



## 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-H, 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.

### **IN THIS ELEMENT**

- **Summary of Housing Element Needs Assessment (Page H-3)**
- **Housing Goals, Policies, Objectives and Programs (Page H-12)**
- **Figure H-1: Sites Proposed for Rezoning (Page H-20)**
- **Appendix H-1: Summary of Housing Sites Inventory (Page H-30)**



## SUMMARY OF HOUSING ELEMENT NEEDS ASSESSMENT

The Housing Needs Assessment that was prepared for this Housing Element contains the data, background analysis, and findings on local housing conditions, trends, and needs that are required to be included in the Housing Element and 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 Housing Needs Assessment is integral to this Housing Element and its 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 legal 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%
<b>All Income</b>	<b>10,617</b>	<b>100%</b>

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**

<b>Household Size</b>	<b>Maximum Affordable Home Price</b>	<b>Maximum Affordable Monthly Rental Rates</b>
<b>3-Person Household</b>		
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)
<b>4-Person Household</b>		
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)
<b>5-Person Household</b>		
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 persons, 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
	Individuals	Families	Individuals	Families	Individuals	Families	
Estimated Need	84	45	85	50	91	75	<b>430</b>
Current Inventory	74	32	77	35	46	10	<b>274</b>
<b>Unmet Need/Gap</b>	<b>10</b>	<b>13</b>	<b>8</b>	<b>15</b>	<b>45</b>	<b>65</b>	<b>156</b>

*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.”

## 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 RHNA, 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 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 Government Code 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**

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

*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 in the 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. 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. AB 2348, Chapter 724 (2004), requires that the County demonstrate how adopted zoning densities accommodate the need for lower income housing, considering such factors as market demand, financial feasibility, and development experience with other lower income housing projects. Alternatively, in Napa County, any site zoned for at least 20 dwelling units per acre is assumed to be zoned at a density suitable for lower income housing. As shown in the summary of the sites inventory analysis in Table H-F, and in the full sites inventory analysis in Appendix H-1, Napa County has several sites that can meet this criterion. In addition, other sites at lower densities are also expected to provide the needed level of affordability for the reasons specified in the analysis. Table H-G provides an accounting of the County's ability to accommodate its RHNA obligation.

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

Site	APN/ Location	Zoning	General Plan	By Right 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)
Sub-Area Maximum = 191 Units (Minimum 80 Low & Very Low Income)						
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)
Sub-Area Maximum = 100 Units (Minimum 25 Low & Very Low Income)						
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)
Sub-Area Maximum = 110 Units (Minimum 27 Low & Very Low Income)						
Napa Pipe– Site A and Site B	046-412- 005 and 046-400- 030	Napa Pipe Residential (g)	Study Area	20	20(b)	304

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 and would permit housing on a portion of the site in Airport Land Use Compatibility Plan Zone E.

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-G: Summary of RHNA and Sites Capacity**

	Household Income Level			TOTAL
	Very Low and Low	Moderate	Above Moderate	
<b>Original RHNA Allocation (Units)</b>	<b>297</b>	<b>130</b>	<b>224</b>	<b>651</b>
<i>Less Transfers to City of Napa</i>	<b>38</b>	<b>16</b>	<b>28</b>	<b>82</b>
<b>Net Adjusted RHNA</b>	<b>259</b>	<b>114</b>	<b>196</b>	<b>569</b>
<b>Less Units Already Produced</b>				
Single Family Homes	0	0	119	119
Second Units	0	22	0	22
<i>Sub-Total Units Already Produced</i>	<b>0</b>	<b>22</b>	<b>119</b>	<b>141</b>
<b>Net Remaining Outstanding RHNA</b>	<b>259</b>	<b>92</b>	<b>77</b>	<b>428</b>
<b>Unit Capacity on Identified Sites</b>				
SFR Capacity on Vacant Parcels (a)	0	0	315	315
Projected Additional 2nd Units	0	50	0	50
Napa Pipe (b)	152	152	0	304
Angwin Sites (c)	80	51	60	191
Moskowite Corner Sites (d)	25	25	50	100
Spanish Flat Sites (e)	27	23	60	110
<b>Total Unit Capacity on Identified Sites</b>	<b>284</b>	<b>301</b>	<b>485</b>	<b>1,070</b>
<b>"Buffer" or Excess Capacity</b>	<b>25</b>	<b>209</b>	<b>408</b>	<b>642</b>

Notes:

- (a) Vacant sites available for market rate (above moderate-income) units exceed this number, but the Growth Management System provides for construction of approximately 97 market rate units per year. Napa County staff estimate there are at least 2,000 parcels in the AW district alone where single-family residential units could be built. Actual SFR land capacity will be greater considering additional available sites in other zoning districts. 315 units represents balance of market rate units that could be permitted after accounting for market rate units that could be permitted on AHCD sites. Since these parcels are located in areas not served by public sewer systems, they are not identified on a site-specific basis (Government Code Section 65583.2(b)(6)).
- (b) 20 acres of Napa Pipe site are proposed for rezoning for up to 304 units at minimum of 20 du/ac; 152 units would be "by right". Proposed for enactment per Housing Element Program H-4e and would permit housing on a portion of the site in Airport
- (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; AHCD requires that Angwin Site B units include the following affordability level
- (d) AHCD requires that Moskowite Corner units include the following affordability levels: 25% Very Low and Low, and 25% Moderate.
- (e) AHCD requires that Spanish Flat units include the following affordability levels: 25% Very Low and Low, and 25% Moderate.

Sources: County of Napa, BAE, 2009.



## 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 extremely low-, very low-, 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 extremely low-, very low-, 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 (:AH) 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 consistent with the Affordable Housing Ordinance and criteria 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 suitable 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 when consistent with the Affordable Housing Ordinance and criteria.

