



HOUSING



Source: Napa Valley Community Housing, Magnolia Park Townhomes and Apartments

INTRODUCTION

Since its establishment in 1969, California Housing Element Law has mandated that California local governments develop plans to supply housing to current and future residents, regardless of income level. The Housing Element is the only one of the seven required General Plan elements that is reviewed for adequacy by the State. The State Department of Housing and Community Development (HCD) performs this function. Following local adoption, the County will submit the Housing Element to HCD for certification.

Under state housing laws (Government Code section 65583), the housing element must include (1) an assessment of the housing needs and an inventory of resources and constraints relevant to meeting those needs, (2) a statement of the community's goals, quantified objectives and policies relative to the maintenance, preservation, improvement, and development of affordable housing, and (3) a program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element. After a review of the County's progress meeting objectives outlined in the 2004 Housing Element and a summary of the County's current housing needs, this Housing Element presents the County's overall housing goals. It then describes a series of housing policies, objectives, and programs that lay out how the County intends to achieve its goals. Proceeding along the path from goals to programs, the reader will note that each level is more specific and action-oriented than the last. Policies are intended to provide general guidance to the County's decision-making process in support of housing-related goals. Objectives define quantifiable outcomes for this



Element. Programs are specific action steps or implementation measures that the County will take to achieve its goals. Goals, policies, and programs are valid until they are amended or updated by the County Board of Supervisors. The objectives are applicable for the Housing Element planning period (from July 1, 2009 through June 30, 2014, or as may be amended by State law). Definitions for specialized terms that are used in this Housing Element can be found in the glossary of terms contained in the Housing Needs Assessment (2009), which is incorporated here by reference.

Although the goals are not categorized, the policies, objectives, and programs are classified into six different categories, as follows:

- 1) Rehabilitation
- 2) Affordability
- 3) Special Needs
- 4) Housing Development
- 5) Removal of Governmental Constraints
- 6) Energy and Water Conservation

In addition, Appendix H-1 of this document provides a summary of the sites that have been identified and will be made available for the development of housing to accommodate the County's regional housing need allocation (RHNA) for the Housing Element compliance period of January 1, 2007, through June 30, 2014. (Note that the compliance period is different from the five-year planning period, which covers July 1, 2009 through June 30, 2014.) Table H-G, at the end of this chapter, provides an easy-to-read summary of all of the programs, or action steps, along with timing, sources of funding, and parties responsible for implementation.

One Coordinated Vision

Although this Housing Element addresses a range of housing-related issues specific to the unincorporated County in compliance with State law, and is primarily intended to facilitate housing affordable to all economic segments of the community, this Housing Element also furthers a vision that is shared by all jurisdictions within the County. This vision is grounded in Napa County's rural character, its agricultural economy, and each jurisdiction's commitment to combat sprawl by directing growth to urban areas. While facilitating housing in rural Napa County would appear to be at odds with this vision, the State's mandate is clear, and the sites and programs presented in this Housing Element have been tailored carefully to focus primarily on land within already designated urbanized areas of the unincorporated County.

This Housing Element's goals, policies, objectives and programs have also been coordinated with goals, policies, and action items in other sections of the Napa County General Plan. Specifically, the Housing Element is designed to further land use and transportation policies that support using a variety of strategies to address long-term housing needs (Policy AG/LU-30) and using a coordinated approach to land use and circulation, thereby promoting a healthier community (Policy CIR-4).

AB 32 and SB 375

Recently adopted State legislation in the form of Assembly Bill 32 (2006) and Senate Bill 375 (2008) advance the State's goals of coordinating land use and transportation policies, reducing vehicle miles travelled and combating climate change. While both bills will ultimately result in the need for policy changes at the local level, they first require State and regional agencies such as the California Air Resources Board (CARB) and the Metropolitan Transportation Commission (MTC) to complete planning efforts and define specific



requirements and strategies. Nonetheless, this Housing Element incorporates a number of policies and programs aimed at reducing vehicle miles travelled and greenhouse gas emissions consistent with policies and action items elsewhere in this plan (see Policy CON-65). This includes directing new housing development to urbanized areas, thus preserving open space and agriculture and placing homes close to existing job centers, transit, and services; promoting jobs/housing balance and affordable and workforce housing so that workers can find suitable housing near their places of employment; and encouraging and facilitating development of higher-density housing where appropriate. Collectively, these policies and programs will help to limit the impact of new housing development on greenhouse gas emissions and create opportunities to reduce greenhouse gas emissions from existing and future development. In the future, the County will update the General Plan as needed to comply with specific requirements resulting from implementation of AB 32 and SB 375 at the State and regional levels.

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SUMMARY OF HOUSING ELEMENT NEEDS ASSESSMENT

The Housing Needs Assessment that was prepared as a source document for this Housing Element contains the data, background analysis, and findings on local housing conditions, trends, and needs that helped to inform the process of updating the County's housing goals, policies, objectives and programs. Key findings from the Housing Needs Assessment relate to the County's achievements under the 2004 Housing Element, current demographic trends, special housing needs, governmental and non-governmental constraints on housing, and the housing sites analysis. The findings are summarized below.

Review of 2004 Housing Element

The County made nearly every policy change recommended as part of the 2004 Housing Element Program Actions. Some highlights of implementation actions completed since adoption of the 2004 Housing Element include:

- Adopted a Reasonable Accommodation Ordinance to increase the disabled population's accessibility to new residential construction.
- Commissioned a study completed by the California Institute for Rural Studies entitled "An Assessment of the Demand for Farm Worker Housing in Napa County" in March of 2007.
- Created Affordable Housing Combination Districts to enable the development of housing units for very low-, low-, and moderate-income households.
- Implemented Memorandum of Understanding agreements (MOUs) with the City of Napa and with the City of American Canyon for the transfer of RHNA housing unit obligations

These policy changes removed potential governmental constraints and provided incentives for the development of affordable housing. While some of the Program Actions not completed are no longer relevant, some Program Actions need continued work in the 2007 to 2014 Housing Element planning period and are retained in some form as programs in this Housing Element. These include:

- Development of new housing in designated urban areas, including housing for low- and very low-income households.
- Establishment of additional farmworker housing as recommended in the report by the California Institute for Rural Studies entitled "An Assessment of the Demand for Farm Worker Housing in Napa County."

Unincorporated Area Facts, 2000 and 2008

Resident Population

2000: 27,864

2008: 29,666

Median Age

2000: 41.7

2008: 42.7

Avg. Household Size

2000: 2.59

2008: 2.57

Population under 18

2000: 5,525

2008: 5,276

% Change: -4.5%

Population 65 & over

2000: 4,386

2008: 4,701

% Change: 7.6%

Adjusted Median Household Income (2008 \$)

2000: \$78,695

2008: \$81,278

% Change: 3.3%

Jobs (Annual Avg.)

2000: 14,600

2008: 16,300

% Change: 11.6%

Sources: 2000 Census, 2008; Claritas Inc, 2008; CA DoF, 2008; CA EDD, 2008; Bay Area Economics, 2008.



Overall, the 2004 Housing Element helped guide the County's activities to promote and facilitate the development, conservation, and rehabilitation of housing for all economic segments of the community.

Demographic and Economic Trends

Since 2000, the population and number of households in the unincorporated County grew at rates below those of Napa County as a whole, indicating that the incorporated cities are in fact a focal point of much of the County's population and housing growth. This adheres to the Napa County General Plan priorities of agricultural preservation and urban centered growth.

Although the official household median income for all of Napa County is \$79,600 per year, the median income in the unincorporated County is over \$81,000 per year and the median age has increased to nearly 43 years. Thus, the unincorporated County's population is increasingly older and more affluent, compared to Napa County as a whole and the Bay Area. However, given the California Department of Housing and Community Development definitions of extremely low-, very low-, and low-incomes presented below, it is evident that around 30 percent of households in the unincorporated County have an income at or below the low-income level and require affordable housing.

**TABLE H-A:
NAPA COUNTY INCOME LIMITS, 2008**

2008 Income Limits	Household Size 3-Persons	Household Size 4-Persons	Household Size 5-Persons
Extremely Low-Income	\$21,500	\$23,900	\$25,800
Very Low-Income	\$35,800	\$39,800	\$43,000
Low-Income	\$55,350	\$61,500	\$66,400
Moderate Income	\$86,000	\$95,500	\$103,100

Source: CA HCD, 2008; Bay Area Economics, 2008.

**TABLE H-B:
UNINCORPORATED AREA HOUSEHOLD BY INCOME CATEGORY, 2008**

Income Category	Households	Percentage
Extremely Low-Income	715	7%
Very Low-Income	879	8%
Low-Income	1,643	15%
Moderate –Income	1,989	19%
Above Moderate-Income	5,391	51%
All Income	10,617	100%

Source: Claritas Inc., 2008; CA DoF, 2008; Bay Area Economics, 2008.



Existing Housing and Market Conditions

Single-family detached units constitute the majority of the housing units in Napa County as a whole, leaving a minimal number of alternative housing options. However, the housing stock is relatively new and the incidence of overcrowding in the Unincorporated Area is below those of both Napa County as a whole and the Bay Area region.

**TABLE H-C:
MAXIMUM AFFORDABILITY LEVEL OF FOR-SALE AND RENTAL UNITS**

Household Size	Maximum Affordable Home Price	Maximum Affordable Monthly Rental Rates
3-Person Household		
Extremely Low-Income	n.a.	\$432 (a)
Very Low-Income	\$113,096	\$789 (a)
Low-Income	\$174,889	\$1,278 (a)
Moderate-Income	\$271,684	\$2,044 (a)
4-Person Household		
Extremely Low-Income	n.a.	\$473 (b)
Very Low-Income	\$125,733	\$870 (b)
Low-Income	\$194,349	\$1,413 (b)
Moderate-Income	\$301,759	\$2,263 (b)
5-Person Household		
Extremely Low-Income	n.a.	\$488 (c)
Very Low-Income	\$135,842	\$918 (c)
Low-Income	\$209,765	\$1,503(c)
Moderate-Income	\$325,768	\$2,421 (c)

Notes: (a) Two-bedroom unit; (b) Three-bedroom unit; (c) Four-bedroom unit.

Sources: HCD, 2008; HUD, 2008; City of Napa Housing Division, 2008; BAE, 2008.

In general, moderate-income households could not afford to pay the median sales price for homes sold in Napa County as a whole from May 2007 through April 2008. The price of rental housing, however, is affordable to low-income large family households of five or more related person, as well as moderate- and above moderate-income households. Using this standard affordability methodology, which assumes that 30 percent of household income can be spent on housing, most very low- and smaller low-income households' needs are unmet by local market rate housing.



Special Housing Needs

Of the six special needs populations identified in accordance with State Housing Element Law, the largest unmet housing needs, given the prevalence of households with excessive housing cost burdens, exist among the disabled, farmworkers, and the homeless. Although less acute, unmet needs also exist for single female-headed households, large family households, and the elderly. The column on the right presents the total number of persons or households in each type of special needs category, based upon information from HUD and Claritas.

While the percentage of elderly households in the unincorporated County exceeds that of the Bay Area, the housing cost burden of the elderly is aligned closely with that of the general population in the unincorporated County, meaning that elderly households experience similar housing cost burdens to the general population at all income levels.

