



REVISED DRAFT

**County of Napa
Housing Element Update
Housing Needs Assessment**

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Executive Summary

This Housing Needs Assessment serves as background for the Napa County 2008-2009 Housing Element Update, addressing housing needs and conditions in the unincorporated area of Napa County. In accordance with State Housing Element Law, this document reviews the prior Housing Element; analyzes a range of local housing issues, demographic and economic conditions; and constraints to housing production, conservation, and rehabilitation. This Needs Assessment also introduces the County's Regional Housing Needs Allocation for the January 1, 2007 through June 30, 2014 time period, and begins the assessment of the County's ability to accommodate the housing needs allocation.

Review of Existing Housing Element

The County made nearly every policy change recommended as part of the 2004 Housing Element Program Actions. These policy changes removed governmental constraints provided incentives for the development of affordable housing. While some of the Program Actions not completed are no longer relevant, at least four major Program Actions need continued work in the 2007 to 2014 Housing Element planning period. Overall, the Existing 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; however with the changes in local, regional, and national conditions overtime; and with the assignment of the County's new Regional Housing Needs Allocation for the period through June 2014, it is timely to update the Housing Element.

Demographic and Economic Trends

Since 2000, the population and number of households in the unincorporated area 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. In the unincorporated area, the median age has increased to nearly 43 years and the median income is over \$81,000 per year. Thus, the unincorporated area population is increasingly older and more affluent, compared to Napa County as a whole and the Bay Area. However, data regarding the distribution of income by tenure, suggests that a portion of the population, mostly renters, requires more affordable housing.

Existing Housing and Market Conditions

Single-family detached units constitute the majority of the housing units in The unincorporated area, leaving a minimal number of alternative housing options. The age of the housing stock is relatively new and the incidences of overcrowding in the unincorporated area are below those of the both Napa and the Bay Area. The supply of rental units, while limited in number, are affordable to most households of Napa County as a whole and the highest incidence of severe

housing cost burden occurred among owner households. 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 large low income households, as well as all moderate and above moderate income households.

Special Housing Needs

Of the six special needs populations identified, the largest unmet housing needs, given the prevalence of households with housing cost burdens, exist among the disabled, farmworkers, and the homeless. While the percentage of elderly households in the unincorporated area exceeds that of the Bay Area, the housing cost burden of the elderly aligned closely with that of the general population in the unincorporated area meaning that owner households experience a high housing cost burden at all income levels. The actual number of single-female headed households is small, but these few households are more likely to be below the poverty line than other households and hence need a high level of housing assistance. Finally, the demand for emergency shelters, transitional and permanent supportive housing units remains high given the limited supply of all three types of facilities, especially permanent supportive housing.

Nongovernmental and Governmental Constraints

As with the 2004 Housing Element, most non-governmental constraints remain beyond Napa County's control; however, with implementation of the 2004 Housing Element, Napa County made significant progress in removing governmental constraints to housing. The review conducted for this Housing Element Update identified additional opportunities to remove or mitigate governmental constraints and, as a result, the Housing Element Update contains policies and programs to provide relaxed regulations for the siting of emergency shelters and for housing for the disabled. In addition, the Housing Element Update includes programs to clarify regulations and ensure that that transitional and supportive housing projects are subject to the same restrictions that apply to other similar residential dwellings of the same type per Government Code section 65583(a)(5). The County will also provide explicit guidelines in the Zoning Ordinance to permit Single-Room Occupancy residential developments within the unincorporated area. The County's conditional use permit requirement for multifamily housing projects have not created an undue constraint on housing, nor have they significantly increased the cost or risk of obtaining development approvals. Nevertheless, all sites shown as suitable for lower income housing in the Housing Element permit the lower income units shown "by right." The Housing Element also includes a program to ensure that housing developments that provide housing for very low-, low-, or moderate income households will receive expedited permit processing.

Housing Sites Inventory

In the Housing Element compliance period from January 1, 2007 through June 30, 2014, Napa County will have more than sufficient capacity to accommodate its Regional Housing Need Allocation (RHNA) of 651 units. Specifically, the County has capacity to accommodate numerous above-moderate income units on sites that permit construction of single family homes, plus at least 585 additional housing units that can accommodate the County's outstanding RHNA for housing affordable to moderate-, low-, and very low-income households.

Conclusion

Napa County wishes to accommodate housing affordable to all economic segments of the community. However, the County's commitment to maintain its rural character through agricultural preservation and urban-centered growth patterns means that Napa County must utilize land adjacent to urban centers or within a limited number of designated urban areas of the unincorporated area. In addition the County must ensure that its policies and programs are effective in encouraging and facilitating the private sector in producing, conserving, and rehabilitating local housing.

The Housing Needs Assessment identified a number of specific populations including extremely and very low-income households, farmworkers, the homeless, and those with employment disabilities that may require County assistance. For these groups, the County should leverage available housing assistance funds and collaborate with other governmental and private entities to remove or mitigate housing constraints. The County should also adjust County land use policies as needed and ensure that the County provides an adequate supply of land to accommodate its Regional Housing Needs Allocation.

Introduction

Since its establishment in 1969, the California Housing Element Law has mandated that California local governments develop plans to supply housing to current and future residents, regardless of income level.¹ This document represents an update to Needs Assessment portion of the Napa County Housing Element of 2004. The Housing Needs Assessment will remain a separate source document and it informs the Napa County 2008-2009 Housing Element.

Housing Element Purpose

The purpose of the Housing Element is to adopt a comprehensive plan to address the housing needs in the unincorporated areas of Napa County over a five year period. Along with seven other mandated elements, state law requires that a Housing Element be a part of the Napa County General Plan. The Housing Element is Napa County's primary policy document regarding the development, rehabilitation, and preservation of housing for all economic segments of the population within its jurisdiction. Accordingly, this Housing Needs Assessment identifies and analyzes the existing and projected housing needs of the County and the Housing Element Update will state goals, policies, quantified objectives, and implementation programs for the preservation, improvement, and development of housing. The Housing Element will also identify sites for housing development that are adequate to accommodate the County's allocation of the regional housing need. Napa County intends to implement a set of programs and projects to meet the goals, policies, and objectives included in the Housing Element, in addition to coordinating its housing efforts with those occurring within the incorporated areas of Napa County.