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 and 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 explore 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 when non-profit developers propose new affordable housing development projects.
- 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 10 percent of new 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. (Ongoing)

Program H-1b: To the extent permitted by law, the County will modify the Affordable Housing Ordinance to enable non-profit developers to apply for the use of up to 10 percent of new funds annually to fund projects designed to correct health and safety hazards in owner-occupied and renter occupied housing that is reserved for low- or very low-income households. (Ordinance amendment complete December 31, 2009)

Program H-1c: In addition to the priorities identified in Policy AG/LU-118, the County's code enforcement program will assign high priority to abatement of illegal vacation rentals, ensuring that existing dwelling units are used as residences, rather than tourist accommodations. (Ongoing)

### AFFORDABILITY OBJECTIVES

Objective H-2a: The County will seek to facilitate the development of lower income units by prioritizing its Affordable Housing Fund for development on Affordable Housing (:AH) Combination District sites with the objective of permitting and assisting development of at least 200 units (70 low-, 70 very low-, and 60 extremely low-income units) between July 1, 2009 and June 30, 2014.

Objective H-2b: The County will seek to facilitate the development of second units by allowing new second units in the AP zoning district, with the objective of permitting development of at least 50 second units in zoning districts where they are allowed between July 1, 2009 and June 30, 2014. (Ordinance amendment complete by December 31, 2009)

### AFFORDABILITY PROGRAMS

Program H-2a: The County shall amend its Affordable Housing Ordinance to prioritize the use of funds for development of Affordable Housing (:AH) Combination District sites, and will continue to work with interested parties to encourage their development of the sites under the :AH provisions. The County will seek to work with a developer to process a development application on at least one :AH site during the planning period. By



undergoing this process, the County will be better able to evaluate the effectiveness of the :AH Combination District and determine whether regulatory adjustments are necessary to best encourage development of affordable housing at these sites. (Ordinance amendment complete December 31, 2009)

- Program H-2b: If development occurs on parcels within the :AH Combination District that does not achieve the densities or the level of affordability associated with the :AH Combination District zoning provisions, the County will work to identify new sites to accommodate the shortfall in units originally anticipated when the AH: Combination District was applied to the parcel(s). (Ongoing)
- Program H-2c: 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 up to 20 percent and by allowing the payment of in-lieu fees only for housing projects of four or fewer units. (Ordinance amendment complete December 31, 2009)
- Program H-2d: 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. (Ordinance amendment December 31, 2009)
- Program H-2e: Through a Notice of Funds Availability (NOFA) process, the County will notify the public of available special assistance programs in coordination with the cities and other public and private agencies, using brochures and news releases. (Annually)
- Program H-2f: 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. (Ordinance amendment complete December 31, 2009)
- Program H-2g: 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. (Inventory complete December 31, 2011)
- Program H-2h: The County will require projects receiving Affordable Housing Fund monies 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. (Ongoing)
- Program H-2i: The County will continue to use the Affordable Housing (:AH) Combination District as a tool to provide specific and reasonable development standards and stimulate affordable housing production in designated locations, as described in Appendix H-1. (Ongoing)
- Program H-2j: The County will remove the Affordable Housing (:AH) Combination District zoning from the three Monticello Road/Atlas Peak sites illustrated in Figure H-1 below. (Ordinance amendment complete December 31, 2009)



Program H-2k: The County will allow redevelopment of existing mobilehome parks to provide 25 percent more units than the number of existing units consistent with their Planned Development (PD) zoning, if the existing number of affordable housing units is maintained and if the mobilehome park owners provide current mobilehome park residents with relocation assistance consistent with applicable state law. (Ongoing)

Program H-2l The County will ensure that infrastructure improvements are an eligible cost under the Affordable Housing Ordinance and will work with affected agencies to pursue grant money to improve water and sewer infrastructure on the Angwin, Moskowitz Corner, and Spanish Flat sites to facilitate the affordable housing development on these sites. (Ordinance amendment December 31, 2009)