The demand for emergency shelters, transitional, and permanent supportive housing units remains high in the County as a whole given the limited supply of all three types of facilities, especially permanent supportive housing. Based on information from a local consortium of service providers developed in 2007, which accounted for existing needs, available supply, and a planned project, there is still a shortfall of accommodations for 138 persons for the County as a whole (allocated by housing type, this equals approximately 23 emergency shelter beds, 23 transitional housing beds, and 86 permanent supportive housing beds).

Unincorporated Area Special Needs Groups, 2008

Disabled Persons: 4,505

Elderly Households: 2,819

*Large Family Households:
1,002*

*Single Female- Headed
Households: 293*

Farmworkers: 6,790

*Homeless Persons (Napa County
as a Whole): 430*

*Sources: Claritas Inc, 2008;
2000 CHAS dataset,
huduser.org, 2008; California
Institute for Rural Studies, 2007;
Napa County Continuum of Care,
2007; Bay Area Economics,
2008.*

TABLE H-D:

ESTIMATED NEED AND INVENTORY FOR EMERGENCY SHELTER, TRANSITIONAL HOUSING, AND PERMANENT SUPPORTIVE HOUSING, COUNTY AS A WHOLE

	Emergency Shelter		Transitional Housing		Permanent Supportive Housing		TOTAL
	<i>Individuals</i>	<i>Families</i>	<i>Individuals</i>	<i>Families</i>	<i>Individuals</i>	<i>Families</i>	
Estimated Need	84	45	85	50	91	75	430
Current Inventory	74	32	77	35	46	10	274
Unmet Need/Gap	10	13	8	15	45	65	156

Sources: Napa County Continuum of Care, Exhibit 1, 2007; Bay Area Economics, 2008.

Given the unmet need within the County, State Law requires that Napa County, at a minimum, either identify a zoning district where emergency shelters can be built as of right, or enter into a multijurisdictional agreement to develop facilities to address the unmet need. Currently, emergency shelters are permitted only with a conditional use permit in the Industrial and General Industrial zoning districts and existing multijurisdictional agreements have left a small unmet need for emergency shelters. Special Needs Program



H-3d would address this need by identifying a zoning district for homeless shelters to be permitted “by right” or requiring the County to meet its unmet need through an inter-jurisdictional agreement.

Nongovernmental and Governmental Constraints

With the implementation of the 2004 Housing Element, numerous steps were taken to remove constraints to housing. The two biggest remaining constraints to the development, conservation, and rehabilitation of housing in the unincorporated area are the availability of water and sewer services to support higher density housing, and County and State policies that support the preservation of farmland and open space in the unincorporated area. Development in the County is primarily served by well (groundwater) and septic systems, however, incorporated cities and special districts provide some urban infrastructure and services. Since the development of higher density housing cannot generally rely upon individual wells and septic systems for services, the County will need to work closely with incorporated cities, special districts and property owners in extending the necessary infrastructure to unincorporated areas targeted for housing development.

Housing Sites Inventory and Analysis

One of the threshold requirements for HCD to certify the adequacy of a local Housing Element is a determination that the jurisdiction has an adequate supply of land, appropriately zoned, to accommodate its Regional Housing Need Allocation, including allocations of housing for households at all income levels, including very low-, low-, moderate-, and above moderate-income households.

The Association of Bay Area Governments (ABAG) is charged with developing the Regional Housing Needs Allocation (RHNA) for the Bay Area region, including Napa County. On May 15, 2008, the ABAG Board of Directors approved the final RHNA for the January 1, 2007 through June 30, 2014 period. On September 18, 2008, ABAG approved a transfer of units from the unincorporated Napa County to the City of Napa pursuant to CGC Section 65584.07 and an agreement between the two agencies. The net allocation for unincorporated Napa County is shown below:

**TABLE H-E:
UNINCORPORATED AREA RHNA, 2007-2014**

	Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income	TOTAL
Original ABAG Allocation	181	116	130	224	651
<i>Less Transfer to the City of Napa</i>	23	15	16	28	82
Remaining Balance	158	101	114	196	569

Sources: ABAG, 2008; County of Napa, 2008; Bay Area Economics, 2008.

Generally, the County is able to accommodate its need for housing affordable to households above moderate-income level on parcels throughout the unincorporated Area that allow the development of a single dwelling. The County can accommodate the need for housing affordable to moderate-income households through a number of mechanisms, such as allowing the construction of secondary dwelling units (which must be less than 1,200 sq. ft. and can only be rented, not sold) on parcels that already have one existing unit. The County’s greatest challenge is to identify sites that can accommodate housing affordable to very low- and low-income households.



As explained above, market rate rental units are typically not affordable to very low- and low-income households; thus, there is a need for subsidized affordable housing to address the needs of these two income groups. With the passage of AB 2348, Chapter 724 (2004), the State has formally taken the position that absent proof to the contrary, land zoned for multifamily housing at densities of at least 20 dwelling units per acre is necessary to accommodate low- and very low-income housing demand in “suburban” locations like Napa County. As shown in the sites inventory analysis that is included as Appendix H-1, Napa County has only one site that can meet this criterion. However, other sites at lower densities are expected to provide the needed level of affordability for the reasons specified. Table H-F provides a summary of the priority housing development sites that have been identified to accommodate the unincorporated County’s RHNA.

**TABLE H-F: SUMMARY OF HOUSING SITES INVENTORY**

Site	APN/ Location	Zoning	General Plan	Allowable Density (du/ac) (a)	Acreage	Realistic Unit Capacity
Angwin – Site A	024-410- 007	AHCD	Urban Residential	10	11.4 (b) (entire parcel= 18.5 ac)	114 (c)
Angwin – Site B	024-080- 024	AHCD	Urban Residential	11	7 (b) (entire parcel= 44.5 ac)	77 (d)
Moskowite Corner – Site A	032-150- 062	AHCD	Rural Residential	3	1 (b) (entire parcel = 8.7 ac)	3 (e)
Moskowite Corner – Site B	032-150- 063	AHCD	Rural Residential	3	2 (b) (entire parcel = 11.4 ac)	6 (e)
Moskowite Corner– Site C	032-150- 048	AHCD	Rural Residential	4	20.8	83 (e)
Moskowite Corner– Site D	032-150- 047	AHCD	Rural Residential	4	11.4	45 (e)
Spanish Flat Site A	019-261- 038	AHCD	Rural Residential	5	1.5 (b) (entire parcel= 6.2 ac)	7 (f)
Spanish Flat Site B	019-261- 035	AHCD	Rural Residential	5	5 (b) (entire parcel = 6.7 ac)	25 (f)
Spanish Flat Site C	019-261- 026	AHCD	Rural Residential	5	1.7	8 (f)
Spanish Flat Site D	019-261- 025	AHCD	Rural Residential	5	0.9	4 (f)
Spanish Flat Site E	019-262- 001	AHCD	Rural Residential	5	3 (b) (entire parcel= 27.3 ac)	15 (f)
Spanish Flat Site F	019-050- 003	AHCD	Rural Residential	5	8.1	40 (f)
Napa Pipe– Site A and Site B	046-412- 005 and 046-400- 030	Napa Pipe Residential (g)	Study Area	20	49	850

Notes: (a) Defined as density allowed by right. Napa Pipe allowable density would be minimum of 20 du/ac. (b) The total parcel size is larger than the area proposed for development. (c) Affordable Housing Combination District (AHCD) requires that Angwin Site A units include the following affordability levels: 10% Very Low, 30% Low and 25 to 30% Moderate. (d) AHCD requires that Angwin Site B units include the following affordability levels: 50% Very Low and Low. (e) AHCD requires that Moskowite Corner units include the following affordability levels: 25% Very Low and Low, and 25% Moderate. (f) AHCD requires that Spanish Flat units include the following affordability levels: 25% Very Low and Low, and 25% Moderate. (g) Napa Pipe zoning is proposed for enactment per Housing Development Program H-4e.

Sources: Napa County GIS, Napa County General Plan and Zoning Ordinance, Napa County Existing Housing Element and Environmental Assessment, local infrastructure and service providers.



GOALS, POLICIES, OBJECTIVES, AND PROGRAMS

The goals, policies objectives, and programs outline the County's plan to address the housing needs of residents of the unincorporated County during the planning period from July 1, 2009 through June 30, 2014. The section begins with a list of goals, which represent the County's overarching values related to housing. The list of Policies provides a framework for future actions and decision-making that will support those goals. These are followed by a list of Objectives that provide quantifiable targets for the County to measure its progress towards certain goals and policies. The last section defines specific Programs that the County will implement in order to achieve its goals and objectives.

Housing Goals

- GOAL H-1:** Plan for the housing needs of all economic segments of the population residing in unincorporated Napa County.
- GOAL H-2:** Coordinate non-residential and residential goals, policies, and objectives with the cities and towns in Napa County to direct growth to urbanized areas, preserve agricultural land, and maintain a County-wide jobs/housing balance.
- GOAL H-3:** Support agricultural industries with a policy and regulatory environment that facilitates the provision of permanent and seasonal farmworker housing.
- GOAL H-4:** Maintain and upgrade the County's housing stock and reduce the number of housing units lost through neglect, deterioration, or conversion from affordable to market-rate or to non-residential uses.
- GOAL H-5:** Maximize the provision of new affordable housing, in both rental and ownership markets within unincorporated Napa County.
- GOAL H-6:** Maximize housing choice and economic integration, and eliminate housing discrimination in unincorporated Napa County based on race, age, religion, color, national origin, ancestry, physical or mental disability, medical condition, marital status, gender, self-identified gender or sexual orientation, or economic status.
- GOAL H-7:** Maintain an orderly pace of growth that helps the County preserve the public health, safety, and welfare and provide needed public services.
- GOAL H-8:** Increase energy efficiency and water conservation in new and existing residential structures in unincorporated Napa County.



Housing Policies

REHABILITATION POLICIES

- Policy H-1a: The County shall improve the quality of its housing stock over time by ensuring that new units meet applicable codes and existing units found to be in violation are brought into compliance as opposed to removed, whenever possible.
- Policy H-1b: The County shall seek state and federal funding to assist qualified owners of rental properties with rehabilitation of identified substandard units, to the extent that these units are reserved for lower-income households.

AFFORDABILITY POLICIES

- Policy H-2a: The County shall work to reduce the cost of housing to low-, very low- and moderate-income households through available local, state, federal, and private rental and homeownership assistance programs.
- Policy H-2b: The County shall encourage the construction of new affordable housing units within designated urban areas at densities that are commensurate with the availability of public or private water and sewer systems. These units shall be capable of purchase or rental by persons of low-, very low- and/or moderate income as determined by applicable Federal guidelines.
- Policy H-2c: The County shall use inclusionary housing to promote development of a full range of housing types in the County and ensure that multifamily projects and subdivisions include onsite affordable housing components.
- Policy H-2d: The County shall continue to ensure that its Growth Management System does not constrain affordable housing production by allowing unused Category 4 permits to accumulate indefinitely. (Also see Policy AG/LU-119.)
- Policy H-2e: The County shall continue to use its Affordable Housing overlay (:AH) or combination zoning district as an incentive for affordable housing production.
- Policy H-2f: The County shall continue to cooperate with the incorporated municipalities in Napa County by using its Affordable Housing Fund to assist with the construction or rehabilitation of affordable housing units in suitable locations and at suitable densities when funds are available.
- Policy H-2g: The County shall encourage the provision of second units, as described in Government Code section 65852.2, in suitable locations.
- Policy H-2h: The County shall maximize the length of time that affordable housing units stay affordable, particularly when units are developed using Affordable Housing Fund monies, produced through the inclusionary housing program, built upon County-owned land, or receive other forms of County assistance. Typically such units shall be deed restricted as affordable for a minimum of 40 years.



