



Agenda Date: 1/29/2008  
Agenda Placement: 9A

## NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

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**TO:** Board of Supervisors  
**FROM:** Hillary Gitelman - Director  
Conservation, Development & Planning  
**REPORT BY:** Hillary Gitelman, Director - 253-4805  
**SUBJECT:** Housing Element Update

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### **RECOMMENDATION**

Director of Conservation, Development & Planning and Director of Community & Intergovernmental Affairs request adoption of a resolution initiating a General Plan Amendment updating the County's Housing Element in accordance with State law and concurrence regarding a work plan related to this planning effort.

### **EXECUTIVE SUMMARY**

In November 2007, Napa County was notified of its Regional Housing Needs Allocation (RHNA) by the Association of Bay Area Governments (ABAG). Although these allocations must be officially authorized by the State Department of Housing and Community Development (HCD) in June, they are not expected to undergo any significant change. Under State law, the County is now required to update the Housing Element of its General Plan to reflect the allocation of 651 dwelling units in four specified affordability categories. The deadline for the Housing Element update is June 30, 2009. Pursuant to Board of Resolution 05-173, County staff is recommending the Board of Supervisors initiate a General Plan amendment generally defined as those revisions to the Housing Element necessary to identify sufficient sites and programs for housing in accordance with California Government Code (CGC) Section 65580, et. seq. In initiating this amendment, the Board is asked to find that the amendment is in the public interest and will be crafted such that consistency among the General Plan elements and within each element is maintained.

### **Procedural Requirements**

1. Chair announces the agenda item.
2. Staff reports on the item.
3. Questions by the Board.
4. Chair invites public comments.
5. Member makes a motion.
6. Different member seconds the motion.
7. Board discussion and debate on the motion.

8. Chair calls for the vote.
9. If roll call vote requested by member, Clerk calls the roll.
10. Chair announces the result of the vote.

### **FISCAL IMPACT**

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	The General Plan Budget Unit (29200) includes sufficient funding to initiate this project in Fiscal Year 2007-2008.
Is it Mandatory or Discretionary?	Mandatory
Is the general fund affected?	Yes
Future fiscal impact:	Fiscal impacts past the current fiscal year will be dependant on the consultant resources required. This will not be determined until after a Request for Proposals has been issued and responses have been evaluated. Once a consultant is selected, their contract will come to the Board for approval and required resources will be included in a budget request for Fiscal Year 2008-2009.
Consequences if not approved:	The County will find it difficult to remain in compliance with State housing requirements. There would be significant consequences if the County fails to remain in compliance with State requirement, including potential litigation, cut-off of some State funding, a moritorium on all building permits, and more.
Additional Information:	

### **ENVIRONMENTAL IMPACT**

ENVIRONMENTAL DETERMINATION: The proposed action 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**

The State of California requires that every city and county have an adequate General Plan to guide its future, and requires General Plans to cover a specific list of topics or "elements." The Housing Element is the only one of the seven required elements of the General Plan that has specific requirements as to its content and regularity of updates. These requirements include identifying an adequate number of specific locations within the unincorporated area to accommodate the number of housing units called for in the Regional Housing Needs Allocation (RHNA) provided to the County by the Association of Bay Area Governments (ABAG).

Napa County's Housing Element was last updated in 2004 and was the only element not included in the comprehensive General Plan Update that is currently before the County Planning Commission and Board of Supervisors for consideration. The reason the Housing Element was not included as part of that larger effort is due to its relatively recent update (compared to the remainder of the General Plan) and to the statutory requirement to conduct the periodic updates of the Housing Element in conjunction with RHNA cycles and State-imposed

deadlines.

Board of Supervisors Resolution 05-173 sets forth procedures for filing and processing General Plan Amendments, and provides that the Board of Supervisors may initiate an amendment at any time of the year by approving a general definition of the proposal and by making a determination that the proposal is in the public interest and internally consistent with the remainder of 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. (See Resolution 05-173, attached.)

In the current instance, the text of the revised Housing Element will be developed through a public planning process, and is not known with specificity at this time. However, the general definition of the proposed amendment is an update of the Housing Element consistent with State requirements, and all conforming amendments to other elements of the General Plan required to ensure consistency. County staff is recommending adoption of a Resolution containing these findings. (See proposed Resolution, attached.)

County staff is also requesting Board concurrence on a work plan that includes the following:

- (1) retention of a consultant to assist County staff with required analysis and document preparation;
- (2) a public outreach effort consisting of a series of public workshops throughout the duration of the planning process;
- (3) requesting reduction of the County's allocation by 82 dwelling units pursuant to CGC Section 65584.07(a) and an October 9, 2007 agreement with the City of Napa regarding the Soscol Gateway Redevelopment Project; and
- (4) a target schedule which would provide the County Planning Commission, the Board of Supervisors, and the public with a draft plan for review in December 2008, and a final plan for adoption by June 2009.

Please see the attached draft Work Plan Summary & Consultant Request for Proposals for more information.

#### **SUPPORTING DOCUMENTS**

- A . Board Resolution 05-173
- B . Resolution Initiating General Plan Amendment
- C . Draft Request for Proposals
- D . Tentative Work Plan

CEO Recommendation: Approve

Reviewed By: Helene Franchi