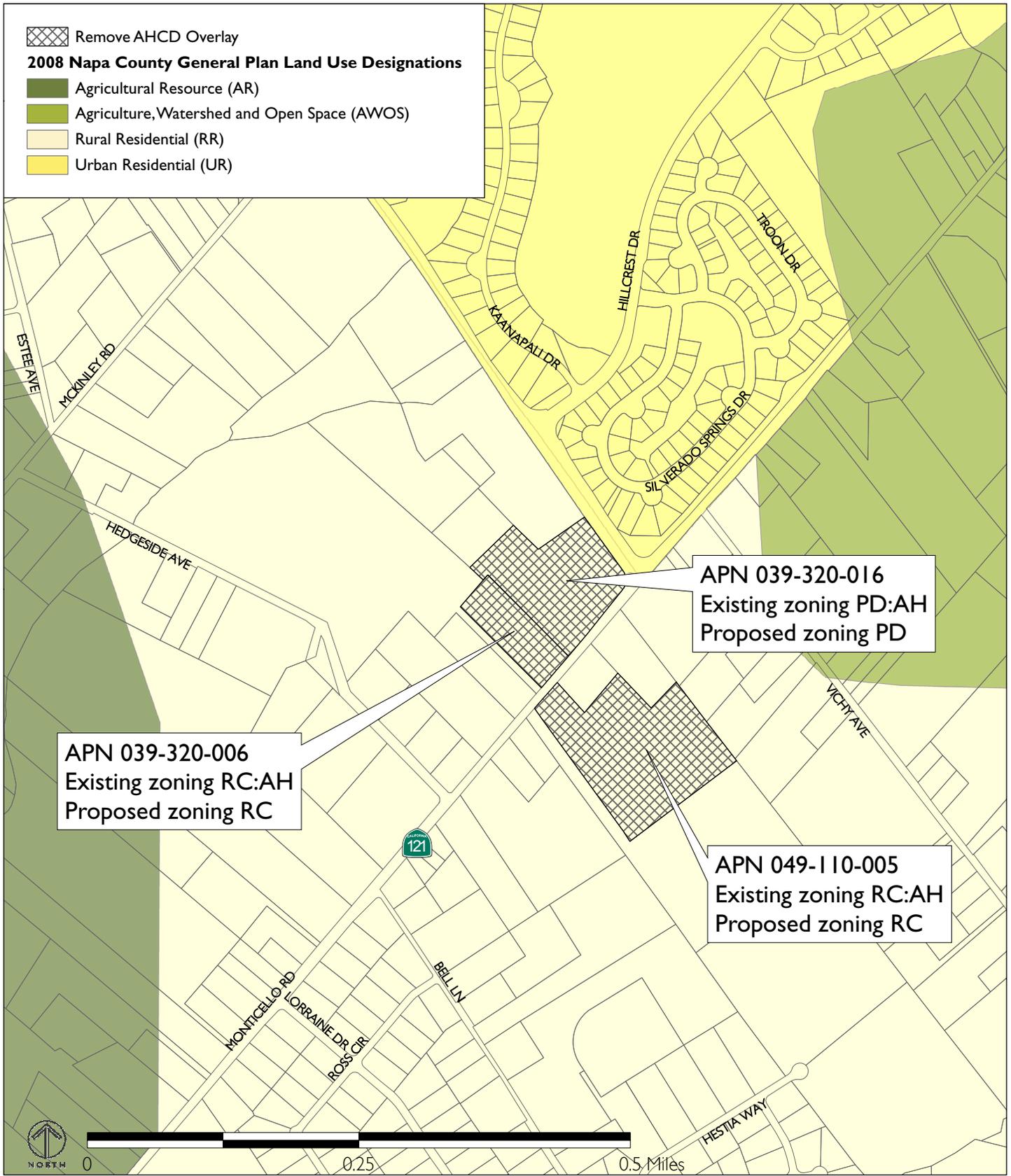


FIGURE H-1

**SITES PROPOSED FOR REZONING AND EXISTING GENERAL PLAN LAND USE DESIGNATIONS**



## SPECIAL NEEDS OBJECTIVES

- Objective H-3a: The County will work towards increasing occupancy of publicly-run farm worker centers to a year-round average of 75%.
- Objective H-3b: The County will provide Affordable Housing Fund resources for 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. (Annually)
- 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. The County's contract with Greater Napa Fair Housing Center will call for public outreach about housing discrimination, including dissemination of informational brochures. (Ongoing)
- Program H-3c: The County will continue to contribute towards the annual operating costs of local emergency shelters and transitional housing where such funds are available and their use legally permissible. (Ongoing)
- Program H-3d: The County will amend the zoning ordinance to allow for the development of emergency shelters as a permitted use without a use permit or other discretionary action in areas zoned "Industrial," recognizing that these areas are better served by transit than other areas of the unincorporated County. The County may develop written, objective standards as permitted by state law. (Ordinance amendment complete December 31, 2009)
- Program H-3e: The County will amend the zoning ordinance to clarify that transitional and supportive housing are considered a residential use, and are subject to the same restrictions as other residential dwellings of the same type in the same zoning district. (Ordinance amendment complete December 31, 2009)
- Program H-3f: To the extent permitted by law, the County will amend its Affordable Housing Ordinance to require a preference for local workers, including farmworker households, in affordable housing developments assisted with Affordable Housing Fund monies. (Ordinance amendment complete December 31, 2009)



- Program H-3g: 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 serving six or more individuals when private owners are no longer able or willing to do so. The County will approach farmworker housing owners about working together at the time it becomes aware of a potential closure of a private farmworker housing facility. The County Department of Environmental Management monitors the status of private farmworker housing facilities serving six or more individuals on an annual basis and will evaluate the efficacy of the program in helping to preserve existing units, and propose modifications to the program if units are lost. (Ongoing)
- Program H-3h: The County will continue to monitor the unmet need for farm worker housing throughout the harvest season. (Annually)
- Program H-3i: The County will clarify the zoning ordinance so that all sections uniformly conform with California Health and Safety Codes 17021.5 and 17021.6. (Ordinance amendment complete December 31, 2009)
- Program H-3j: The County will amend the zoning ordinance to remove the spacing requirements for medium and large residential care facilities, and relax the requirements that large residential care facilities be located within ½ mile of a hospital, to allow large residential care facilities within 5 miles of a hospital. (Ordinance amendment complete December 31, 2009)

## HOUSING DEVELOPMENT OBJECTIVES

- Objective H-4a: The County shall make available permits for construction of up to 115 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 115 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 lower and 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. (Ongoing)
- 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 consistent with the Affordable Housing Ordinance and criteria. The County will work with the cities to establish a list of criteria that will be used to evaluate proposals for use of Affordable Housing Fund monies. Once these criteria have been



established, the County will use a NOFA process to solicit applications on an annual basis. (Establish criteria by December 31, 2010)

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 any conflicts between housing and agriculture. (Ongoing)

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. (Ordinance amendment complete December 31, 2009)

Program H-4e: By December 31, 2010, the County will rezone 20 acres of the Napa Pipe property to allow housing development at a minimum density of 20 dwelling units per acre for 304 dwelling units with associated public open space and neighborhood serving retail. The new zoning designation will allow up to 152 owner-occupied or rental dwelling units by right (i.e. without a use permit or other discretionary approval except subdivision approval if required), consistent with development standards that will be established as part of the new zoning, and that will incorporate mitigation measures identified in the 2009 Housing Element Update programmatic environmental impact report that are adopted to address potential impacts of the proposed rezoning and development.<sup>1</sup> (Rezoning complete December 31, 2010)

Program H-4f: The County will amend the zoning ordinance to allow development of Single Room Occupancy (SRO) Units in all zones that allow multifamily housing. The zoning ordinance will also provide development standards for SRO units. (Amendment complete December 31, 2010)

## 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. (Ongoing)

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. (Ongoing)