Policy H-2i: The County will facilitate greater production of affordable housing units by making surplus County-owned sites available for affordable housing.

Policy H-2j: The County shall facilitate the rehabilitation of mobilehome parks to provide new affordable units.

SPECIAL NEEDS HOUSING POLICIES

Policy H-3a: The County shall work with the agricultural industry, its trade organizations, non-profit organizations, and public agencies to assess, plan for, and meet the needs of permanent and seasonal farm workers.

Policy H-3b: The County shall work to ensure that migrant farmworker housing meets applicable health and safety standards.

Policy H-3c: The County shall work in cooperation with other public and private agencies to prevent and remedy instances of housing discrimination within the unincorporated County.

Policy H-3d: The County shall give priority to providing assistance for housing targeted to those groups with demonstrated special needs such as the elderly, disabled, farmworkers, and homeless.

Policy H-3e: The County shall continue its support of emergency and transitional housing programs through public and private service agencies.

Policy H-3f: The County shall continue to work with the cities to establish and operate adequate emergency shelters within the County or shall provide adequate opportunity for the development of emergency shelters through its land use regulations.

Policy H-3g: The County shall support design of residential structures to allow accessibility by all disabled and physically challenged residents and visitors to all future residential units (i.e., so called "Universal Design").

HOUSING DEVELOPMENT POLICIES

Policy H-4a: Multifamily housing will be constructed within designated urban areas of the County where public services are adequate or can be made available. This excludes individual single-family residences, legal accessory dwellings on commercially-zoned parcels, farm labor dwellings, and second units, which can be located outside of designated urban areas.

Policy H-4b: Future housing growth shall be consistent with the goals and policies of the County's Growth Management System (See Policy AG/LU-119), as adopted by the Board of Supervisors and amended in accordance with the programs in this Housing Element.

Policy H-4c: The County shall pursue housing transfer agreements and other collaborations with incorporated jurisdictions aimed at providing housing within urbanized areas of the County.



- Policy H-4d: The County recognizes that housing development targeted to households with employed residents should be prioritized on sites where the zoning permits the use, where infrastructure is available, and where jobs are close by.
- Policy H-4e: Consistent with Agricultural Preservation and Land Use Element Policy AG/LU-15.5, the County shall continue to promote planning concepts and zoning standards, such as coverage and separation/buffering standards, to minimize the impact of new housing on County agricultural lands and conflicts between future residences and agricultural uses, including wineries.
- Policy H-4f: The County shall support housing production in areas where the land and location can support increased densities and development of additional affordable housing units.
- Policy H-4g: Consistent with Agricultural Preservation and Land Use Action Item 45.1, the County shall facilitate the provision of accessory housing within commercial areas when compatible with adjacent commercial uses.
- Policy H-4h: The County shall establish preferences for local workers in new affordable housing projects, and shall establish similar “proximity” preferences for multifamily market rate housing to the extent permitted by law.
- Policy H-4i: The County will increase the acreage within the County where multifamily housing can be constructed, while recognizing local, State and LAFCO policies aimed at the preservation of agricultural lands.
- Policy H-4j: The County shall manage housing growth to maximize protection of agricultural lands and recognize the County’s limited ability to provide services.
- Policy H-4k: To the maximum extent feasible, the County shall manage housing growth to keep pace with the creation of jobs.

POLICIES REGARDING THE REMOVAL OF GOVERNMENT CONSTRAINTS

- Policy H-5a: The County will reduce, defer, or waive planning, building, and/or development impact fees on behalf of new affordable housing development projects, based on the extent and level of affordability offered.
- Policy H-5b: The County shall expedite permit processing for projects that meet or exceed the County’s inclusionary requirements. Projects that are exempt from providing inclusionary units or that are allowed to pay in-lieu fees will not receive special treatment.

ENERGY AND WATER CONSERVATION POLICIES

- Policy H-6a: The County shall encourage mixed-use development and appropriate housing densities in suitable locations within designated urban areas to facilitate access by foot, bicycle, and/or mass transit to and from commercial services and job locations, educational facilities and to minimize energy and water usage.



- Policy H-6b: In its site development standards for major projects, the County shall promote and encourage design and landscaping to reduce the use of fossil fuels and water and encourage utilization of solar energy and recycled water, through such means as mixed-use guidelines, drought-resistant vegetation, solar access design, shading standards, modified parking standards when appropriate, and reduced street widths.
- Policy H-6c: Consistent with General Plan Policy CON-65 and CON-67, the County shall consider greenhouse gas emissions in the review of discretionary housing projects and promote “green building” design.
- Policy H-6d: The County will use its building code to encourage and provide incentives for retrofitting existing buildings and designing new buildings that reduce the use of fossil fuels and water through energy conservation and the utilization of renewable resources.

Note to readers: Please consult the Conservation Element for related policies about natural resources conservation and climate change.



HOUSING OBJECTIVES AND PROGRAMS

REHABILITATION OBJECTIVES

- Objective H-1a: Through code enforcement efforts, the County will facilitate the rehabilitation of 15 housing units in fair or dilapidated condition that are occupied by low-, very low-, or extremely low-income households between January 1, 2007 and June 30, 2014.
- Objective H-1b: The County will seek to make available up to \$150,000 of Affordable Housing Fund money annually to leverage federal, state, and other public and private housing rehabilitation funds.

REHABILITATION PROGRAMS

- Program H-1a: The County will continue to inspect housing in response to complaints and work with property owners to bring units up to current housing code standards.
- Program H-1b: To the extent permitted by law, the County will modify the Affordable Housing Ordinance to enable the use of up to 10 percent of new funds annually to fund a low-interest loan program designed to correct health and safety hazards in owner-occupied and renter occupied housing that is reserved for low- or very low-income households.
- Program H-1c: The County's code enforcement program will prioritize abatement of illegal vacation rentals, ensuring that existing dwelling units are used as residences, rather than tourist accommodations.

AFFORDABILITY OBJECTIVES

- Objective H-2a: The County will assist up to 50 extremely low-, very low-, and low-income households with federally funded rental assistance (i.e. Section 8) between July 1, 2009 and June 30, 2014, as the need arises.
- Objective H-2b: The County will facilitate the development of at least 200 lower income units between July 1, 2009 and June 30, 2014 (70 low-, 70 very low-, and 60 extremely low-income units). The County will help to develop these units in part by utilizing its Affordable Housing Fund, which is anticipated to have available funding of \$15 million by June 30, 2014.
- Objective H-2c: The County will facilitate the development of 50 second units, including new second units in the AP zoning district between July 1, 2009 and June 30, 2014.

AFFORDABILITY PROGRAMS

- Program H-2a: The County will continue the program of tenant-based low-income rental housing assistance with HUD funding.



- Program H-2b: The County will continue to promote sites designated with the Affordable Housing (:AH) overlay zoning and will work with interested parties to encourage development of the sites under the :AH provisions.
- Program H-2c: If development occurs on parcels with the :AH overlay zone that does not achieve the densities or the level of affordability associated with the overlay zoning provisions, the County will work to identify new sites to accommodate the shortfall in units originally anticipated when the AH: overlay was applied to the parcel(s).
- Program H-2d: The County will encourage greater provision of affordable housing units in conjunction with market rate projects by modifying the Affordable Housing Ordinance to increase the inclusionary percentage from 10 percent to 20 percent and by allowing the payment of in-lieu fees only for housing projects of four or fewer units.
- Program H-2e: The County will update the Affordable Housing Ordinance to adjust the commercial housing impact fee not less frequently than every time the Housing Element is updated.
- Program H-2f: The County will notify the public of available special assistance programs in coordination with the cities and other public and private agencies, by the use of brochures and news releases.
- Program H-2g: The County will continue its program of exempting all secondary residential units from the Growth Management System and will amend the zoning ordinance to allow second units in the AP zoning district if the units are reserved for use by family members or households qualifying as low or moderate income.
- Program H-2h: The County will facilitate new affordable housing unit production by completing an inventory of surplus County-owned land and, when appropriate, offering surplus land that is suitable for housing production to be used for affordable housing projects.
- Program H-2i: The County will require projects receiving Affordable Housing Fund or any other type of County assistance, as well as those units built as part of the County's inclusionary housing requirement, to apply deed restrictions that will require affordability of assisted units for a minimum of 40 years.
- Program H-2j: The County will continue to use the Affordable Housing (:AH) overlay or combination districts as a tool to provide specific and reasonable development standards and stimulate affordable housing production in designated locations, as described in Appendix H-1, and will adjust the :AH controls as needed to comply with State requirements for density bonuses.
- Program H-2k: The County will remove the Affordable Housing (:AH) overlay or combination district from the three Monticello Road/Atlas Peak sites illustrated in Figure H-1 below and will re-designate another area closer to the City boundary from "Rural Residential" to "Urban Residential," permitting property owners to request rezoning for dwelling unit densities up to four units per acre provided that municipal water and sewer services are extended to the area.