Authority

Housing elements are required as a mandatory element of General Plans by section 65302(c) of the Government Code. Specific requirements for Housing Elements are set forth beginning at section 65580 of the Government Code and by guidance provided by the State Department of Housing and Community Development (HCD). This Housing Needs Assessment and Housing Element will address all applicable requirements of state law.

Status

The Board of Supervisors adopted the last version of the Housing Element on October 26, 2004.² A draft update was submitted and deemed in compliance by HCD on April 14, 2005.³ This updated

¹ California Department of Housing and Community Development. "Housing Element Compliance Report." June 18, 2008. <http://www.hcd.ca.gov/hpd/hrc/plan/he/status.pdf>. Accessed on June 23, 2008.

² Napa County Department of Planning and Conservation. <http://www.co.napa.ca.us/GOV/Departments/DeptPage.asp?DID=29000&LID=921>. Accessed on June 10, 2008.

³ California Department of Housing and Community Development. "Housing Element Compliance Report." June 18, 2008. <http://www.hcd.ca.gov/hpd/hrc/plan/he/status.pdf>. Accessed on June 23, 2008.

2008-2009 Housing Element focuses on housing needs through June 2014 in accordance with the Housing Element planning period for San Francisco Bay Area jurisdictions established by State law.

Consistency with the General Plan

State Law requires that a general plan and its constituent elements “comprise an integrated, internally consistent and compatible statement of policies.”⁴ All elements have equal legal status and no one element is subordinate to any other element. Accordingly, the Housing Element must be consistent with population projections and land use goals and policies set forth in the Agricultural Preservation and Land Use Element as well as the goals and policies of the remaining elements of the General Plan. Concurrent with adoption of the Housing Element, the County will adopt conforming amendments to the balance of the General Plan if/as necessary to achieve internal consistency. The County will also review Housing Element implementation actions that are to occur during the Housing Element planning period, and undertake any amendments to other General Plan elements that are necessary in order to maintain consistency, although the County does not believe that additional amendments will be needed to implement the programs in this Housing Element. Finally, the County will monitor the status of the General Plan in order to identify any changes to other elements that create the need for amendments to the Housing Element in order to ensure consistency.

Statement of Intent

It is the intent of the Housing Element to set forth a five-year housing program that maximizes the limited opportunities for new housing construction in the unincorporated area of the County while developing the capacity for assisting in the affordability, maintenance and rehabilitation of the existing housing stock. Priority will be given in both new construction and rehabilitation to provide housing for extremely low-, very low-, low- and moderate-income households, and special needs populations. Consistent with Policy AG/LU-30 in the Agricultural Preservation and Land Use Element, the Housing Element uses a variety of strategies to meet the County’s RHNA and comply with State law.

Public Participation

In the course of developing the Draft 2008-2009 Housing Element Update, Napa County solicited input from members of the general public and representatives of various stakeholder groups. Opportunities for input included three public workshops, two joint Planning Commission/Board of Supervisors meetings, and by submitting comments to County staff via the Napa County Housing Element website (www.co.napa.ca.us/HousingElement). The three public workshops occurred May 19, 2008 at the Yountville Community Hall, and on July 7, and August 12, 2008 at the Napa

⁴ Government Code Section 65300.5

City/ County Library. Napa County staff compiled a list of interested parties and sent out email notification before each of the public workshops. These interested parties included property owners, developers, affordable housing developers, representatives of the incorporated cities of Napa County, Fair Housing Napa Valley, and agriculture and wine industry representatives. The first workshop provided an overview of the Housing Element process, explained key requirements such as the Regional Housing Needs Allocation, reviewed the existing 2004 Housing Element goals and policies, and provided attendees with an overview of key dates and milestones in the Housing Element update process. The subsequent two workshops presented the information gathered as part of the Housing Needs Assessment and allowed attendees to comment on the information and make suggestions for development of updated Housing Element policies and programs. The public input was incorporated into the Housing Needs Assessment and formed the basis of the Housing Element Policy document. Some of the issues and policies that were most significantly influenced by public comment include the prioritization of potential housing development sites, as reflected in the final sites inventory found in this Housing Element policy document, supporting local worker preferences to fill available affordable housing, and the continued emphasis on preserving open space and agriculture and directing housing development in urban locations close to incorporated cities.

The public was also given the opportunity to provide input at both of the joint Planning Commission/BOS meetings on June 24 and October 14, 2008 in regard to preparation of the draft Housing Element Update. The Planning Commissioners and members of the Board of Supervisors then considered public comment when giving staff and consultants direction on completing the Draft Housing Element policies and programs for HCD review. In addition, the public input solicited at the various public forums, consultants collected input from different affordable housing developers who are active within Napa County as a whole for information on the costs and constraints surrounding affordable housing production. After receiving HCD comments on the Draft Housing Element Update, the County Board of Supervisors also held another public hearing at which public input was received, on March 17, 2009. The Board of Supervisors considered the public comments in giving staff and consultants direction to prepare the Revised Draft Housing Needs Assessment. Additional public input will be taken at the May 6, 2009 Planning Commission hearing, and the June 6, 2009 Board of Supervisor's meeting, before the Board of Supervisors considers adoption of the Housing Element Update.

It should be noted that the Draft Housing Element Update and related General Plan amendments are available on the County's website for public review. Notice and consultation letters were sent to interested parties, public agencies and tribes pursuant to the Government Code regarding the proposed amendments. Prior to final adoption, the County will review and consider comments and recommendations from any interested party or agency regarding the Housing Element update.

Review of Existing Housing Element

This section summarizes the progress of Napa County towards completing the Program Action Items identified in the 2004 Housing Element. Table 1 identifies each of the 2004 Housing Element plan policies and examines the results of each item through May of 2008. The Program Action Items focused upon issues surrounding rehabilitation, affordability, special needs, housing development programs, housing location, government constraints, and water and energy conservation.