Program H-5c: The County will exempt affordable housing projects from the 30-acre minimum parcel size requirement for PD zones. (Ongoing)

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

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<sup>1</sup> See Board of Supervisors Resolution which includes the applicable mitigation measures, and any subsequent Board resolutions adopted in connection with the Napa Pipe rezoning and any site specific mitigation measures.



categories for three years; (iii) consolidating implementation of Category 1-3 permits; 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 population in unincorporated Napa County times one percent (0.01), divided by the estimated household size, and in no instance shall the new permit limit be lower than the previous permit limit except as needed to adjust for annexations within the planning period. (Also see Policy Ag/LU-119 in the Agricultural Preservation and Land Use Element.) (Ordinance amendment complete December 31, 2009)

## 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. (Ongoing)

Program H-6b: The County will continue to provide energy conservation assistance to homeowners, architects, developers, and contractors applying for building permits. (Ongoing)

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. (Ordinance amendment complete December 31, 2009)

*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

<b>Income Category</b>	<b>Rehabilitation Objectives</b>
Extremely Low	5 units
Very Low	5 units
Low	5 units
Moderate	0 units
<b>Total</b>	<b>15 units</b>

### 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.

<b>Income Category</b>	<b>Preservation Objectives</b>
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:

<b>Income Category</b>	<b>Production Objectives</b>
Extremely Low	60 units
Very Low	70 units
Low	70 units
Moderate	50 second units
Above-Moderate	485 market rate units under Growth Management System

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

<b>Plan Program</b>	<b>Action Step</b>	<b>Source of Financing</b>	<b>Action Agency</b>	<b>Action Date (a)</b>
<b>1. Rehabilitation</b>				
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
<b>2. Affordability</b>				
Program H-2a: 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-2b: 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-2c: 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-2d: 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-2e: 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-2f: 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
Program H-2g: 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

Note:

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

Sources: County of Napa, BAE, 2009.

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

<b>Plan Program</b>	<b>Action Step</b>	<b>Source of Financing</b>	<b>Action Agency</b>	<b>Action Date (a)</b>
Program H-2h: 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-2i: 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-2j: 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-2k: 25 percent increase in units for redevelopment of existing mobilehome parks, pending certain requirements.	Amend the Zoning Ordinance.	County budget	Conservation, Development, and Planning Department; Planning Commission; BOS	2010
Program H-2l: Ensure infrastructure costs are an eligible cost for Affordable Housing Fund expenditure; work with water and sewer providers to secure grant funding to assist with infrastructure improvements	Amend the Affordable Housing Ordinance	County budget	Conservation, Development, and Planning Department; Planning Commission; BOS	2009
<b>3. Special Needs Housing</b>				
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."	Amend Zoning Ordinance.	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, 2009.

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

<b>Plan Program</b>	<b>Action Step</b>	<b>Source of Financing</b>	<b>Action Agency</b>	<b>Action Date (a)</b>
Program H-3e: Amend zoning ordinance to clarify that transitional and supportive housing facilities are treated the same as other similar residential facilities.	Amend Zoning Ordinance.	County budget	Conservation, Development, and Planning Department; Planning Commission; BOS	2009
Program H-3f: 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-3g: 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-3h: Monitor the unmet need for farm worker housing throughout the harvest season.	Continue current program.	County Budget	Conservation, Development, and Planning Department;	Ongoing
Program H-3i: Clarify the Zoning Ordinance to conform to Ca. Health and Safety Codes 17021.5 and 17021.6.	Amend Zoning Ordinance.	County Budget	Conservation, Development, and Planning Department; Planning Commission; BOS	2009
Program H-3j: Relax zoning requirements for medium and large residential care facilities.	Amend Zoning Ordinance.	County Budget	Conservation, Development, and Planning Department; Planning Commission; BOS	2009
<b>4. Housing Development</b>				
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

Note:

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

Sources: County of Napa, BAE, 2009.

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

<b>Plan Program</b>	<b>Action Step</b>	<b>Source of Financing</b>	<b>Action Agency</b>	<b>Action Date (a)</b>
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 20 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
Program H-4f: Amend the Zoning Ordinance to allow Single Room Occupancy units in all zones that allow multifamily housing.	Amend the Zoning Ordinance.	County budget	Conservation, Development, and Planning Department; Planning Commission; BOS	2010
<b>5. Removal of Government Constraints</b>				
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
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
<b>6. Energy and Water Conservation</b>				
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, 2009.



## APPENDIX H-1: HOUSING SITES ANALYSIS AND INVENTORY

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 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.<sup>2</sup>

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

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<sup>2</sup> Appendix H, 2004 Housing Element, County of Napa, p. H-1.



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 Milliken-Sarco-Tulocay Creek (MST) groundwater deficient basin; a 2003 U.S. Geological Survey study found that groundwater is being depleted in the MST basin.<sup>3</sup> 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. 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 sites provided at Moskowite 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.

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<sup>3</sup> 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/wri034229.pdf>. Accessed on July 22, 2008.



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.

## 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. Any 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 for Napa Pipe, within 18 months of Housing Element adoption.