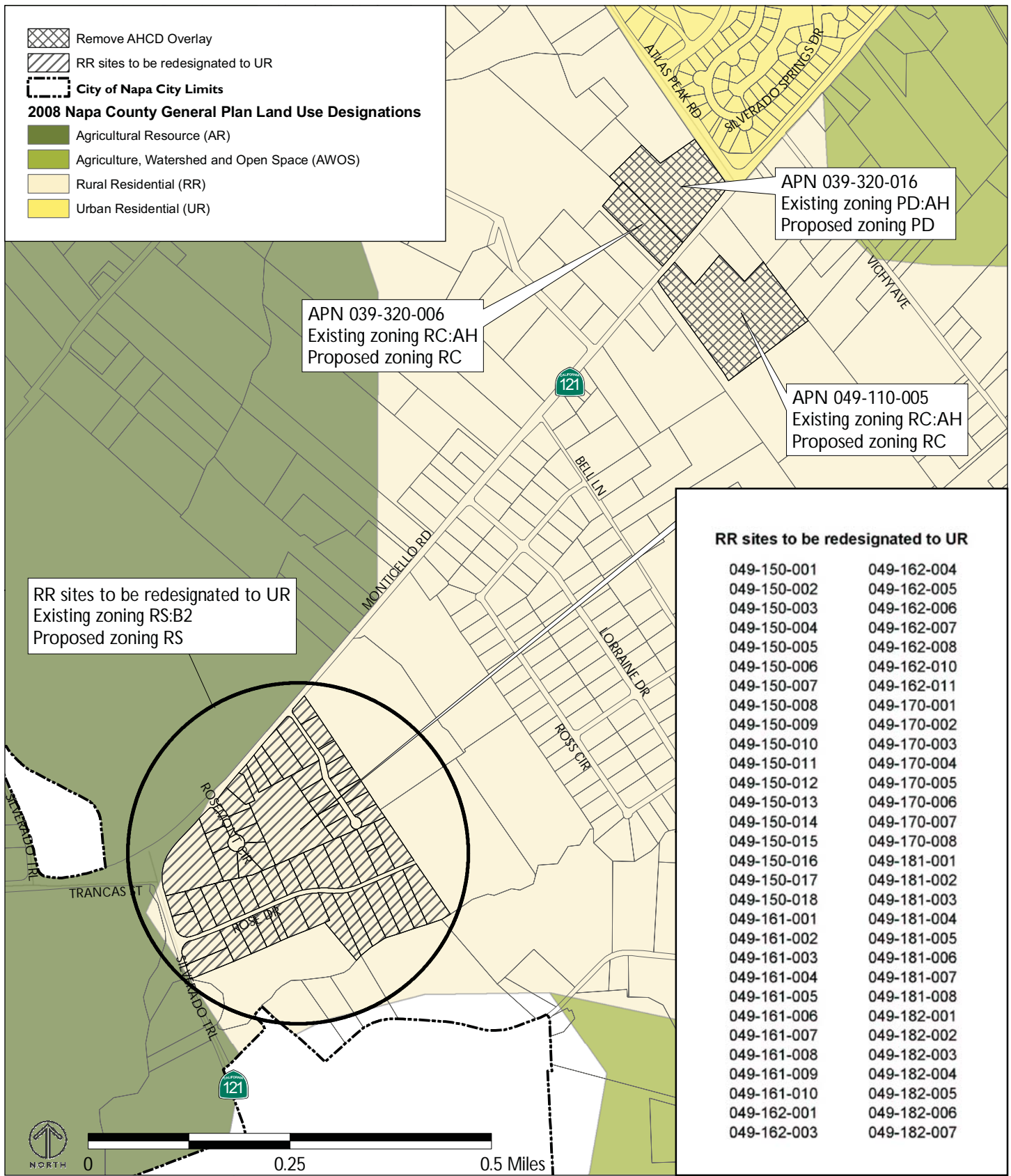


FIGURE H-1

SITES PROPOSED FOR REDESIGNATION AND EXISTING GENERAL PLAN LAND USE DESIGNATIONS



Program H-2l: The County will provide a 25 percent density bonus for redevelopment of existing mobilehome parks, if mobilehome units are replaced with an equivalent number of affordable housing units and current mobilehome park residents are provided with relocation assistance consistent with applicable state law.

SPECIAL NEEDS OBJECTIVES

Objective H-3a: The County will increase occupancy of publicly-run farm worker centers to a year-round average of 75%.

Objective H-3b: The County will support the development and operation of 24 new transitional and supportive housing beds in a partnership between the County Department of Health and Human Services, the Gasser Foundation and the Progress Foundation.

SPECIAL NEEDS PROGRAMS

Program H-3a: The County Department of Environmental Health will continue its program of inspecting migrant farm labor camps to ensure compliance with state standards. Efforts will be made to seek compliance to avoid closure of such facilities.

Program H-3b: The County will continue to contract with Greater Napa Fair Housing Center or another capable organization that will review housing discrimination complaints, attempt to facilitate equitable resolution of complaints and, where necessary, refer complainants to the appropriate County, State, or Federal authorities for further investigation and action. If warranted by the volume or severity of complaints, the County will initiate an educational campaign about housing discrimination in collaboration with the media, the Board of Realtors and the Chamber of Commerce.

Program H-3c: The County will continue to contribute, as funds are available, towards the annual operating costs of local emergency shelters and transitional housing.

Program H-3d: The County will amend the zoning ordinance to allow for the development of homeless shelters as a permitted use in areas zoned "Industrial," recognizing that these areas are better served by transit than other areas of the unincorporated County. Alternatively, the County will explore the possibility of entering into a multijurisdictional agreement that will accommodate the County's unmet need.

Program H-3e: The County will require a preference for farmworker households in affordable housing developments assisted with Affordable Housing Fund monies.

Program H-3f: The County will facilitate public/private partnerships and, when appropriate and available, use Affordable Housing Fund monies to help prevent the loss of privately owned farmworker housing facilities when private owners are no longer able or willing to do so.



Program H-3g: The County will continue to monitor the unmet need for farm worker housing throughout the harvest season.

HOUSING DEVELOPMENT OBJECTIVES

Objective H-4a: The County shall make available permits for construction of up to 114 new dwelling units each year, exclusive of permits for secondary residential units, and exclusive of permits for “carryover” affordable housing units. Permits for non-affordable housing units not issued in one year may be issued in any of the following three years, thereby allowing the number of permits issued to exceed 114 in a given year when unused permits are available from prior years. The County will set aside a minimum of 17 permits each year for affordable housing units, as defined in the County’s Growth Management System, in addition to the approximately 566 such permits currently available for issuance for units affordable to moderate income households.

HOUSING DEVELOPMENT PROGRAMS

Program H-4a: Consistent with Conservation Element Policy Con-66, the County will establish local worker or “proximity” preferences in new affordable housing projects and will explore the extent to which such preferences may be applied to market rate projects.

Program H-4b: The County will continue its program allocating Affordable Housing Fund monies to affordable housing developments in the cities when funds are available and such allocation is appropriate.

Program H-4c: Consistent with Agriculture and Land Use Policy AG/LU-15.5, staff of the County Department of Conservation, Planning and Development will review and recommend to the Planning Commission and the Board of Supervisors appropriate changes to planning and zoning standards that minimize the conflicts between housing and agriculture.

Program H-4d: The County will amend the zoning ordinance to allow accessory residential units affordable to households with moderate incomes and below in commercial zones where compatible with neighboring land uses, and where infrastructure is available to support the residential units.

Program H-4e: By July 1, 2010, the County will rezone the Napa Pipe property to allow housing development at a minimum density of 20 dwelling units per acre on at least 49 acres of the site for a maximum of 850 dwelling units with associated public open space and neighborhood serving retail, subject to development standards and design guidelines that will be established as part of the new zoning.

PROGRAMS FOR THE REMOVAL OF GOVERNMENT CONSTRAINTS

Program H-5a: The County will continue its program to provide fee waivers for non-profit affordable housing developers.



- Program H-5b: The County will expedite permit processing for housing projects that will serve very low-, low-, and moderate-income households when such projects provide adequate assurances of long-term affordability.
- Program H-5c: The County will exempt affordable housing projects from the 30-acre minimum parcel size requirement for PD zones.
- Program H-5d: The County shall implement and simplify its Growth Management System by (i) continuing the practice of accumulating unused Category 4 (affordable) permits indefinitely; (ii) continuing the practice of accumulating unused permits in other categories for three years; (iii) consolidating Categories 1-3 and renaming the categories so that there are two types of permits - affordable and market rate; and (iv) simplifying periodic updates to the permit limit. Updates to the permit limit may occur on an annual basis, but in no case less frequently than this Housing Element is updated, and shall be calculated based on the percentage change in population in unincorporated Napa County since the last update or one percent (1.0%), whichever is less, and in no instance shall the new permit limit be lower than the previous permit limit. (Also see Policy Ag/LU-119 in the Agricultural Preservation and Land Use Element.)

ENERGY AND WATER CONSERVATION OBJECTIVES

- Objective H-6a: The County will ensure that all new housing units constructed countywide meet or exceed State energy efficiency standards.

ENERGY AND WATER CONSERVATION PROGRAMS

- Program H-6a: As part of the development review process for major projects, the County will encourage mixed-use development, where appropriate.
- Program H-6b: The County will continue to provide energy conservation assistance to homeowners, architects, developers, and contractors applying for building permits.
- Program H-6c: The County will continue to enforce current state-mandated standards governing the use of energy efficient construction, and shall update its building code to incorporate green building standards.

Note to readers: Please consult the Conservation Element for related programs about natural resources conservation and climate change.



SUMMARY OF QUANTIFIED OBJECTIVES FOR THE HOUSING ELEMENT PLANNING PERIOD

(JULY 1, 2009 THROUGH JUNE 30, 2014)

Following is a summary of the County's quantified objectives for housing rehabilitation, preservation, and production to meet the needs of all economic segments of the population through June 30, 2014 (unless the planning period is amended by State law). These objectives reflect the County's realistic expectations as to what it can achieve during this period in the realm of housing rehabilitation, preservation, and production, given the resources available to the County and the various constraints that the County faces in attempting to meet its housing needs.

REHABILITATION OF EXISTING HOUSING STOCK

Income Category	Rehabilitation Objectives
Extremely Low	5 units
Very Low	5 units
Low	5 units
Moderate	0 units
Total	15 units

PRESERVATION OF ASSISTED UNITS AT RISK OF CONVERSION

As discussed in the Housing Needs Assessment section of this Housing Element, Napa County does not have any assisted (i.e., affordable) housing units that are at risk of conversion to market rates during the next ten years. Thus, objectives for preservation of assisted units at risk of conversion to market rate are non-applicable for this Housing Element.

Income Category	Preservation Objectives
Very Low	n.a.
Low	n.a.
Moderate	n.a.
Above-Moderate	n.a.

PRODUCTION OF NEW HOUSING UNITS

The County's July 1, 2009 to June 30, 2014 objectives for new housing construction within the Unincorporated Area are as follows:

Income Category	Production Objectives
Extremely Low	60 units
Very Low	70 units
Low	70 units
Moderate	50 second units
Above-Moderate	300

Table H-G: Summary of Housing Element Programs (Page 1 of 4)

Plan Program	Action Step	Source of Financing	Action Agency	Action Date (a)
1. Rehabilitation				
Program H-1a: Inspect housing in response to complaints and work with property owners to achieve compliance.	Continue current program.	County budget	Conservation, Development, and Planning Department	Ongoing
Program H-1b: Low-interest loan program designed to correct health and safety hazards in housing reserved for low- or very low-income households.	Modify the AH Ordinance to use up to 10 percent of new funds annually to fund program.	AH Fund, State, Federal, other funding sources	Conservation, Development, and Planning Department; Planning Commission; BOS	2009, ongoing
Program H-1c: Ensure homes are used as residences rather than tourist accommodations.	Prioritize the abatement of illegal vacation rentals.	County budget	Conservation, Development, and Planning Department	Ongoing
2. Affordability				
Program H-2a: Continue the program of tenant-based low-income rental housing assistance.	Provide assistance as needs arise.	HUD Section-8	Contract with City of Napa Housing Authority	Ongoing
Program H-2b: Continue to promote and market sites designated with the AH overlay zoning for development.	Provide information and technical assistance for the development of AH sites.	County budget	Conservation, Development, and Planning Department; Planning Commission; BOS	Ongoing
Program H-2c: If development in AH overlay zone does not achieve the densities or the level of affordability associated with the overlay zoning provisions, the County will work to identify new sites to accommodate the shortfall.	Monitor development of AH sites; Identify new AH overlay zones.	County budget	Conservation, Development, and Planning Department; Planning Commission; BOS	Reevaluate annually
Program H-2d: Increase the inclusionary percentage to 20 percent and allow the payment of in-lieu fees only for housing projects of four or fewer units.	Modify the AH Ordinance.	County budget	Conservation, Development, and Planning Department; Planning Commission; BOS	2009
Program H-2e: Update the Affordable Housing Ordinance to adjust the commercial housing impact fee.	Modify the AH Ordinance.	County budget	Conservation, Development, and Planning Department BOS	2009
Program H-2f: The County will notify the public of available special assistance programs.	Issue notices of funding availability.	County budget	Conservation, Development, and Planning Department	2009, ongoing
Program H-2g: Continue program of exempting secondary residential units from the GMS and revise policies to allow 2nd units in the AP zoning district subject to restrictions on affordability or use by family members.	Amend the Zoning Ordinance to allow 2nd units in the AP zoning district under certain conditions.	County budget	Conservation, Development, and Planning Department; Planning Commission; BOS	2009

Note:

(a) All actions are targeted for completion/implementation by June 30, 2014

Sources: County of Napa, BAE, 2008.