Rehabilitation

Napa County adopted and enforces the most recent 2007 California State Building Standards Codes to ensure that all units exceed minimum building standards. County Funds in conjunction with a grant from the Joe Serna, Jr. Farmworker Housing Grant (JSJFWHG) Program funded the comprehensive rehabilitation of the Mondavi and Calistoga Farmworker Centers. Conditions were improved throughout both Centers and the Calistoga Farmworker Center added eight new beds.

Affordability

In 1993, Napa County adopted an Affordable Housing Trust Fund Ordinance. The purpose of the County's Affordable Housing Trust fund is to provide financial support for the development of affordable housing, including housing for special needs population such as migrant farmworkers. The fund utilizes two basic sources of revenue- an inclusionary housing in-lieu fee and a commercial linkage fee, the latter based upon the concept that the creation of new jobs will, in turn, require the development of new housing units appropriate to employment density and wage levels. Napa County facilitates affordable housing production directly through the funding of new units and changes in government policy that assist and incentives the production of affordable housing. During the last housing element planning period, the County provided \$2.5 million in funding to develop affordable housing units in the County with \$1.2 million going towards the Vineyards Crossing project, and \$1.3 million towards purchasing land for the development of 30 affordable housing units along Coombsville Road. Although the projects were not completed by the developers within the previous Housing Element planning period, the Vineyard Crossing Project in American Canyon is now complete and occupied, and the Coombsville Road Project in the City of Napa is in the planning stages and seeking approval from the Planning Commission and City Council.⁵ Since these units are in the incorporated cities, they provide residents with access to nearby services and existing infrastructure, thereby reducing the overall costs of developing housing. The County also expended \$900,000 of the affordable housing trust fund towards the construction of a homeless shelter. The Affordable Housing Fund had approximately \$8 million in

⁵ Personal Communication. Napa Valley Community Housing. June 16, 2008.

unobligated funds as of August 2008. The Affordable Housing Trust Fund has been instrumental in building affordable housing in Napa County as a whole, in collaboration with cities and towns in Napa County.

The 2004 Housing Element included a plan objective (See Program 2f) to utilize Affordable Housing Fund dollars to subsidize Category 4 projects. However, during this time period, the County did not receive any requests for the issuance of Category 4 permits, and there were accordingly no requests for use of the trust fund in connection with Category 4 permits. This program was removed from the 2009 Housing Element because the County would ordinarily waive permit costs for affordable housing projects using Category 4 permits.

Napa County also worked to facilitate the development of affordable housing by adopting an Affordable Housing Combination District (AHCD). The AHCD Ordinance allows the construction of a variety of affordable housing types (low, very low, and moderate income) on parcels identified as affordable housing sites in the 2004 Housing Element land inventory. The AHCD Ordinance allows development up to specified densities by right if the development meets identified standards and requires the affected housing to remain at affordability levels for a minimum of 40 years. Thus far, the County has not received development applications for projects pursuant to the AHCD Ordinance. This program is still relatively new, and the County considers it premature to make changes to the AHCD guidelines until it has more experience working with developers who are interested in developing under the AHCD regulations. Accordingly, no changes are proposed to the program at this time, although the AHCD Ordinance will be updated to remove the sites in the Silverado area from the AHCD, as more fully discussed in the Housing Sites Inventory and Analysis.

The Conservation, Development, and Planning Department and the Board of Supervisors completed almost all of the housing affordability policy recommendations listed in the 2004 Housing Element.

Special Needs

This section of Housing Element Action Items focused upon the needs of farmworkers, homeless, and disabled persons, and overall housing discrimination issues. Napa County made great strides within the Housing Element Planning period towards the identification of the needs of farmworkers with the completion of a study and the report “An Assessment of the Demand for Farm Worker Housing in Napa County” by the California Institute for Rural Studies. The County completed renovations at two farm labor centers adding 18 additional beds for a total at the three centers of 180 beds. The Napa County Housing Commission has formed a committee to monitor occupancy at the existing centers and research possible sites for a new farm worker center should conditions

warrant. The County facilitated the development of farmworker housing by requiring, as a condition of a grant of Affordable Housing Trust funds to the Vineyards Crossing affordable housing project, that ten percent of the units in that affordable housing project (a minimum of 15 units) be available strictly for farmworkers. The County amended the zoning ordinance to allow farmworker housing on agricultural parcels by right as recommended in Program 3i of the 2004 Housing Element, and in practice, the County has complied with the requirements of Health and Safety Code sections 17021.5 and 17021.6. The County will revise this program in the current Policy document to clarify the ordinance so all sections uniformly reference Health and Safety Code sections 17021.6 and 17021.5. Since 2004, two individual farm labor dwellings were permitted and the County initiated an enforcement program to ensure that farm labor dwellings permitted in the past are being used appropriately. The enforcement action confirmed there are approximately 74 farm labor dwellings for six or fewer persons that exist pursuant to the referenced zoning section. In addition, there are also 10 private farm worker camps serving 122 individuals currently available in the County.

In regards to the special needs of the homeless, the County financially supported construction and now provides 1/3 of the operating budget for the 59 bed South Napa Homeless Shelter. This new shelter exceeds the goal of 50 new shelter beds set for the prior Housing Element planning period, but a need for new transitional housing remains. The County also amended its zoning ordinance to allow for the development of homeless shelters in the General Industrial Zoning District with a conditional use permit, and adopted a Reasonable Accommodations Ordinance to increase the accessibility of housing to the disabled population. Finally, to assure that all residents of Napa County have equal access to housing and do not experience discrimination, Napa County makes an annual contribution to Fair Housing Napa Valley, a local nonprofit organization dedicated to promoting and developing fairness and equality of housing opportunities for the residents of Napa County. Fair Housing Napa Valley works to eliminate housing discrimination and ensure equal housing opportunity through education, facilitation, outreach, training, advocacy and enforcement. The County receives quarterly reports detailing the total number of cases, the resolution and outreach efforts of the organization on behalf of residents of the unincorporated county. Staff in both the Conservation, Development and Planning Department, as well as staff in Community and Intergovernmental Affairs refer residents to Fair Housing Napa Valley on a regular basis and keep brochures for the organization displayed for those interested in their services.