## Infrastructure & Environmental Constraints

Although the majority of the sites do not currently have water and sewer services available onsite, 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. Table H-1-1 contains information on the status of water and sewer services for each site. In the event that any of the parcels identified in the Available Sites Inventory are determined to be infeasible for development due to refusal or inability 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 capacity 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 which follows below for each site revealed that most constraints can be avoided or mitigated. However, the presence of wetlands and prehistoric and historic resources



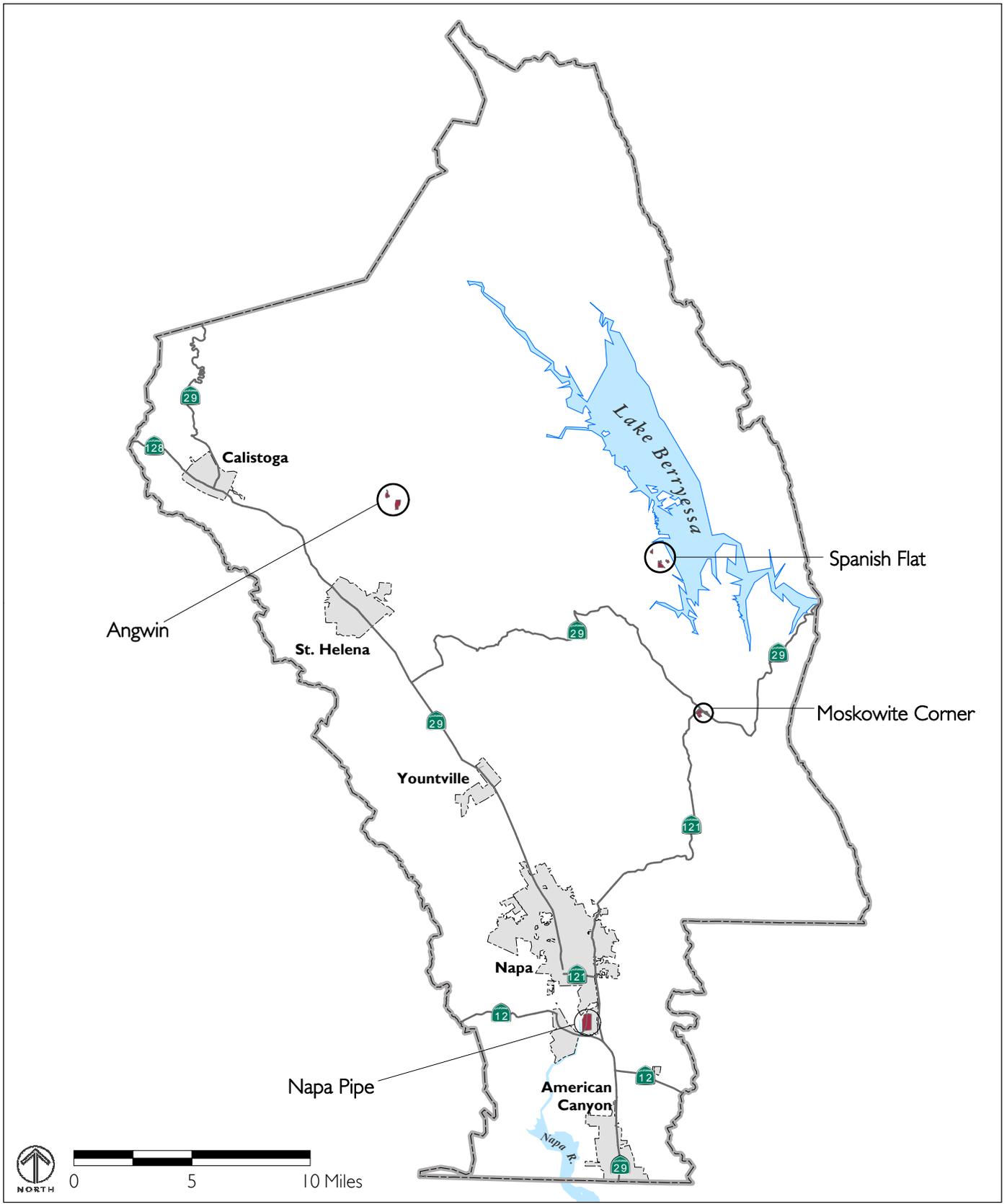
resulted in a reduction in the amount of developable land on Angwin Site A and Moskowite Corner Sites A, B, C and D.

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. As analyzed in the Governmental Constraints section of the Housing Needs Assessment, the County's site development standards do not place undue constraints on the development of housing, including affordable housing. These standards were considered when determining realistic development capacity for the affordable housing sites, 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.



○ Priority Housing Development Sites

**FIGURE H-1-1**

**LOCATION OF PRIORITY HOUSING DEVELOPMENT SITES**



## Summaries of Estimated Unit Yields for Affordable 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 an 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 the Affordable Housing Combination District (“AHCD”), 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.

As discussed in the section of the Housing Needs Assessment related to Zoning to Accommodate the Development of Housing Affordable to Lower Income Households, the current land use regulations for these sites permit development at a density of 12 dwelling units per acre by right if a developer complies with the applicable development standards set forth in the AHCD ordinance. In addition, densities of up to 25 du/ac are permitted with a use permit, consistent with the default minimum density of 20 du/ac established in Government Code section 65583.2(c)(3), the analysis provided in the Housing Needs Assessment demonstrates that these sites can encourage and facilitate the production of 80 housing units affordable to low- or very low-income households, and 51 units affordable to moderate-income households, if developed under the by right AHCD standards.

As an alternative to developing under the AHCD standards without a use permit, the current land use regulations for these sites permit development in excess of the California Government Code section 65583.2(c)(3) default minimum density of 20 du/ac upon granting of a use permit; thus, these sites provide the potential for development of up to 191 units that could be affordable to lower-income households. Nevertheless, in consideration of HCD’s comments on the preliminary Draft Housing Element Update, for the purpose of determining the County’s ability to accommodate its RHNA, the County has taken a more conservative approach, and, in its summary of sites suitable for low-income housing, has included only the lower income units that may be developed by right in the AHCD zone. For the Angwin sites, this results in 80 units affordable to very low- or low-income households, 51 units affordable to moderate-income, and 60 units affordable to above-moderate income, based on the affordability requirements that would apply if the parcels are developed in accordance with the AHCD standards.

### *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 right under 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.



**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 zoning. 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 100 units.