Table H-G: Summary of Housing Element Programs (Page 2 of 4)

Plan Program	Action Step	Source of Financing	Action Agency	Action Date (a)
Program H-2h: Offer County-owned land, when appropriate, for affordable housing projects.	Complete an inventory of surplus County-owned land; issue RFPs for available sites.	County budget	Conservation, Development, and Planning Department;	2009, ongoing
Program H-2i: Require projects receiving Affordable Housing Fund assistance or any other type of County assistance, as well as those units built as part of the County's inclusionary housing requirement, to apply deed restrictions for a minimum of 40 years of affordability.	Update sample deed restrictions.	County budget	Conservation, Development, and Planning Department; Planning Commission; BOS	Ongoing
Program H-2j: Continue to use the AH overlay or combination districts, and adjust the AH controls as needed to comply with State requirements for density bonuses.	Amend the Zoning Ordinance as necessary.	County budget	Conservation, Development, and Planning Department; Planning Commission; BOS	As required by State law
Program H-2k: Remove the AH overlay or combination district from Monticello Road/Atlas Peak sites, and redesignate other parcels from Rural Residential to Urban Residential, as illustrated in Figure H-1.	Amend the Zoning Ordinance and update the General Plan land use map.	County budget	Conservation, Development, and Planning Department; Planning Commission; BOS	2009
Program H-2l: 25 percent density bonus for redevelopment of existing mobilehome parks, pending certain requirements.	Amend the Zoning Ordinance.	County budget	Conservation, Development, and Planning Department; Planning Commission; BOS	2010
3. Special Needs Housing				
Program H-3a: Continue program of inspecting migrant farm labor camps. Efforts will be made to seek compliance and not closure of such facilities.	Inspect and promote code compliance of farm labor camps.	County budget	Department of Environmental Health	Ongoing
Program H-3b: Continue to contract with Greater Napa Fair Housing Center or another capable organization that will review and act upon housing discrimination complaints.	If the severity of the problem warrants, the County will initiate an educational campaign through a partnership.	County budget	Greater Napa Fair Housing Center, Napa County, media, Board of Realtors and the Chamber of Commerce	Ongoing, annually
Program H-3c: Contribute funds towards the annual operating costs of local emergency shelters and transitional housing.	Continue to contribute funds.	County budget, the Gasser Foundation, and the Progress Foundation	BOS	Annually
Program H-3d: Allow homeless shelters as a permitted use in areas zoned "Industrial" or explore the possibility of entering into a multijurisdictional agreement that will accommodate the County's unmet need.	Amend Zoning Ordinance or establish a multijurisdictional agreement.	County budget	Conservation, Development, and Planning Department; Planning Commission; BOS	2009

Note:

(a) All actions are targeted for completion/implementation by June 30, 2014

Sources: County of Napa, BAE, 2008.

Table H-G: Summary of Housing Element Programs (Page 3 of 4)

Plan Program	Action Step	Source of Financing	Action Agency	Action Date (a)
Program H-3e: Require a preference for farmworker households in affordable housing developments assisted with Affordable Housing Fund monies.	Institute a farmworker preference requirement.	n.a.	Housing Trust Fund Board	2010
Program H-3f: Facilitate public/private partnerships and, when appropriate and available, use Affordable Housing Fund monies to help prevent the loss of privately owned farmworker housing facilities.	Form partnerships and allocate funds to preserve farmworker housing.	Affordable Housing Fund	Conservation, Development, and Planning Department; Housing Trust Fund Board	Ongoing
Program H-3g: Monitor the unmet need for farm worker housing throughout the harvest season.	Continue current program.	County Budget	Conservation, Development, and Planning Department;	Ongoing
4. Housing Development Program H-4a: Establish local worker preferences in new affordable housing projects within the Unincorporated Area and explore application to market rate projects.	Amend Municipal Code.	County budget	BOS	2011
Program H-4b: Continue allocating Affordable Housing Fund monies towards affordable housing developments in the cities, when available and appropriate.	Continue to contribute funds.	Affordable Housing Fund	Housing Trust Fund Board	Ongoing
Program H-4c: Recommend appropriate changes to planning and zoning standards that minimize the conflicts between housing and agriculture as needed.	Continue to monitor for conflicts.	County budget	Conservation, Development, and Planning Department; Planning Commission; BOS	As needed
Program H-4d: Amend the zoning ordinance to allow accessory residential units in commercial zones for moderate income and below households in commercial zones where applicable.	Amend the Zoning Ordinance.	County budget	Conservation, Development, and Planning Department; Planning Commission; BOS	2009
Program H-4e: Rezone the Napa Pipe property for a minimum density of 20 du/ac. on at least 49 ac., subject to development and design standards.	Amend the Zoning Ordinance in conjunction with the development application.	Development Application Fee	Conservation, Development, and Planning Department; Planning Commission; BOS	By June 30, 2010
5. Removal of Government Constraints Program H-5a: Continue to provide fee waivers for non-profit affordable housing developers.	Continue current program.	n.a.	BOS	Ongoing
Program H-5b: Expedite permit processing for long-term affordable housing projects .	Fast-track affordable housing applications.	County budget	Conservation, Development, and Planning Department	2009, ongoing

Note:

(a) All actions are targeted for completion/implementation by June 30, 2014

Sources: County of Napa, BAE, 2008.

Table H-G: Summary of Housing Element Programs (Page 4 of 4)

Plan Program	Action Step	Source of Financing	Action Agency	Action Date (a)
Program H-5c: Exempt affordable housing projects from the 30-acre minimum parcel size requirement for PD zones.	Amend the Zoning Ordinance.	County budget	Conservation, Development, and Planning Department; Planning Commission; BOS	2009
Program H-5d: The County shall implement and simplify its Growth Management System.	Amend Municipal Code.	County budget	Conservation, Development, and Planning Department; Planning Commission; BOS	2009
6. Energy and Water Conservation				
Program H-6a: Encourage mixed-use development, where appropriate.	Provide technical assistance to project applicants.	County budget	Conservation, Development, and Planning Department	Ongoing
Program H-6b: Continue to provide energy conservation assistance to homeowners, architects, developers, and contractors.	Provide technical assistance to project applicants.	County budget	Conservation, Development, and Planning Department	Ongoing
Program H-6c: Enforce current state-mandated standards governing the use of energy efficient construction, and update building code to incorporate green building standards.	Enforce and update building codes.	County budget	Conservation, Development, and Planning Department	Ongoing, 2011

Note:

(a) All actions are targeted for completion/implementation by June 30, 2014

Sources: County of Napa, BAE, 2008.



APPENDIX H-1: HOUSING SITES ANALYSIS AND INVENTORY

Housing Sites Inventory and Analysis

State law requires that a Housing Element include an inventory of available land that is appropriately zoned and suitable for housing development to accommodate the County's Regional Housing Needs Allocation (RHNA). This inventory focuses on sites that are, or can be made available for housing development that could be affordable to households with moderate, low, and very low incomes (i.e., parcels that can accommodate housing at higher densities). This section summarizes results of a site suitability analysis in the Housing Needs Assessment that evaluates potential housing sites, and identifies a list of priority housing development sites and their development capacities based on environmental and infrastructure constraints.

Preliminary Housing Sites Inventory

The basic premise of land use policy in Napa County has long been that development, with few exceptions, should occur in urban areas. The Agricultural Preserve, an early example of "smart growth," was developed in 1968 to implement this policy. In 1990, voters passed Measure J to provide further protection of agricultural land in the county. Measure J requires voter approval for any General Plan Amendment that would re-designate land that is designated Agricultural Watershed and Open Space (AWOS) or Agricultural Resource (AR), unless certain narrow exceptions apply. Due to the uncertainty associated with gaining voter approval, Napa County has determined that sites that are subject to Measure J should not be considered as potential sites for affordable housing development in the county.¹

At the outset of the inventory process, the County decided to examine all of the sites in the Angwin, Monticello/Atlas Peak, Spanish Flat, and Moskowite Corner areas that were identified in the 2004 Housing Element and to consider additional locations within the unincorporated County that may accommodate additional housing production. These additional sites were identified through early public outreach efforts. Moreover, at the direction of the County Board of Supervisors and Planning Commission, the County focused on viable sites that are near urban areas and employment centers where adequate infrastructure and services can be made available to accommodate new development.

Lands in the unincorporated County that are not designated AWOS or AR include 14 general areas: Berryessa Estates, Pope Creek, Angwin, Deer Park, Spanish Flat, Berryessa Highlands, Moskowite Corner, Big Ranch Road, Silverado, Coombsville, South County Industrial Areas, Calistoga Vicinity, Partrick Road, and two Study Areas referred to as the Napa Pipe site and the Boca/Pacific Coast site.

County staff conducted site visits and a suitability and constraints analysis for each of these areas. Sites were analyzed on a parcel by parcel basis against the following criteria: availability of services, compatibility with neighboring uses, parcel size, and physical site characteristics such as topography and natural features. Based on the analysis, the County identified 14 parcels in four areas that would be suitable for affordable housing:

- 1) Angwin, Sites A and B
- 2) Napa Pipe
- 3) Moskowite Corner, Sites A, B and C

¹ Appendix H, 2004 Housing Element, County of Napa, p. H-1.



4) Spanish Flat, Sites A, B, C, D, E, and F

The remaining areas were not selected for the following reasons:

South County Industrial Area: This area is currently designated only for industrial use. Napa County has a long-term commitment to protecting the Napa Airport from encroachment of residential uses, which are viewed as incompatible with airport operations. The Airport Land Use Compatibility Plan guides land use decisions in the area and ensures that future development near the airport is compatible with the airport's use. Additionally, safety considerations preclude designation of this area for residential use.

Coombsville and Big Ranch Road Rural Residential Areas: Although the Coombsville and Big Ranch Road Rural Residential areas are located close to the City of Napa, these areas were determined to be unsuitable for higher density housing because they are largely built out with rural residential development (in the case of Coombsville) and are in active agricultural use (in the case of Big Ranch Road). Also, portions of the Coombsville Rural Residential Area are located within the Lower Milken-Sarco-Tulocay Creek (MST) groundwater deficient basin; a 2003 U.S. Geological Survey study found that groundwater is being depleted in the MST basin.² Neither the Coombsville nor Big Ranch Road areas have access to water services from the City of Napa.

Boca/Pacific Coast Site: The Boca/Pacific Coast site was not included because of the active quarry operations on the Syar site immediately to the east. This site may become more desirable for housing development in the future, when quarry operations cease.