Housing Development Program

The General Plan update completed in June of 2008 reinforces that the County will continue to focus housing development around already established urban areas. To this end, the County contributes money through the Affordable Housing Fund to affordable housing development in incorporated cities and completed MOUs with the City of Napa and American Canyon that, resulted in 29 very low-, 80 low-, 69 moderate-, and 389 above moderate –income housing units

either under construction or completed through the end of 2006. In addition, Napa County has pending housing projects at various stages of review with affordable components including Napa Pipe (3,200 units, including 640 affordable), Angwin (380 units, including 59 affordable), Altamura, (21 units, including three affordable) and Petsas (100 units, 10 affordable).

Housing Location, Density and Timing

The County was not able to achieve many of these Action Items because they were not under the County's direct control. For example, although the County tried to facilitate the provision of water and sewer service for areas of the unincorporated County for development of affordable housing, no private development projects requiring such extensions progressed far enough along for the County to take an active role in advocating for these extensions. The County has included a new policy within the General Plan Policy AG/LU-92, which would support the extension of infrastructure in the Silverado Area under certain circumstances.

Governmental Constraints

The changes to the treatment of Category 4 permits in the Growth Management System, the adoption of a Reasonable Accommodations Ordinance, and the application of Affordable Housing Combination Districts (AHCD) on lands identified for affordable housing development in the 2004 Housing Element, all occurred in 2004. In accordance with Program 6b, 6d, and 6e of the 2004 Housing Element, the AHCD Ordinance allowed by-right development for up to four dwelling units per acre on the Spanish Flat and Moskowitz Corner sites and 12 dwelling units per acre on the Angwin and Monticello Road sites. A conditional use permit (CUP) is required for development at higher densities of up to 25 dwelling units per acre. The CUP requirement for multifamily projects did not appear to discourage development of lower income housing, because the by right development allowed under the AHCD development guidelines did not require a use permit. If an applicant were to decide to develop a site at densities higher than allowed for by-right development, thus requiring CUP approval, the CUP permit requirement is unlikely to lengthen the application process, since the CUP application would be handled concurrently with the required environmental review process. Moreover, as discussed further below, the County's required findings for use permit approval are clear, and the need to obtain a use permit would not add unnecessary uncertainty to the application process for a project proponent. The County will monitor the approval process for projects that require a CUP, and will evaluate whether a need arises in the future for policy changes that would ease or remove the CUP requirement.

Energy and Water Conservation

The County guarantees a quick permit process of less than 14 days for certain types of small accessory structures and consequently projects such as solar systems can utilize the quick permit process instead of the traditional permit process which takes significantly longer.

Summary

The main goal of the action steps is to provide housing of all residents of Napa County with affordable housing regardless of socioeconomic status or special need. Napa County achieved many of the Program Action Items related to critical policy changes and funding, but many of the policy changes did not meet the unit production goals identified with each policy, an example being the designation of 14 sites with the AHCD overlay, but no development applications being submitted on these sites within the 2004 Housing Element planning period. It should be noted that submission of development applications and actual development of the sites is beyond the County's control and is not required by the housing statutes. The review of the 2004 Housing Element influenced the goals, policies, objectives, and programs contained in the 2009 Housing Element Update. Many programs from the 2004 Housing Element have been removed because they have been completed since 2004. Other programs that have been carried over from the 2004 Housing Element expand upon action taken by the County since 2004, or address changes recommended in 2004 Housing Element, but not completed by 2008. For example, in accordance with Program 3i from the 2004 Housing Element, the County amended the zoning ordinance and allowed homeless shelters in the "Industrial" and "General Industrial" Zoning Districts with a use permit; however, in the 2008-2009 Housing Element Update, Program H-3d commits the County to amending the zoning ordinance to allow for the development of homeless shelters as a permitted use in areas zoned "Industrial," in compliance with new State law. Other new programs address new needs or priorities, as identified during the Housing Element Update process.

Table 1: Summary of Housing Element Program Actions (Page 1 of 6)

Plan Policy	Plan Objective	Action Step	Action Agency (a)	Action Results
1. Rehabilitation				
1a. Building Code.	Adopt most recent.	Review, amend and adopt.	Building Division, CDPD.	Adopted 2007 Building/Electrical/Mechanical/Fire Codes.
1b. Rehabilitation.	25 units (all affordable to low-income households).	Voluntary rehabilitation program.	BOS contract with NVCH.	Rehabilitation of the Mondavi Farmworker and the Calistoga Farmworker Centers improved the condition of the Centers and added eight new beds at the Calistoga Center.
1c. Seek Federal & State funding to supplement County Housing Trust Fund for rehabilitation.	Obtain \$250,000 in Fed'l/State funds to match up to 10% of Housing Trust Fund annually.	Submit Grant applications to Federal & State agencies for rehab work.	HTF Board, BOS.	No funds received.
2. Affordability				
2a. Use Federal Assistance Programs for rental of existing units.	Assist 45 very low- and low-income rental households.	Rental subsidy.	NVHA.	15 Section 8 vouchers used in the Unincorporated County.
2b. Facilitate the development of affordable units in designated urban areas commensurate with public services.	Develop 339 units that are affordable to low-and very low-income households.	n.a.	HTF Board, BOS, CDPD.	Worked through the Housing Trust Fund. For example, gave 1.2 million to Vineyard Crossings Project in American Canyon (145 Units).
2c. Update and enforce the affordable housing ordinance.	Generate an estimated \$15.5 million by June 30, 2007 for affordable via housing mitigation fees and inclusionary housing in-lieu fee payments.	Update nexus study, hold public hearings, amend ordinance.	HTF Board & BOS.	Ordinance is enforced, although it has not been updated.
2d. Facilitate development of affordable housing by adopting an affordable housing combination district.	AHCD overlay zone would require minimum density and affordability standards to be applied on a site identified specifically in Appendix H in the 2004 Housing Element.	Amend zoning ordinance to implement AHCD overlay and required densities.	CDPD, BOS.	Completed in October 2004.
2e. Expand the use of Category 4 (Meas. A) permits (affordable units); Reserve 409 Category Permits for development of units affordable to moderate-, low-, and very low -income households at sites subject to the Affordable Housing Combination District, until June 30, 2007.	Expand eligibility and maintain "rollover" status for Category 4. Reserve 409 Category 4 permits for development of units affordable to moderate, low, and very low-income households at sites subject to the Affordable Housing Combination District, until June 30, 2007.	Increase the ceiling to 120 percent of median.	CDPD.	Completed in October 2004.
2f. Encourage the use of Category 4 permits by use of incentives.	Offer Trust Fund monies to subsidize Cat. 4 Projects; offer market rate developers Cat. 4 permits to enable larger projects that include affordable components.	Identify/create new funding sources; prioritize Housing Trust Fund monies; modify GMS.	BOS.	Adopted Density Bonus in 2004.