As discussed in the section of the Housing Needs Assessment related to Zoning to Accommodate the Development of Housing Affordable to Lower Income Households, the current land use regulations for these sites permit development at a density of 4 dwelling units per acre by right if a developer complies with the applicable development standards set forth in the AHCD ordinance. In addition, densities up to 10 du/ac are allowed with a use permit. While the maximum permitted density of 10 du/ac is below the default minimum density of 20 du/ac established in Government Code section 65583.2(c)(3), the analysis provided demonstrates that these sites can encourage and facilitate the production of 25 housing units affordable to low- and very low-income households, 25 units affordable to moderate-income, and 50 units affordable to above-moderate developed by right under the AHCD standards.

As alternative to developing under the AHCD development standards, the current zoning for these sites would also permit development of up to a maximum residential density of 10 du/ac with a use permit, which the County believes could also feasibly accommodate development of housing affordable to lower-income households. If the sites are developed up to the maximum allowable density with a use permit, they may accommodate up to 100 units that would be affordable to lower-income households. Nevertheless, the County has taken a more conservative approach in regard to estimating its ability to accommodate its RHNA obligations, and in its summary of sites suitable for lower income housing, has included only the lower income units that may be developed by right in the AHCD zone. For the Moskowite Corners sites, this results in an estimate of 25 units affordable to lower-income households, 25 units affordable to moderate-income, and 50 units affordable to above moderate-income, based on the affordability requirements that would apply if the parcels are developed by right in accordance with the AHCD standards.

### ***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 Moskowitz 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**

**MOSKOWITZ CORNER SITES**

**COUNTY OF NAPA  
HOUSING ELEMENT UPDATE  
SITES INVENTORY AND ANALYSIS**



## **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 zoning. The maximum number of units allowed in this area is 110, if developed under the AHCD zoning. This Housing Element proposes to maintain these land use designations as is.

As discussed in the section of the Housing Needs Assessment related to Zoning to Accommodate the Development of Housing Affordable to Lower Income Households, the current land use regulations for these sites permit development at a density of 4 dwelling units per acre by right if a developer complies with the applicable development standards set forth in the AHCD ordinance. In addition, densities of up to 25 du/ac are permitted with a use permit, consistent with the default minimum density of 20 du/ac established in Government Code section 65583.2(c)(3). The analysis provided demonstrates that these sites can encourage and facilitate the production of 27 housing units affordable to low- or very low-income households, 23 units affordable to moderate-income, and 60 units affordable to above-moderate if developed under the by right AHCD standards.

Alternatively, as discussed in the section of the Housing Needs Assessment dealing with Zoning to Accommodate the Development of Housing Affordable to Lower Income Households, the current land use regulations for these sites permit development in excess of the California Government Code section 65583.2(c)(3) default minimum density of 20 du/ac, for land intended to accommodate development of housing for lower-income households, with a use permit. Thus, these sites provide the potential for development of up to 110 units that could be affordable to lower-income households. However, in consideration of HCD's comments of on the preliminary Draft Housing Element Update, the County has taken a more conservative approach. For the purposes of calculating the County's ability to accommodate its RHNA obligation, the County has included only the lower income units that may be developed by right in the AHCD zone. For the Spanish Flat sites, this results in an estimate of 27 units that would be affordable to lower-income households, 23 units affordable to moderate-income, and 60 units affordable to above-moderate income, in accordance with the affordability restrictions that would apply if the parcels are developed by right in accordance with the AHCD standards for these sites.

### ***Environmental Constraints & Other Observations***

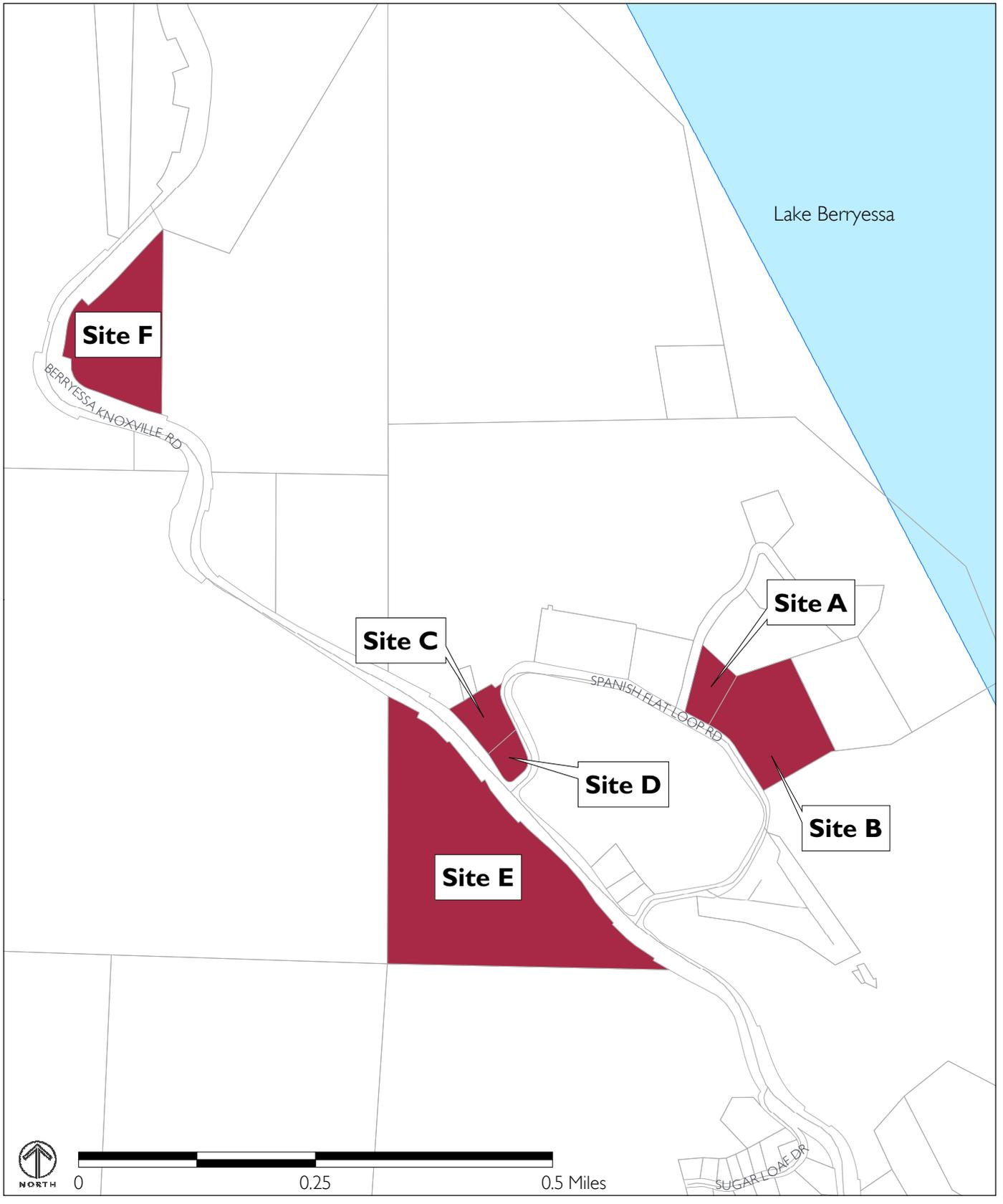
Napa County currently owns Site B in the Spanish Flat area and uses it for a maintenance facility. Aside from the driveway and maintenance yard, the parcel is vacant. The realistic development capacity assumes that the maintenance yard would remain on the site and that the vacant portion of the site 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 Flat sites is 110 units, which can be built as of right at densities up to four units per acre, provided the developer complies with the AHCD 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**