Silverado Urban and Rural Residential Area: Vacant sites zoned for residential development in the Monticello Road area were initially considered because some landowners in this area expressed interest in additional residential development. These parcels tend to be rather small and County efforts are not likely to generate substantial numbers of units. Nonetheless, the Housing Element will include a program to redesignate certain sites in this area to Urban Residential and allow developer-driven requests for rezoning to allow residential development at up to four dwelling units per acre, provided adequate water and wastewater services can be obtained.

Although three parcels in the Monticello Road/Atlas Peak area were identified as potential sites for affordable housing in the 2004 Housing Element, they have been removed from the current Housing Element because these sites are no longer needed to accommodate the County's RHNA. The site at Napa Pipe (see below) is a superior site for the development of larger scale affordable housing during 2007-2014 housing element cycle.

Moskowite Corner Site E: An existing mobile home park on the site means that a net increase in housing units will be difficult to achieve. However, the Housing Element will include a program to create an incentive for replacement of existing affordable housing with new permanent affordable housing units.

Berryessa Highlands, Pope Creek, and Berryessa Estates: These areas have steeply sloping terrain and poor roadway access. It would be extremely expensive to develop multi-family housing in these areas; the

² United States Geological Survey. Ground-Water Resources in the Lower Milliken-Sarco-Tulocay Creeks Area, Southeastern Napa County, California, 2000-2002. 2003. (Pg 61). <http://pubs.usgs.gov/wri/wri034229/wrir034229.pdf>. Accessed on July 22, 2008.



sites provided at Moskowitz Corner and Spanish Flat are superior in terms of their potential access to neighborhood services.

Deer Park: There are no parcels suitable for affordable housing within this already-developed residential community, although further study may be warranted in subsequent housing cycles. Much of this area has steeply sloping terrain, making it difficult to build multifamily housing.

In addition to the above areas/sites, County staff considered County-owned sites within incorporated cities and sites that are within the AR and AWOS, but are zoned for commercial use consistent with Policy AG/LU-45. These sites were not selected for the following reasons:

Calistoga Fairgrounds & Other County-Owned Sites within Cities: Napa County owns approximately 70 acres within the City of Calistoga and substantial acreage within the City of Napa where the County's administrative and social services functions are located. If housing were developed on these sites, the cities would get "credit" for the units in the eyes of the State, because the sites lie within the cities' Spheres of Influence. Nonetheless, these sites were examined as potential housing sites and eliminated because they are unlikely to be available for housing development in the timeframe of the current housing cycle. Specifically, Napa County has a 20-year land tenure agreement with the State Department of Food and Agriculture's Division of Fairs and Expositions for the Calistoga Fairgrounds. This agreement was established in January 2004 and will not expire within the timeframe of this Housing Element unless it is terminated by one or both of the parties. County-owned sites within the City of Napa are currently in use for County operations, and are also unlikely to be available for alternate uses in the current housing cycle.

Commercial Sites: Policies in the Agricultural Preservation & Land Use Element permit new or continued commercial uses on sites that are zoned commercial but located within areas designated for agriculture. (See Figure AG/LU-2 for a site inventory.) Therefore, commercially-zoned parcels were considered for affordable housing development sites. However, almost all of these parcels already have some development on them, they are quite disbursed, and few have access to urban infrastructure. While these parcels were not included in the priority sites list, the County will pursue a program to allow a limited number of accessory dwelling units in combination with permitted commercial uses on these commercially-zoned sites.

Priority Housing Development Sites Inventory Overview

Table H-1-1 lists the priority housing development sites for the Napa County Housing Element that were identified after completing the preliminary screening process described above. Figure H-1-1 shows the general location of each of the four areas containing priority housing development sites. Table H-1-1 also shows the zoning and General Plan designations for each site, along with the estimated realistic unit yield for each site, after considering the relevant site constraints, including infrastructure availability, environmental constraints, development standards, and parcel size. Figures H-1-2 through H-1-5 provide maps showing the specific location of each of the parcels included in these areas. Necessary changes to the General Plan and zoning designations on these sites would be made concurrent with the County's approval of the Housing Element update or within 12 months of Housing Element adoption.

Infrastructure & Environmental Constraints

Although the majority of the sites do not currently have adequate access to water and sewer services, it is assumed that either infrastructure will be extended to serve the sites, or new community systems will be constructed to serve the new development. In the event that any of the parcels identified in the Available



Sites Inventory are determined to be infeasible for development due to refusal of a municipal jurisdiction or other utility district to extend water and/or sewer services to the parcels (notwithstanding the requirements of Government Code section 65589.7), resulting in an inadequate housing supply to accommodate the County's RHNA, the County will work to identify a sufficient number of sites elsewhere in the unincorporated area of the county to replace the housing opportunity.

The analysis of environmental constraints revealed that most constraints can be avoided or mitigated. However, the presence of wetlands and prehistoric and historic resources resulted in a reduction in the amount of developable land on Angwin Site A and Moskowite Corner Sites A, B, C and D.

Although the amount of developable land was reduced based on the environmental constraints for these sites, the only sites where realistic development capacity is also reduced based on the environmental constraints are Moskowite Corner Sites A and B.

Development Standards & Parcel Sizes

The site development requirements in the County's Zoning Ordinance that have the greatest effect on development capacity are the maximum lot coverage, maximum building height and off-street parking requirements. These standards were considered when determining realistic development capacity, with a focus on the higher-density sites that could be the most constrained by development standards. For the Napa Pipe sites with a minimum density of 20 du/ac, the realistic development capacity considered site plans submitted to the County. These site plans show that development can be accommodated in a mix of building types. Development standards would need to be prepared to reflect the proposed density and building types.

Almost all of the sites identified as priority housing development sites are greater than one acre in size. However, Spanish Flat Site D is 0.9 acres in size. This site was included because it is located adjacent to other, larger sites, and could be developed with these larger sites as one project.

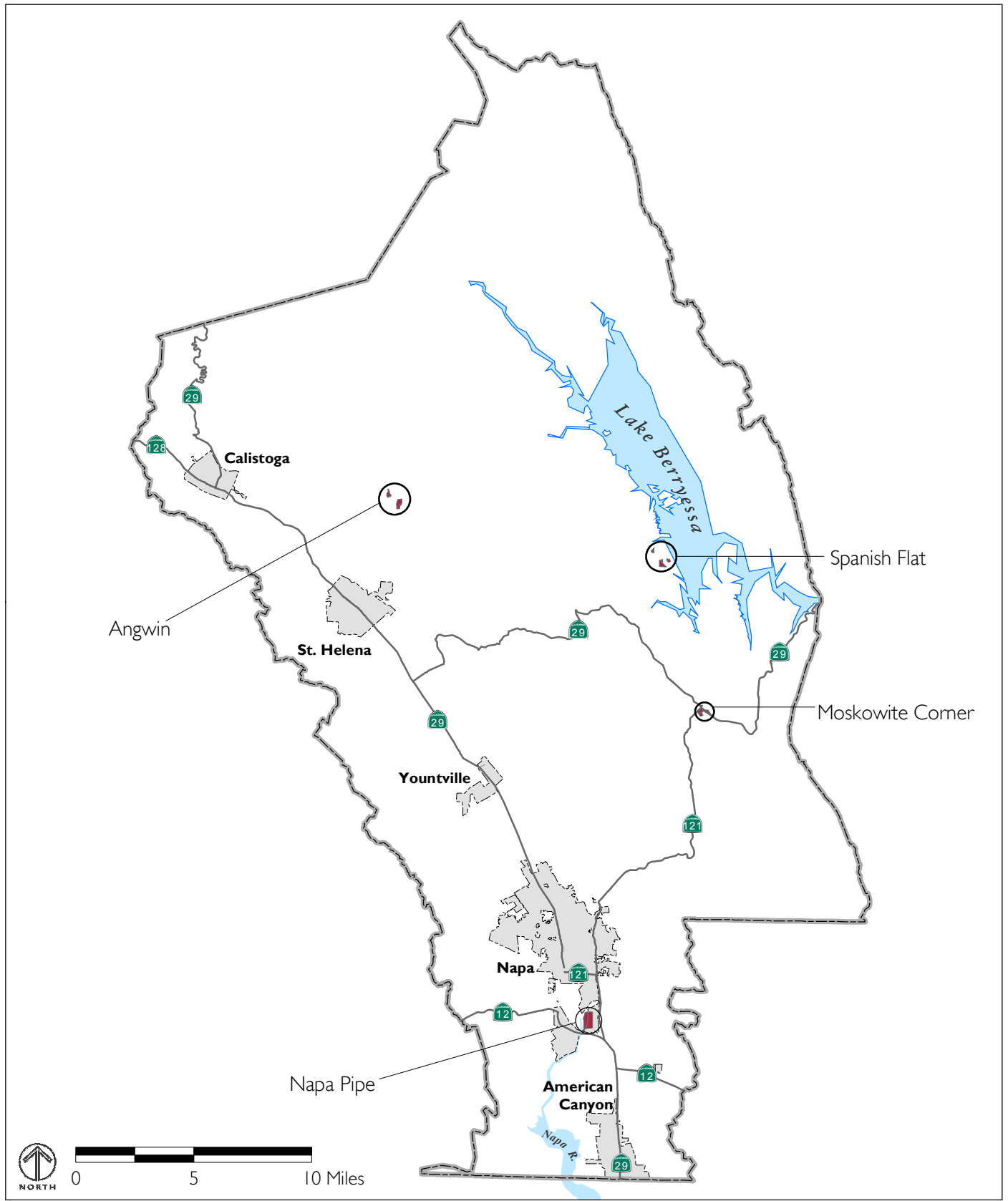


FIGURE H-1-1

○ Priority Housing Development Sites

LOCATION OF PRIORITY HOUSING DEVELOPMENT SITES

COUNTY OF NAPA
HOUSING ELEMENT UPDATE
PRELIMINARY SITES INVENTORY AND ANALYSIS

Table H-1-1: Priority Housing Development Sites (Page 1 of 2)

Site	APN/ Location	Zoning	General Plan	Allowable Density (du/ac) (a)	Acreage	Realistic Unit Capacity	Existing Use	Comments (h)
Angwin – Site A	024-410-007	AHCD	Urban Residential	10	11.4 (b) (entire parcel= 18.5 ac)	114	(c) Undeveloped	Private water and sewer available; wetlands
Angwin – Site B	024-080-024	AHCD	Urban Residential	11	7 (b) (entire parcel= 44.5 ac)	77	(d) Undeveloped	Private water and sewer available
Moskowite Corner – Site A	032-150-062	AHCD	Rural Residential	3	1 (b) (entire parcel = 8.7 ac)	3	(e) Undeveloped	CVWD additional water supplies and wastewater infrastructure required; wetlands located on a majority of the site
Moskowite Corner – Site B	032-150-063	AHCD	Rural Residential	3	2 (b) (entire parcel = 11.4 ac)	6	(e) Undeveloped	CVWD additional water supplies and wastewater infrastructure required; wetlands located on a majority of the site
Moskowite Corner – Site C	032-150-048	AHCD	Rural Residential	4	20.8	83	(e) Undeveloped	CVWD additional water supplies and wastewater infrastructure required; prehistoric archeological site; potential historically significant structure
Moskowite Corner – Site D	032-150-047	AHCD	Rural Residential	4	11.4	45	(e) Undeveloped	CVWD additional water supplies and wastewater infrastructure required; prehistoric archeological site
Spanish Flat – Site A	019-261-038	AHCD	Rural Residential	5	1.5 (b) (entire parcel = 6.2 ac)	7	(f) Undeveloped	SFWD additional water and wastewater infrastructure required
Spanish Flat – Site B	019-261-035	AHCD	Rural Residential	5	5 (b) (entire parcel = 6.7 ac)	25	(f) Napa County Maintenance Facility-Corporation Yard	SFWD additional water and wastewater infrastructure required

Notes:

(a) Defined as density allowed by right. Napa Pipe allowable density would be minimum of 20 du/ac

(b) The total parcel size is larger than the area proposed for development.

