



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 4/15/2019

Agenda Placement: 7A

Napa County Legislative Subcommittee Board Agenda Letter

TO: Napa County Legislative Subcommittee
FROM: Mary Booher for Minh Tran - County Executive Officer
County Executive Office
REPORT BY: Molly Rattigan, Deputy County Executive Officer - 253-4112
SUBJECT: Review of 2019 Housing Bills

RECOMMENDATION

County Executive Officer requests discussion and possible direction on housing related bills introduced in the 2019 legislative year.

EXECUTIVE SUMMARY

The purpose of today's agenda item is to review the housing related bills introduced in the State Legislature in 2019. Staff is seeking discussion and direction on the committee's interest in the bills listed on the attached matrix.

FISCAL IMPACT

Is there a Fiscal Impact? No

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 purpose of today's agenda item is to review the bills introduced in the State Legislature in 2019 that pertain to housing. Staff has prepared the attached matrix that details over 60 bills that relate to housing whether it be a tenant issue, zoning or planning issue, funding mechanism or farmworker housing. This matrix does not include housing bills that relate to the provision of services for homeless individuals or families, or homeless shelters. A matrix of these bills will be brought to the Legislative Subcommittee on May 6th with other health and human service related bills.

It is important to note that it is early in the current legislative session and it is the first year of a two year legislative session, many of these bills are not moving through the process and may become two year bills (bills that will be taken up next calendar year). Many of the bills also contain duplicate language or have opposing provisions. These issues will be worked out throughout the legislative session.

The attached matrix includes notes from County staff on the impact certain bills may have on Napa County. Those bills highlighted in YELLOW are those staff flagged that are of most relevance to Napa County. The matrix also includes the legislative position of the California State Association of Counties (CSAC) and the Rural County Representatives of California (RCRC). The items highlighted in GREEN were already reviewed by the Legislative Subcommittee.

Staff has discussed the current bills with staff at CSAC and RCRC and flagged the following issues as priority areas:

- | Accessory Dwelling Units-review local control issues and seek amendments that support development and clean up ambiguous guidance
- | Development Fees- identify what counties can support and what caps, waivers, or freezes may be unreasonable for county operations
- | "Up Zoning" and By-Right Bills- CSAC will likely have concerns, Napa County should identify most significant concerns
- | Surplus Property Bills- ensure alignment with county planning process and work out liability issues/concerns
- | Reporting Bills- look at processes that are streamlined and reasonable, concerns about making annual progress reporting process more burdensome and as an eligibility process for transportation or grant funding sources

Staff is seeking discussion and possible direction on the housing bills.

SUPPORTING DOCUMENTS

A . 2019 Housing Bills Matrix

Recommendation: Approve

Reviewed By: Molly Rattigan