Table 1: Summary of Housing Element Program Actions (Page 2 of 6)

Plan Policy	Plan Objective	Action Step	Action Agency (a)	Action Results
2g. Cooperate with cities to use inclusionary fees to build affordable units therein.	Contribute towards & get credit for full 15% allowance provided by Govt. Code Section 65584.6 (102 units).	Lobby State legislators to increase the 15 percent limit and extend termination date.	BOS.	Ongoing and where most of Trust Fund goes.
2h. County will encourage the development of second units.	Issue 150 second unit permits.	Continue to exempt 2nd units from Measure A.	BOS.	2nd units continue to be exempt from Measure A. The County Issued 34, 2nd unit permits since October 1, 2004. In addition, Action Item AG/LU-30.1 in the 2008 General Plan recommends drafting an ordinance to permit 2nd units in areas designated Agricultural Reserve.
2i. County will facilitate maximizing the duration of affordability.	Create deed restrictions to require the maintenance of affordability requirements for 40 years.	Draft sample deed restriction to be utilized in future negotiations with applicants for Housing Trust Fund.	County Counsel, BOS, NVHA, HTF Board.	Completed in 2004.
2j. Adopt density bonus ordinance per state law to create incentives for construction of affordable housing.	Create incentive for construction of affordable housing.	Adopt density bonus ordinance.	CDPD, BOS.	Completed in 2004.
3. Special Needs				
3a. County shall work with Agricultural industry and public agencies to plan for farmworker housing.	<p>a) Establish 120 new beds, including 60 at one new camp, continue to encourage establishment of additional farm labor camps.</p> <p>b) Update Needs Assessment- County will undertake a study which will count all farmworkers living in the County, including migrant, seasonal and permanent farmworker households. The study will analyze their housing needs and the housing needs of farmworkers and their families who would reside in Napa County, but for a lack of affordable farmworker housing.</p>	<p>a) Identify site for new camp; Raise \$ new camp; operate; Revise FW Ord. to accommodate.</p> <p>b) Conduct Farmworker survey.</p>	<p>a) BOS & FW Housing Task Force, NVHA.</p> <p>b) NVVA, GGA.</p>	<p>(a) Rehabilitation of the Mondavi and the Calistoga Farmworker Centers improved the condition of the Centers and added eight new beds at the Calistoga Center.</p> <p>b) Farmworker study completed in March 2007 by the California Institute for Rural Studies.</p>
3b. County will encourage and develop self-help housing for farmworkers.	Increase farmworker housing.	Work with NVHA, the agricultural community, and non-profit organizations to develop self-help housing for farmworkers.	CDPD	Incorporated farmworker requirement into the regulatory agreement for the Vineyard Crossing Project.
3c. Migrant farm labor housing inspection.	Inspect new and existing camps three times annually.	Continue existing program.	County Environmental Mgmt. Dept.	Completed annually.
3d. County complies with State & Fed'l regulations against discrimination.	Continue monitoring for violations.	Maintain Fair Housing contract with appropriate service agency.	BOS.	Completed through contributions to Fair Housing Napa Valley.

Table 1: Summary of Housing Element Program Actions (Page 3 of 6)

Plan Policy	Plan Objective	Action Step	Action Agency (a)	Action Results
3e. Count and monitor reports of discrimination and take appropriate remedial action.	Review records of complaints and take follow-up steps if necessary.	If needed, implement an educational campaign.	Real estate industry groups, Chamber of Commerce.	Completed through contributions to Fair Housing Napa Valley.
3f. County gives priority to serving special needs groups.	Continue to contribute funds for homeless and other special needs groups.	Develop parameters to evaluate, fund, and permit worthy projects.	BOS, NVHA HTF Board.	Napa County continues to contribute approximately \$950,000 annually for the operations of homeless shelters.
3g. County supports emergency & transitional housing programs.	Produce 50 new shelter beds and 25 new transitional housing beds.	Continue to make contributions towards annual operating costs, as needed; help search for and contribute \$ to new shelter location; allow for the development of shelters in Industrially-zoned properties, with use permit.	BOS.	New South Napa Homeless Shelter built. Contains 59 beds.
3h. Promote "Universal Design" concepts for new residential construction, allowing accessibility of disabled populations.	Ensure disabled accessibility for new residential units through "Universal Design" concepts.	The County will review the housing code and make any appropriate changes.	CPD and BOS	Reasonable Accommodation Ordinance (#P04-0501-ORD) adopted December 2004.
3i. Allow farmworker housing on agricultural parcels by right.	Comply with Health and Safety Code sections 17021.6 and 17021.5 and Government Code section 51230.2.	Amend Zoning Ordinance to comply with these code sections.	CDPD.	Allowed by ministerial permit as of 2004 and further changes to the Zoning Ordinance will be implemented for clarification purposes.
3j. Clarify that homeless shelters are allowed to be developed upon use permit approval in the Industrial and General Industrial Zoning Districts.	Allow for the development of homeless shelters in the Industrial and General Industrial Zoning Districts upon use permit approval.	Amend the zoning ordinance.	CDPD, BOS.	Completed in 2004.
4. Housing Development Program				
4a. Uphold County policy that housing should be concentrated in urban areas with public services.	n.a.	n.a.	BOS.	Reinforced by the Updated General Plan adopted in June 2008
4b. Growth shall be consistent with County Housing Allocation Program (Measure A).	Issue no more than 342 residential permits every three years, including for a minimum of 51 affordable units.	n.a.	CDPD.	Completed.
4c. Coordinate with cities, housing authorities and non-profits to minimize impacts of job growth and housing development.	Housing development would occur in coordination with job creation.	Establish a working group include each party to meet and discuss these matters on a regular basis.	BOS, NVHA, Non-profit Coalition & city councils.	The County has engaged in periodic discussions regarding these issues, but had not established a working group.