(c) AHCD requires that Angwin Site A units include the following affordability levels: 10% Very Low, 30% Low and 25 to 30% Moderate.

(d) AHCD requires that Angwin Site B units include the following affordability levels: 50% Very Low and Low.

(e) AHCD requires that Moskowite Corner units include the following affordability levels: 25% Very Low and Low, and 25% Moderate.

(f) AHCD requires that Spanish Flat units include the following affordability levels: 25% Very Low and Low, and 25% Moderate.

(g) Napa Pipe zoning is proposed for enactment per Housing Development Program H-4e. The Study Area land use designation allows for industrial uses but envisions site-specific planning, rezoning, and General Plan amendments prior to allowing for mixed or residential use.

(h) CVWD = Capell Valley Water District, SFWD = Spanish Flat Water District, and NSD = Napa Sanitation District.

Sources: Napa County GIS, Napa County General Plan and Zoning Ordinance, Napa County Existing Housing Element and Environmental Assessment, local infrastructure and service providers.

Table H-1-1: Priority Housing Development Sites (Page 2 of 2)

Site	APN/ Location	Zoning	General Plan	Allowable Density (du/ac) (a)	Acreage	Realistic Unit Capacity	Existing Use	Comments (h)
Spanish Flat – Site C	019-261-026	AHCD	Rural Residential	5	1.7	8	(f) RV and boat storage	SFWD additional water and wastewater infrastructure required
Spanish Flat – Site D	019-261-025	AHCD	Rural Residential	5	0.9	4	(f) Undeveloped	SFWD additional water and wastewater infrastructure required
Spanish Flat – Site E	019-262-001	AHCD	Rural Residential	5	3 (b) (entire parcel= 27.3 ac)	15	(f) RV and boat storage	SFWD additional water and wastewater infrastructure required
Spanish Flat – Site F	019-050-003	AHCD	Rural Residential	5	8.1	40	(f) RV and boat storage	SFWD additional water and wastewater infrastructure required
Napa Pipe – Site A and Site B	046-412-005 046-400-030	Napa Pipe Residential (g)	Study Area (g)	20	49	850	Union Pacific Railroad right-of-way and industrial	Existing City and NSD services designed for industrial use would have to be modified or supplemented

Notes:

(a) Defined as density allowed by right. Napa Pipe allowable density would be minimum of 20 du/ac

(b) The total parcel size is larger than the area proposed for development.

(c) AHCD requires that Angwin Site A units include the following affordability levels: 10% Very Low, 30% Low and 25 to 30% Moderate.

(d) AHCD requires that Angwin Site B units include the following affordability levels: 50% Very Low and Low.

(e) AHCD requires that Moskowite Corner units include the following affordability levels: 25% Very Low and Low, and 25% Moderate.

(f) AHCD requires that Spanish Flat units include the following affordability levels: 25% Very Low and Low, and 25% Moderate.

(g) Napa Pipe zoning is proposed for enactment per Housing Development Program H-4e. The Study Area land use designation allows for industrial uses but envisions site-specific planning, rezoning, and General Plan amendments prior to allowing for mixed or residential use.

(h) CVWD = Capell Valley Water District, SFWD = Spanish Flat Water District, and NSD = Napa Sanitation District.

Sources: Napa County GIS, Napa County General Plan and Zoning Ordinance, Napa County Existing Housing Element and Environmental Assessment, local infrastructure and service providers.



Summaries of Estimated Unit Yields for Priority Housing Development Sites

Following are summaries of the key information for each of the priority housing development sites, including their realistic unit yields:

Angwin (Sites A and B)

Angwin sites A and B, respectively, include a 18.5-acre parcel (APN 024-410-007) and a 44.5-acre parcel (APN 024-080-024). See Figure H-1-2. These sites are currently designated Urban Residential and have Planned Development zoning with AHCD overlay, per the 2004 Housing Element. (In addition, the 44.5 acre site has an AC (Airport Compatible) overlay.) The Housing Element proposes to leave their existing General Plan designation and zoning as is. After considering site conditions, environmental conditions, and infrastructure availability, the realistic unit capacity in Angwin is estimated at 191 units, which can be built as of right, if a developer complies with the applicable AHCD requirements.

Environmental Constraints & Other Observations

Approximately 10 percent of the 11.4-acres of Angwin Site A that is targeted for development is constrained by wetlands. However, the 114 units allowed by the AHCD zoning designation could be accommodated on the 10.3-acre portion of the site that is unconstrained. Therefore, the realistic development capacity was not reduced because of this environmental constraint.

It should be noted that the County has received an application for development on these and other sites in the Angwin area that does not propose use of the :AH overlay zoning and would not result in the quantity of affordable units provided for on the :AH sites. Depending on the final disposition of the development application (approval, disapproval, approval with modifications), the County may be able to adjust its sites inventory in the future.



FIGURE H-1-2

ANGWIN SITES

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Moskowite Corner (Sites A, B, C, and D)

Moskowite Corner includes four parcels on the priority housing development sites list. Site A (APN 032-150-062) is an 8.7-acre parcel. Site B (APN 032-150-063) is an 11.4-acre parcel. Site C (APN 032-150-048) is a 20.8-acre parcel. Site D (APN 032-150-047) is an 11.4-acre parcel. See Figure H-1-3. The existing General Plan designation for each of these sites is Rural Residential. Sites A and B are zoned Residential Country (RC); Sites C and D are zoned Agricultural Watershed (AW). All four sites have the AHCD overlay. This Housing Element proposes to leave the General Plan and Zoning unchanged for these sites. The realistic development capacity on these sites, after considering site constraints, environmental constraints, and infrastructure availability, is 105 units.

Environmental Constraints & Other Observations

Approximately 85 percent of Moskowite Corner Sites A and B is constrained by wetlands. It would be difficult to accommodate the 60 units allowed by the AHCD zoning designation on the 3-acre portion of these two sites that is unconstrained. Therefore, the realistic development capacity was reduced to 9 units on the unconstrained portion of the site.

Approximately 15 percent of Moskowite Corner Site C is constrained by prehistoric and historic resources. However, the 83 units allowed by the AHCD zoning designation could be accommodated on the 17.7-acre portion of the site that is unconstrained. Therefore, the realistic development capacity was not reduced because of this environmental constraint.

Approximately 15 percent of Moskowite Corner Site D is constrained by prehistoric resources. However, the 45 units allowed by the AHCD zoning designation could be accommodated on the 9.7-acre portion of the site that is unconstrained. Therefore, the realistic development capacity was not reduced because of this environmental constraint.

While Moskowite Corner is some distance from traditional employment centers like downtown Napa, it is located at the cross roads of two State highway routes, and lies in proximity to Lake Berryessa, which is under the jurisdiction of the federal Bureau of Reclamation (BOR). The BOR has adopted a visitor service plan for the Lake and is negotiating with private concessionaires who propose to redevelop resorts at the Lake, potentially adding overnight accommodations and other uses that would generate employment and the need for nearby housing.



FIGURE H-1-3

MOSKOWITE CORNER SITES

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Spanish Flat (Sites A, B, C, D, E, and F)

The Spanish Flat area includes six parcels that are targeted as priority housing development sites. Site A (APN 019-261-038) is a 6.2-acre site with Commercial Limited (CL) zoning. Site B (APN 019-261-035) is a 6.7-acre site with Agricultural Watershed zoning. Site C (APN 019-261-026) is a 1.7-acre site with Marine Commercial zoning. Site D (APN 019-261-025) is a 0.9-acre site with CL zoning. Site E (APN 019-050-003) is a 27.3-acre site. Site F (APN 019-050-003) is an 8.1-acre site. See Figure H-1-4. All of these parcels currently have a General Plan designation of Rural Residential and AHCD overlay zoning. This Housing Element proposes maintain these land use designations as is.

Environmental Constraints & Other Observations

Napa County currently owns Site B in the Spanish Flat area and uses it for a maintenance facility. Aside from the driveway and maintenance yard, the parcel is vacant. The realistic development capacity assumes that the maintenance yard would remain on the site and that the vacant portion of the site would be developed for housing.

Sites C, E and F in the Spanish Flat area are currently used for RV and boat storage, but these commercial uses are limited. In addition, there are existing incentives for redevelopment in place, so the sites are designated as part of the AHCD. Further, housing market conditions are conducive to site redevelopment. Therefore, the development capacity figures for Sites C, E and F in the Spanish Flat area assume that these sites would be fully redeveloped.

Based on the range of environmental and site constraints at these sites, the estimated housing capacity of the Spanish Flats sites is 99 units, which can be built as of right at densities up to five units per acre, provided the developer complies with the AHCD overlay requirements.

While Spanish Flat is some distance from traditional employment centers like downtown Napa, it has some neighborhood services available, and lies in proximity to Lake Berryessa, which is under the jurisdiction of the federal Bureau of Reclamation (BOR). The BOR has adopted a visitor service plan for the Lake and is negotiating with private concessionaires who propose to redevelop resorts at the Lake, potentially adding overnight accommodations and other uses that would generate employment and the need for nearby housing.