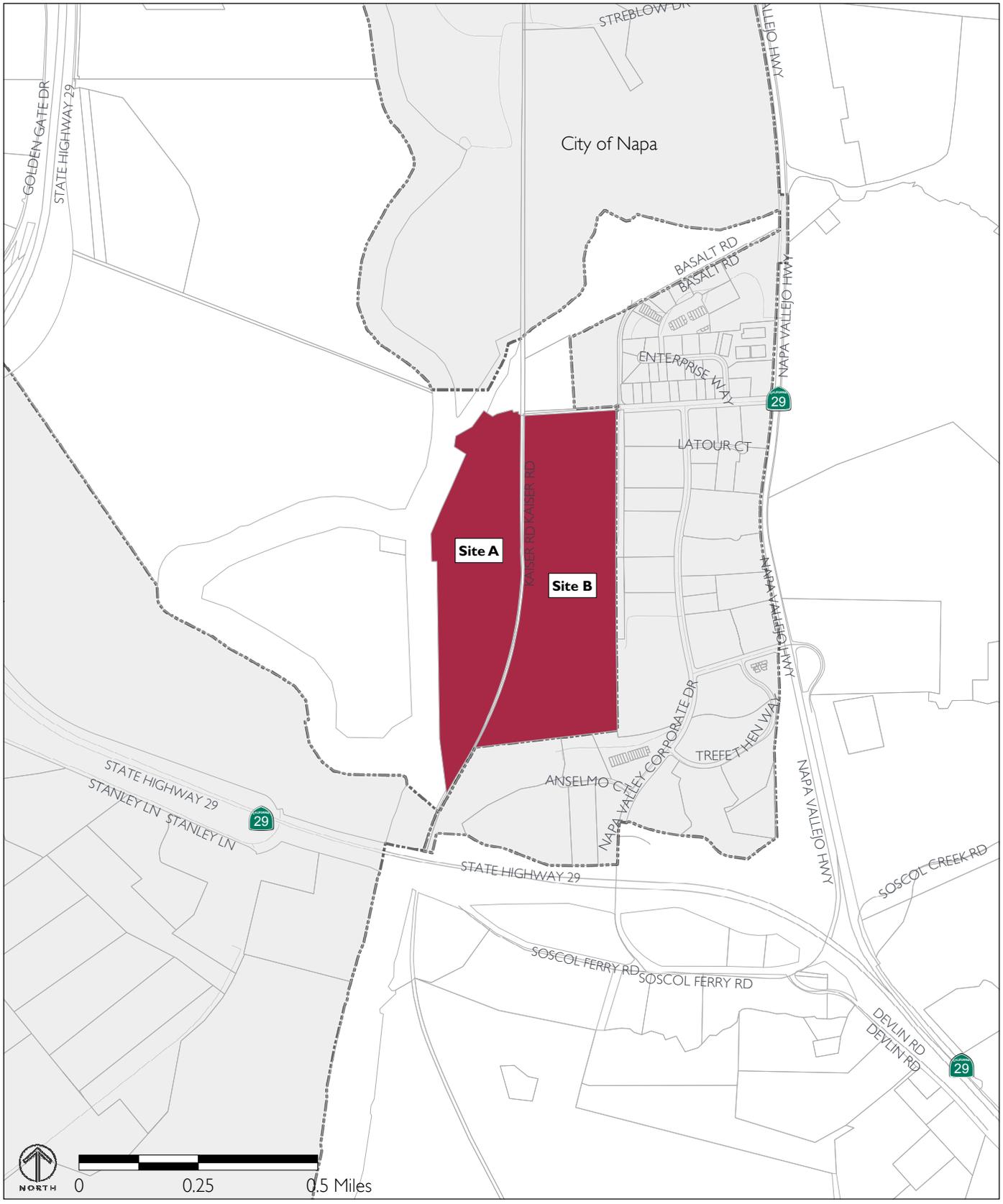
## **Napa Pipe (Sites A and B)**

Napa Pipe Phase I contains 20 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 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 consistent with the default minimum densities established by California Government Code section 65583.2(c)(3). The new zoning classification would provide development standards for the 20-acre portion of the site, and would permit development of a total of up to 304 dwelling units, including 152 units that could be developed by right, and an additional 152 units that could be developed following approval of a use permit or development agreement. Because this land could be developed at densities of at least 20 dwelling units per acre, this land could accommodate housing that would be affordable to very low- and low-income households.