Table 1: Summary of Housing Element Program Actions (Page 4 of 6)

Plan Policy	Plan Objective	Action Step	Action Agency (a)	Action Results
4d. Work with cities to accommodate 15% of the affordable need within city boundaries, per AB2430 (GC Sec. 65584.6).	102 units between 1999 and 2007.	Continue to contribute HTF dollars to appropriate affordable housing projects in the cities.	HTF Board; BOS, NVHA, City Councils.	Completed through existing MOU's between the County and the Cities of Napa and American Canyon. Through the end of 2006, 29 very low-, 80 low-, 69 moderate-, and 389 above moderate income units were either complete or under construction.
4e. Develop planning concepts & zoning standards to minimize conflicts between housing & ag. as needed.	Including coverage (FAR) and separation standards.	CDPD staff to make recommendations to CDPC and BOS to amend zoning ordinance.	CDPD.	Addressed in 2008 General Plan
4f. Seek expanded opportunities to receive credit towards the County's Housing Needs Allocation by rehabilitating dilapidated housing units.	n.a.	BOS will advocate for the reduction of stringent HCD rehabilitation housing unit crediting policies.	BOS and CDPD.	Not completed.
5. Housing Location, Density, and Timing				
5a. County will take steps necessary to enable development of housing on sites identified as potential targets in Appendix H of the 2004 Housing Element.	Create expanded opportunities for housing development in the Unincorporated Area.	Undertake necessary Zoning Amendments and related technical studies to ready the sites for residential development.	CDPD.	Established affordable housing combination districts and "by-right" development on sites identified in Appendix H of the 2004 Housing Element.
5b. County will take steps to facilitate the provision of water and sewer services.	Work with utility districts and the cities for the provision of water and sewer services, and then find replacement sites if the utility districts and/or districts and/or the cities reject providing services.	Make formal proposals to the involved municipal and/or utility districts, by Nov. 19, 2004, for a commitment to issue letter; if the proposal is rejected, the County will find replacement sites.	CDPD.	County staff had discussions with potential developers, City of Napa Water, and Napa Sanitation regarding the extension of water and sewer service, but no projects in the Unincorporated have attempted to received water and sewer service to date.
5c. Prioritize available residential sites for development.	Direct development the most appropriate locations in the Unincorporated Area.	Conduct further detailed analysis of sites in Appendix H to determine determine prioritization.	CDPD.	Completed through 2004 Housing Element Update and reinforced by the Updated General Plan in June 2008.
5d. Exempt affordable housing projects from 30-acre minimum for PD zones.	Increase potential to accommodate affordable housing projects in PD zones.	Amend Zoning Ordinance.	CDPD.	Completed.
5e. The County will coordinate with the cities to consider the appropriateness of designating a minimum of 10 acres in the airport area for affordable housing. County will designate a minimum of 10 acres elsewhere for affordable housing in the next cycle as required by state law if the airport area is not deemed appropriate by the County or the ALUC.	Planning for affordable housing for the next housing cycle.	Work with the cities and the ALUC.	CDPD, BOS.	The County is working to develop affordable housing units as part of the Napa Pipe Project within the upcoming Housing Element Planning period, and deems the airport area as inappropriate for housing.

Table 1: Summary of Housing Element Program Actions (Page 5 of 6)

Plan Policy	Plan Objective	Action Step	Action Agency (a)	Action Results
6. Government Constraints				
6a. Reduce fees for low- and moderate-income housing.	To encourage development of more affordable units.	Develop criteria for fee waivers & reductions based on level of affordability.	CDPD, BOS.	Available to non-profit organizations under special circumstances from the Director of the Planning Department.
6b. Expedite permitting process for low/moderate income housing.	To encourage development of more affordable units.	Develop criteria; Adopt policy; Establish process w/ adequate assurances.	CDPD, BOS.	Established affordable housing combination districts allowing "by-right" development.
6c. Review and modify residential zoning standards.	To reduce costs of residential development if it provides benefit to low, very low, and moderate-income households.	Review standards, identify benefits to targeted income groups, develop and adopt zoning revisions.	CDPD 2004.	Established affordable housing combination districts allowing "by-right" development.
6d. Review and modify regulations for multifamily housing.	To facilitate development of multifamily housing by providing clear development standards.	Establish base parking requirements but allow Planning Commission to grant reductions based on findings of reduced parking need.	CDPD 2004.	Allow multifamily housing as a right on sites identified in the 2004 Housing Element update in affordable housing combination districts.
6e. Review UP requirement for multifamily housing projects.	Ensure that UP requirement does not unduly constrain multifamily housing development.	Review UP procedures in conjunction with processing Pacific Union College Application (and others) for multifamily development; identify and implement any needed modifications to the program.	CDPD, BOS.	Allow multifamily housing as a right on sites identified in the 2004 Housing Element update in Affordable Housing Combination Districts.
6f. Conduct SB 520 analysis of impediments to housing for disabled.	Identify actions necessary to remove undue constraints on housing for disabled.	Conduct study and implement follow-up activities as necessary.	CDPD, BOS.	Reasonable Accommodation Ordinance (#P04-0501-ORD) adopted December 2004.
6g. Increase ceiling for Cat. 4 permits to 120 percent of median income.	Expand opportunities to utilize Cat. 4 permits.	Amend Growth Management System.	CDPD, BOS.	Completed through 2004 Housing Element Update and reinforced by the Updated General Plan in June 2008
6h. Create matching program to encourage use of Cat. 4 permits in conjunction with market-rate projects.	Expand opportunities to utilize Cat. 4 permits.	Amend Growth Management System.	CDPD, BOS.	Completed through 2004 Housing Element Update and reinforced by the Updated General Plan in June 2008
6i. Modify Growth Management System rollover policy to allow 3-year rolling accumulation of permits for all permit categories.	Expand opportunities to utilize available permit allocations.	Amend Growth Management System.	CDPD, BOS.	Completed through 2004 Housing Element Update and reinforced by the Updated General Plan in June 2008
6j. Update General Plan by June 30, 2007.	Ensure General Plan that is internally consistent with respect to Housing Element and all other elements.	Initiate baseline environmental review and undertake all other actions necessary to update and adopt new General Plan.	CDPD.	Updated General Plan adopted June 2008.

