



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 8/27/2018

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: AB 1771 Planning and Zoning: Regional Housing Needs Assessment

RECOMMENDATION

County Executive Officer requests discussion and possible direction on AB 1771 (Bloom), a bill that makes changes to the regional housing needs assessment plan objectives, methodology, and distribution process.

EXECUTIVE SUMMARY

AB 1771 (Bloom) was introduced with the intent to provide for a more data-driven distribution of the housing need within a region. Staff will report on discussions with the authors office and proposed amendments suggested by the County of Napa.

California State Association of Counties: No Position
Rural County Representatives of California: Watch

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

Until very recently, communities without an approved housing element have faced limited ramifications. Last year, however, the Legislature passed a comprehensive package of housing bills aimed at strengthening housing element law. AB 1771 (Bloom) was introduced with the intent to provide for a more data-driven distribution of the housing need within a region, to ensure greater transparency in the distribution process, and provide additional oversight to ensure that the process furthers statutory objectives.

Specifically the changes proposed by the bill include:

- | Removes the existing law requirement for Council of Governments (COGS) to seek the advice of Housing and Community Development (HCD) when preparing Regional Housing Needs Allocation (RHNA) plans and instead requires consultation.
- | Adds, to the existing objective requiring promotion of an improved intraregional jobs-housing relationship, provisions requiring inclusion of an improved balance between the number of low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction.
- | Adds a requirement that an explanation of how the methodology furthers the statutory objectives be published on the COGs website.
- | Adds data requirements to the COG methodology including data on low-wage jobs and how many units are affordable to workers at that wage level, the percentage of existing households at each income level that are paying more than 30% and more than 50% of their rent, and overcrowding.
- | Makes a number of changes to the process to appeal a RHNA allocation including deleting the authority of two local governments to agree to an alternative distribution of appealed housing allocations between the affected local governments.

The Association of Bay Area Governments is on record as opposing the bill and states that the bill weakens the COG and makes it more difficult for COGs to craft a regional housing plan that enjoys broad support.

Staff will report on discussions with the author's office to incorporate Napa County recommended amendments to the language. The June 20, 2018 version of the printed language is attached. It is likely that the language will change after the publishing of this agenda on August 24, 2018.

California State Association of Counties: No position
Rural County Representatives of California: Watch

SUPPORTING DOCUMENTS

A . AB 1771 (Bloom)

Recommendation: Approve

Reviewed By: Molly Rattigan