being considered by ABAG would result in a 489% increase for the next housing cycle, over the current housing cycle.

Staff is requesting the Board of Supervisors formally initiate processing of the Housing Element Update. Processing will occur over the next two years involving staff from PBES, Housing and Intergovernmental Affairs, CEO and County Counsel Departments/Divisions, as well as consultant support. The planning process will include public outreach regarding County demographics, housing needs, and desired changes in County housing policies and programs. Staff anticipates that only modest changes to the current housing element goals and policies will be required, mostly to update housing programs. However, identification of a sufficient number of future housing sites that meet new State criteria is expected to be a major work effort.

Resolution 05-0173 General Plan Amendment Criteria:

For County sponsored General Plan amendments, the following criteria apply:

II.A. General Plan amendments initiated by the County or filed by private individuals will only be processed if the Board of Supervisors finds that the amendment is in the public interest and internally consistent with the Napa County General Plan, both among the elements and within each element, and all necessary changes are proposed to maintain consistency per Section 65300.5 of the California Government Code.

Comment: State law obligates the County to update the Housing Element within the timelines prescribed by HCD. Maintaining the element in compliance with State law serves the public interest and supports internal consistency of the document. This update is necessary to remain consistent with Government Code Section 65300.5, which requires general plans to comply with all aspects of the Government Code.

III.A. The Board shall initiate all amendments by approving a general definition of the proposal and by making a determination that the proposal complies with the criteria in Section II and refer processing of the amendment to the Planning, Building and Environmental Services Department.

Comment: Scope and general definition of the Housing Element is prescribed by State law which directs that local governments develop a plan to supply housing to current and future residents, regardless of income level. The Housing Element must contain: 1) An assessment of the housing needs and an inventory of resources and constraints relevant to meeting needs; 2) a statement of community goals, quantified objectives and policies relative to the maintenance, preservation, improvement and development of affordable housing; and 3) a program which sets forth an eight-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives.

Recommendation:

That the Board of Supervisors directs staff to initiate processing of the 2023-2031 Housing Element Update.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Helene Franchi