Table 1: Summary of Housing Element Program Actions (Page 6 of 6)

Plan Policy	Plan Objective	Action Step	Action Agency (a)	Action Results
7. Energy and Water Conservation				
7a. Facilitate mixed-use development & high densities on suitable sites to minimize energy usage.	Develop residential units in mixed-use sites.	Initiate General Plan Amendment to allow flexible zoning on appropriate sites.	BOS.	Not complete.
7b. Promote water & energy-efficient design and landscaping.	All new housing units meet or exceed State efficiency standards.	Implement permit processing and fee payment advantages.	CDPD, BOS.	The County established a quick permit process that guarantees (a 14-day turnaround) for small projects, and this benefits small energy efficient projects because they do not have to wait for traditional permit approval.
7c. Provide incentives for retrofitting existing buildings to encourage the use of renewable resources such as solar energy.	n.a.	Allow for tax credits and fee waivers or reductions for renovation projects using renewable resources.	BOS.	The County established a quick permit process that guarantees (a 14-day turnaround) for small projects, and this benefits small energy efficient projects because they do not have to wait for traditional permit approval.

Note:

(a) Board of Supervisors (BOS); Community Development Block Grant (CDBG); Conservation, Development, and Planning Department (CDPD); Conservation, Development, and Planning Commission (CDPC); Napa Valley Community Housing (NVCH); Napa Valley Housing Authority (NVHA) dissolved in May 2008 and duties taken over by Napa County Housing Authority (NCHA) ; Public Works Department (PWD); Local Agency Formation Commission (LAFCo).

Sources: Napa County Staff, 2008; Bay Area Economics, 2008.

Demographic and Economic Trends

To facilitate an understanding of how the characteristics of the unincorporated parts of Napa County (hereafter “unincorporated area”) are similar to, or different from other nearby communities, this section presents data for the unincorporated area alongside comparable data for Napa County as a whole (including the cities and the unincorporated area) and for the San Francisco Bay Area region.⁶

This section analyzes the need for housing in the unincorporated area of Napa County using data on population and employment trends, household characteristics, and other demographic and economic factors. The intent of the demographic and economic trends assessment is to assist Napa County government in developing realistic goals and formulating rational policies and programs that address housing issues and concerns within the unincorporated area.

The data for the analysis of population, employment, and household characteristics comes from the 1990 and 2000 Censuses; the U.S. Department of Housing and Urban Development (HUD); the California Department of Housing and Community Development (HCD); the California Department of Finance (DoF); and California Employment Development Department (EDD). Claritas Inc., a private data vendor, provides information regarding estimated 2008 population, and household demographics. Projections from the Association of Bay Area Governments (ABAG) and the Napa County General Plan Update EIR show future trends in population, households, employed residents, and jobs.

Population and Employment Characteristics

This section presents information regarding population, household, and employment trends in the unincorporated area between 2000 and 2008, with some additional analysis for the period between 1990 and 2000. Note, that some of the changes between 1990 and 2000 may reflect the fact that roughly 700 acres of land (including the housing, employees, and residents on that land) that were a part of the unincorporated area in 1990 were annexed to cities or incorporated as the City of American Canyon between 1990 and 2000.

Population Trends

Table 2 compares the population counts from 1990, 2000, and 2008 in the unincorporated area, Napa County as a whole, and the Bay Area based on data from the 1990 and 2000 Censuses, and 2008 Claritas estimates. The unincorporated area averaged a 0.2 percent annual population

⁶ For the purposes of this Needs Assessment, the Bay Area is defined to include the following counties: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Sonoma, and Solano.

decrease from 1990 to 2000, falling from 28,497 to 27,864 persons. In addition, the unincorporated area experienced a slight decrease in its group quarters population, dropping from 2,875 persons in 1990 to 2,649 persons in 2000. In comparison, between 1990 and 2000, Napa County as a whole and the Bay Area grew at an annual rate of 1.2 percent between the two Censuses. Between 2000 and 2008 the unincorporated area averaged approximately 0.8 percent population growth annually, an increase of 1,800 additional persons.

Household Trends

A household is defined as a person or group of persons living in a housing unit, as opposed to persons living in group quarters, such as dormitories, convalescent homes, or prisons. As shown in Table 2, between 1990 and 2000, the number of households in the unincorporated area decreased slightly, by 90 households. This is in contrast to both Napa County as a whole and the Bay Area, which averaged 0.9 percent annual growth from 1990 to 2000.

Based on 2000 household counts from the U.S. Census, there were 9,745 households in the unincorporated area. By 2008, the number of households in the unincorporated area increased to 10,533, an average annual growth rate of approximately one percent over the eight year period.

Average Household Size

Average household size is a function of the number of people living in households divided by the number of occupied housing units in a given area. In general, a decline or increase in average household size signals that the overall population and the number of households are growing at different rates. As illustrated in Table 2, population in the unincorporated area increased more slowly than the number of households between 2000 and 2008, resulting in a decrease in average household size from 2.59 persons per household, to 2.57 in 2008. On the contrary, the population in Napa County as a whole and the Bay Area increased more rapidly than the number of households, leading to increases in the average household size from 2.62 to 2.65 persons per household in Napa County as a whole, and from 2.69 to 2.72 in the Bay Area, between 2000 and 2008. While these fluctuations are small, only a three percent increase in Napa County as a whole and the Bay Area, and a four percent decrease in the unincorporated area, they illustrate the relationship between total population and the number of households in each jurisdiction.