### ***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. 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 20 acres total was included in the priority housing sites inventory. The realistic unit capacity of the 20 acres is estimated at 304 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 304 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 could be complemented by an interagency agreement between the County and the City of Napa. The City of Napa has indicated that it is amendable to working with the County to provide urban services to the 20-acre portion of the development at Napa Pipe.



**FIGURE H-1-5**

**NAPA PIPE PHASE I SITES**

**COUNTY OF NAPA  
HOUSING ELEMENT UPDATE  
SITES INVENTORY AND ANALYSIS**



## Summary

The total realistic development capacity of all sites listed in Table H-1-1 is 1,070 units, which exceeds the net remaining 428 units Napa County is required to accommodate for its RHNA. 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

Per California Government Code section 65583.2(c)(3) 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. Napa Pipe Sites A and B are expected to have 20 acres of land zoned for residential development at a minimum of 20 dwelling units per acre, and to be capable of producing 304 units, which exceeds the remaining outstanding RHNA for very low- and low-income households of 259 units. However, since the rezoning of these 20 acres is expected to allow 152 of the units by right consistent with Government Code section 65583.2(c)(3), the County has included additional sites to accommodate the balance of its RHNA allocation for units affordable to low- and very low-income households (i.e. 259 minus 152 equals 107), as well as units available to moderate-income households, and a “buffer” beyond the minimum RHNA requirement.

Specifically, in addition to the Napa Pipe Project, the available land inventory summary offers additional sites in Angwin, Spanish Flat, and Moskowitz Corner for the production of very low- and low-income housing. As discussed in detail in the Housing Needs Assessment, and summarized in this Appendix, these sites were included in the County’s 2004 Housing Element, which was certified by HCD and addressed a RHNA allocation of 265 units (after transfer agreements), including a total of 160 units in the low- and very low-income categories. The maximum density permitted in Angwin and Spanish Flat is 25 dwellings per acre, exceeding the default minimum density of 20 dwelling units per acre, while the maximum density permitted in Moskowitz Corner is 10 dwellings per acre. While the allowable density on the Moskowitz sites is below the default minimum density of 20 dwelling units per acre, the analysis provided in the Housing Needs Assessment demonstrates that these sites will encourage and facilitate are suitable for affordable housing production. In addition, the County has included in its inventory a conservative estimate of the potential production of 132 units available to low- or very low-income households on these sites, equal to the number of lower income units that can be built by right under the AHCD zoning.<sup>4</sup> In addition, the analysis provided in the Housing Needs Assessment explains that affordable housing has historically been built in Napa County at densities below 20 dwelling units per acre, considers issues associated with land costs and property ownership, the availability of Affordable Housing Fund monies, as well as the opportunities provided by the AHCD zoning for by right development of mixed-income projects, wherein market rate units cross subsidize the development costs for affordable units.

## Capacity for Moderate Income Housing Production

Second dwelling units are affordable to moderate income households. County records indicate that 22 second units have been produced in the unincorporated area from January 1, 2007 through present. Assuming that this trend continues, the County expects to issue an average of 10 permits per year for the time period of July 1, 2009 through June 30, 2014, for an additional 50 second units before the end of the planning period. Given the 22 permits already issued and the 50 projected permits, 72 second units would be built in



the County by June 30, 2014, leaving a remaining balance of 42 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 42 units, since sites deemed feasible for lower-income housing are also assumed feasible for moderate-income housing. In addition, sites in Angwin, Moskowite Corner, and Spanish Flat are assumed to be able to accommodate 90 units which would be affordable to moderate-income households. Thus, Napa County has more than adequate capacity to accommodate its remaining unmet RHNA for moderate-income housing units.

### **Capacity for Above Moderate-Income Housing Production**

Napa County is well on its way to exceeding its RHNA for above moderate-income households. County records indicate that 119 market rate units have been constructed in the unincorporated area since January 1, 2007. Napa County will produce more than the remaining RHNA balance of 77 units for moderate-income households, if permits are continually issued at these rates. The County's Growth Management System will make permits available in the next five years for development of up to 485 additional market rate units (including 170 units on Angwin, Moskowite, and Spanish Flat, plus 315 additional market rate units). The additional 77 units (minimum) 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. Since these parcels are located in areas not served by public sewer systems, they are not identified on a site-specific basis (Government Code Section 65583.2(b)(6)).

### **Summary of RHNA Allocation and Housing Development Capacity**

Table H-G, summarizes Napa County's RHNA, housing units produced to date, and the County's conservative estimate of its capacity to accommodate the remaining outstanding RHNA needs. As shown in the table, the County can accommodate its current unmet RHNA allocation for very low-, low-, and moderate-income households with the Angwin, Moskowite Corner, and Spanish Flat AH sites, plus the "by-right" portion of housing units (152 units) that could be accommodated on the Napa Pipe property once it is rezoned per Housing Element Program H-4e to allow multifamily residential development at a minimum density of 20 dwelling units per acre. Projected second units, plus the housing units that could be built on the Napa Pipe property with a use permit or a development agreement (152 additional units), plus moderate-income units that are assumed to be accommodated on the Angwin, Moskowite, and Spanish Flat sites under the AHCD zoning would more than cover the remaining unmet moderate-income portion of the RHNA. It should be noted that the County's ability to accommodate construction of new housing units that could be affordable to lower-income households, as reflected in Table H-G, is more conservative than, and has taken into consideration comments from HCD on the preliminary Draft Housing Element that the County submitted to HCD for review. Finally, the Growth Management System can provide permits for construction of more than enough market rate units to accommodate the County's remaining unmet RHNA need for above moderate-income households. These units may be built on a very large number of parcels within the unincorporated area (2,000+) upon which an additional single-family residential unit would be allowed.