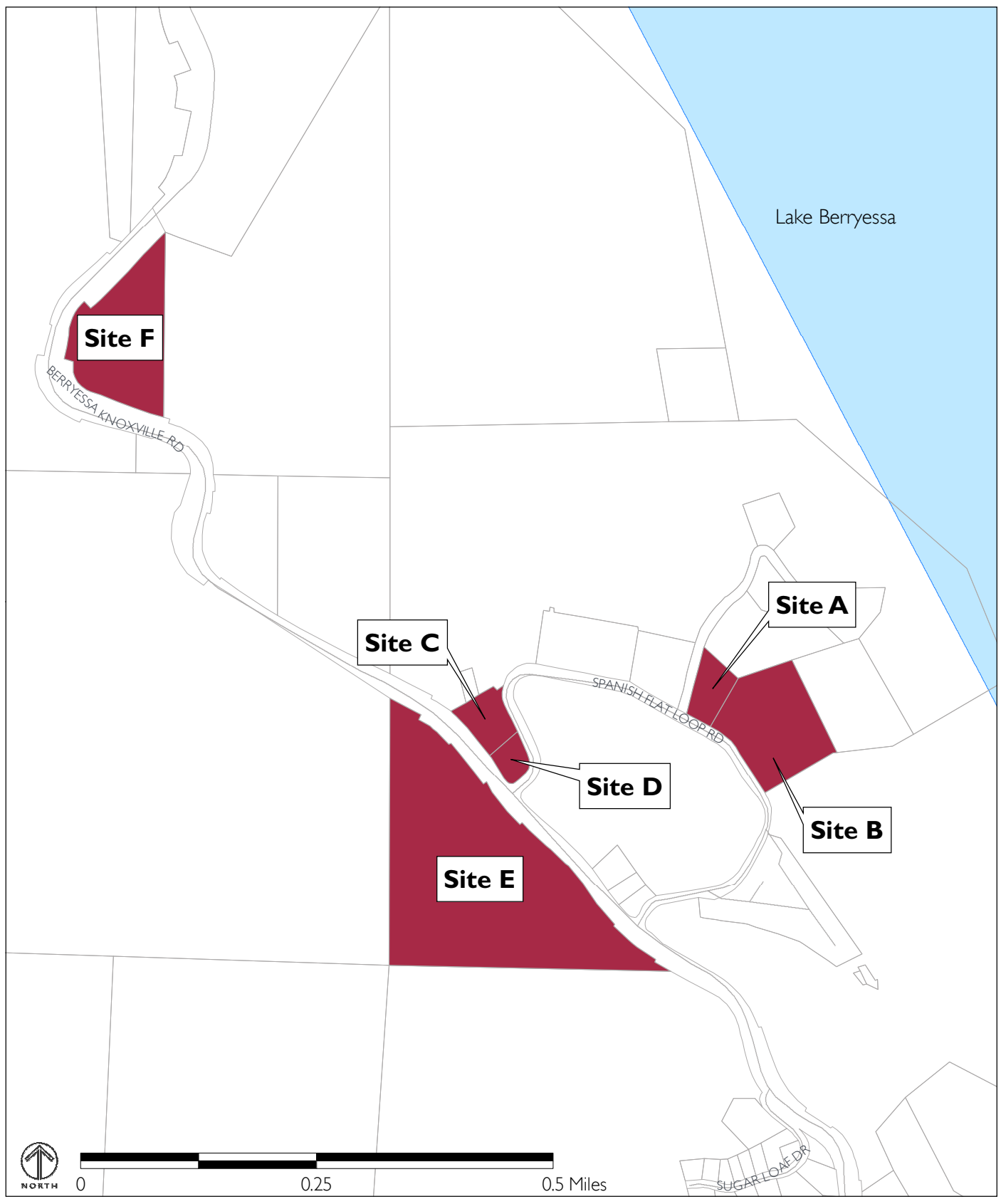


FIGURE H-1-4

SPANISH FLAT SITES

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Napa Pipe (Sites A and B)

Napa Pipe Phase I contains 49 acres located on the northern portion of two parcels (APN 046-412-005 and APN 046-400-030), which total approximately 150 acres. See Figure H-1-5. The existing General Plan currently designates their land use as Study Area, and the existing zoning is Industrial – Airport Compatibility. This Housing Element proposes to redesignate Sites A and B with a General Plan land use of Transitional, and a special zoning classification that is specific to the property that would allow multifamily residential development at a minimum of 20 dwelling units per acre.

Environmental Constraints & Other Observations

Both Napa Pipe parcels are underutilized with existing industrial uses. A Union Pacific Railroad (UPRR) right-of-way bisects the site, and would remain in UPRR's ownership during and following the completion of the Napa Pipe project with access easements for at-grade crossings. The realistic development capacity of this site is based on a development proposal that has been submitted to Napa County. Because the development proposal would take many years to build out, only the first phase of the proposal (49 acres total) was included in the priority housing sites inventory. The realistic unit capacity of the northernmost 49 acres is estimated at 850 units.

Constraints on development of the Napa Pipe site primarily relate to the cost of site preparation (including environmental remediation) and needed infrastructure. Also, the development of a first phase of housing, providing an estimated 850 units in the current housing cycle, is likely to be predicated on execution of a development agreement regarding build-out of the entire site in multiple phases. The development agreement would be between the property owner and the County, and would be complemented by an interagency agreement between the County and the City of Napa.

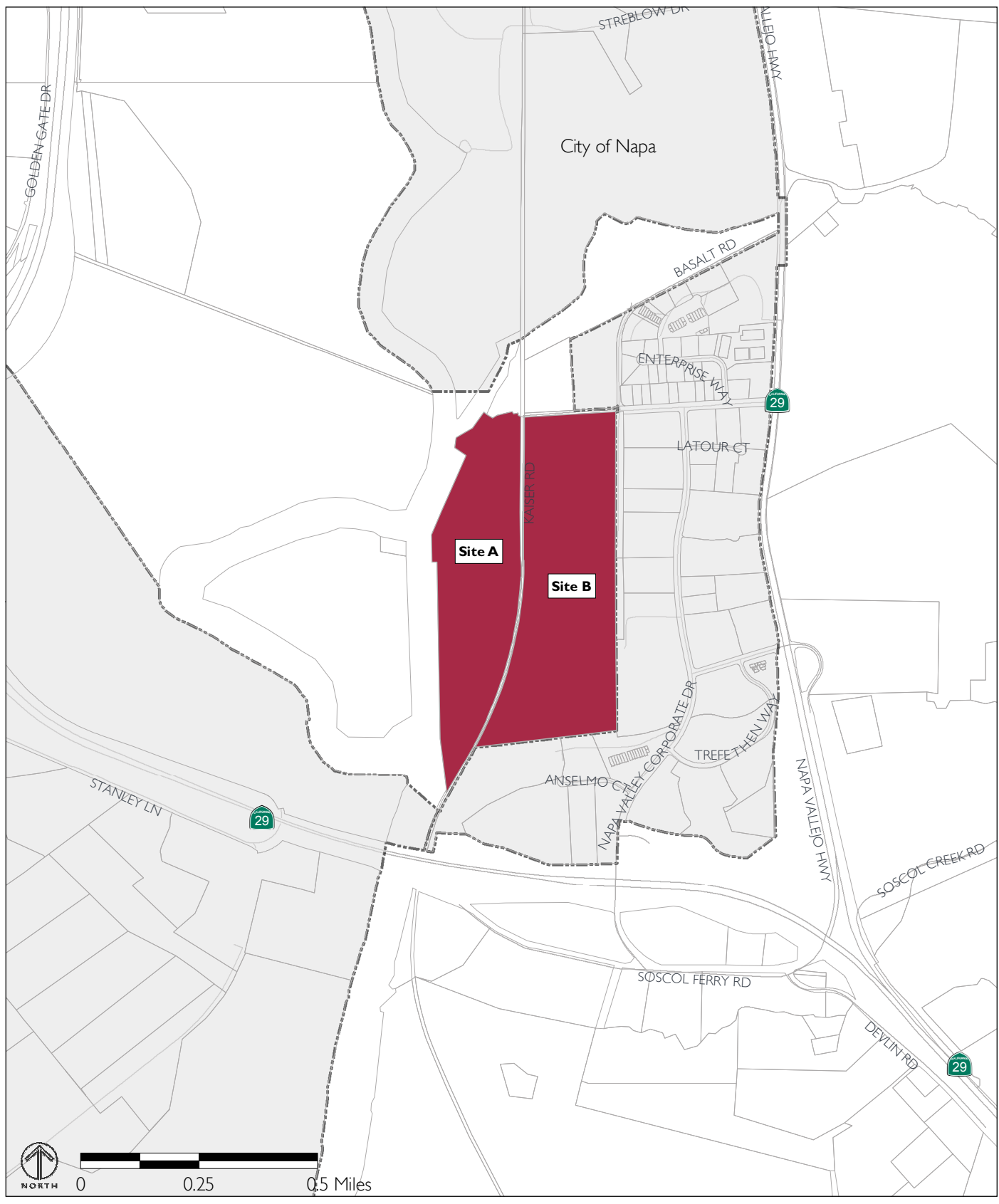


FIGURE H-1-5

NAPA PIPE PHASE I SITES

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Summary

The total realistic development capacity of all sites listed in Table H-1-1 is 1,277 units, substantially above the 569 units Napa County is required to accommodate for its Regional Housing Needs Allocation. In addition to considering the aggregate number of units that the sites can accommodate, it is necessary to consider the potential for the sites to accommodate housing that is affordable to all income levels, in accordance with the RHNA allocations, as discussed below.

Capacity for Very Low- and Low-Income Housing Production

Since AB 2384 deemed that 20 dwelling units per acre is the default minimum density necessary to provide affordable housing in Napa County, all land zoned at 20 dwelling units per acre (or greater) is assumed to be available to accommodate outstanding RHNA allocations for very-low and low-income housing development. Since Napa Pipe Sites A and B are expected to have 49 acres of land zoned for residential development at a minimum of 20 dwelling units per acre, this land is capable of producing 850 units, which exceeds the remaining outstanding RHNA for very low- and low-income households of 260 units.

In addition to the Napa Pipe Project, the available land inventory summary offers two additional sites in the County, Angwin Sites A and B, for the production of very low- and low-income housing. While the allowable density of these sites is below the default minimum density of 20 dwelling units per acre, these sites are suitable for affordable housing production given that historically affordable housing has been built in Napa County at densities below 20 dwelling units per acre. Based on discussions with local affordable housing developers, affordable projects at densities as low as 6 dwelling units per acre have been feasibly built, when land costs remained below about \$70,000 per unit. Based on recent sale information, multifamily land has sold in the Unincorporated Area of Napa County for the equivalent of \$67,000 per unit, assuming development at 6 dwelling units per acre. Consequently Angwin sites A and B, based upon their allowable densities of 10 and 11 dwelling units per acre, respectively, have the potential to support 191 housing units affordable to very-low and low-income households.

Land available for development at densities below six dwelling units per acre is likely to be more suitable to development of housing for moderate- or above-moderate income households, unless subsidies are made available to offset the greater land cost per unit that can be produced on a given site. Thus, sites at Moskowitz Corner and Spanish Flat would require subsidies to achieve desired affordability at the densities proposed.

Capacity for Moderate Income Housing Production

Second dwelling units are affordable to moderate income households. In 2006 and 2007, the County issued permits for nine and 13 units, respectively, and assuming that the County issues an average of 10 permits per year in 2008 through 2013 (to allow for completion of units by 2014), an additional 60 will be produced. Given the 22 permits already issued and the 60 projected permits, 82 second units would be built in the County by 2014 leaving a remaining balance of 32 moderate-income units needed to satisfy the RHNA. Remaining capacity on Napa Pipe Sites A and B, after accounting for very low- and low-income RHNA needs, could accommodate these additional 32 units, since sites deemed feasible for lower-income housing are also assumed feasible for moderate-income housing. In addition, Moskowitz Corner Sites A-D and Spanish Flat Sites A-F, with allowable densities of three to five dwelling units per acre, are assumed to be able to accommodate 204 units, which would potentially be affordable to moderate-income households.



Capacity for Above Moderate-Income Housing Production

Napa County is well on its way to exceeding its RHNA for above moderate-income households. The County issued 66 permits in 2006 and 53 permits in 2007. Napa County will produce more than the remaining RHNA balance of 77 units, if permits are continually issued at the rates seen in 2006 and 2007. The additional 77 units could be built on land zoned for single-family dwellings, which includes the following zones: AP, AW, RS, RD, and RC. The parcels available to accommodate construction of a single family dwelling number are in the thousands. For example, in the AW district, County staff estimates there are over 2,000 such parcels.