Households by Type

Households are divided into two different types, depending on their composition. As defined by the U.S. Census, family households are those consisting of two or more related persons living together. Non-family households include persons who live alone or in groups of unrelated individuals. As shown in Table 2, just over 74 percent of unincorporated area households were family households in 1990. This percentage decreased to less than 72 percent in 2008. Napa County as a whole showed insignificant change, as the percent of family households was 69

percent in 1990 and 68 percent in both 2000 and 2008. The percentage of family households in the Bay Area has also held relatively stable between 1990 and 2008, but at a slightly lower 65 percent. The relative preponderance of family households in the unincorporated area is likely a function of the fact that multifamily homes, which tend to have higher proportions of non-family households, are relatively rare in the unincorporated area. Data on housing stock composition are discussed in detail below.

Household Tenure

As summarized in Table 2, households in the unincorporated area, Napa County as a whole, and the Bay Area were all more likely to own their homes rather than rent in 2008. In the unincorporated area, approximately 74 percent of all households were owners in 2008, versus around 70 percent in 1990. Napa County as a whole shows a similar trend, moving from 64 percent owner households in 1990, to 66 percent in 2008. The Bay Area, in contrast, declined slightly in percentage of owner occupied households, from 60 percent in 1990 to under 58 percent in 2000 and 2008.

Age Distribution

From 1990 to 2000, the proportion of persons residing in the unincorporated area that are in the 45 to 54 age category grew rapidly, increasing from 13 to 18 percent of the total population. Also in the unincorporated area, the proportion of residents in the 25 to 34 age category experienced the sharpest decline, going from around 14 percent of the total in 1990 to just over nine percent in 2000.

From 2000 to 2008, in contrast to the previous decade, the 35 to 44 age groups declined most rapidly, dropping from almost 15 percent in 2000 to slightly over 11 percent in 2008. The 55 to 64 age group posted a large increase, escalating from around 12 percent in 2000 to nearly 16 percent in 2008. The most striking increase, however, is in the 18 to 24, and 25 to 34 age groups. The 18 to 24 age group increased by one percentage point in share of total population, putting it at around 11 percent of the total population in 2008. The 25 to 34 age group, showing the largest increase, grew from more than 9 percent to nearly 12 percent of total, an increase in share of over 2 percentage points.

In 2008, the unincorporated area had larger concentrations of persons 45 and older compared to the County as a whole, representing approximately 48 percent of the unincorporated area's population compared to 41 percent of the County as a whole. The unincorporated area also contained a lower proportion of persons under 18 years of age compared to both the County as a whole and the Bay Area, between 1990 and 2008.

The 2008 median age for the unincorporated area is just under 43 years of age. Napa County as a

whole and the Bay Area show lower medians of approximately 38 years. The continued increase in median age within the unincorporated area, and the slow growth in median age for Napa County as a whole as a whole make the difference between these two jurisdictions more pronounced in 2008 than in previous years.

Household Income Distribution

Table 4 summarizes the distribution of household incomes in 2000 and 2008. The median household income in the unincorporated area was approximately \$81,300 in 2008. Overall, the median household income in the unincorporated area of the county is greater than the median household incomes for both Napa County as a whole (\$67,400) and the Bay Area (\$74,300). The general trends for the unincorporated area and Napa County as a whole indicate that household incomes grew over the past eight years, with more than 40 percent of unincorporated area households having incomes of \$100,000 or more a year, compared to 30 percent just eight years earlier. Median incomes, once adjusted for inflation, corroborate this. The inflation-adjusted median income for the unincorporated area increased from approximately \$78,700 to \$81,300, a difference of approximately \$2,600. The Bay Area conversely shows an inflation-adjusted decline in median income, of just under \$4,000. In addition, the unincorporated area shows approximately 53 percent of households with incomes of \$75,000 or more. In comparison, approximately 45 percent of households in Napa County as a whole and 50 percent of Bay Area households had incomes of \$75,000 or more.

Household Income Categories

Data from the HUD 2000 Comprehensive Housing Affordability Strategy (CHAS) Data Set provides the basis for 2008 estimates presented in Table 5. This table illustrates the distribution of households among various income categories, by tenure and jurisdiction. Income categories are defined by as a percentage of the Area Median Family Income (AMFI) set by the Department of Housing and Urban Development. Households whose income equals 30 percent or less of the AMFI are considered to be extremely-low income. Similarly, households with incomes between 30 and 50 percent of the AMFI are considered to be very low-income; those between 50 and 80 percent of the AFMI are low-income; those between 80 and 120 percent are moderate-income; and those above 120 percent of the AMFI constitute the above moderate-income category.

In 2008, a very small percentage of households in the unincorporated area had incomes in the lower income categories, compared to the Incorporated Cities and Napa County as a whole. A majority of households, approximately 50 percent, had incomes in the above moderate income category, compared to around 40 percent for Napa County as a whole. This suggests that the unincorporated area, overall, is relatively affluent.

Breaking down the distribution by tenure, into groups of owner households and renter households,

owner households exhibit a similar distribution to the unincorporated area overall; meaning a lower percentage of the owner households in the extremely low-, very low-, low-, and moderate-income categories, compared to nearby cities and Napa County as a whole. Nevertheless, the Cities of St. Helena (13 percent), Calistoga (17 percent), and Yountville (16 percent), have a similar percentage of moderate-income owner households compared to the unincorporated area, and approximately 62 percent of owner households in St. Helena fall in the above moderate-income category, compared to 59 percent of owner households in the unincorporated area.

Renter households in the unincorporated area seem more evenly distributed among the income categories than owner households. Furthermore, renter households in the unincorporated area have an income category distribution similar to that of Napa County as a whole, with ten percent of unincorporated area renter households in the extremely low-income category, 16 percent in the very low-income category, 21 percent in the low income category, 25 percent in the moderate-income category, and nearly 28 percent in the above moderate-income category. With a higher concentration of renter households in the lower-income categories compared to owner households, renters in the unincorporated area are likely to require more affordable housing options than homeowners. Second dwelling units are one possible rental option within Napa County. All new second-dwelling units cannot be larger than 1,200 sq. ft. keeping the cost of rental low compared to other single-family units in Napa County.⁷

Employment Trends

Labor Force

As presented in Table 6, the unemployment rates in the unincorporated area were consistently lower than Napa County as a whole and the Bay Area from 2000 through 2007. Overall the unincorporated area shows a slightly higher average annual growth rate in both labor force and overall employment than either Napa County as a whole or the Bay Area. Furthermore, the Bay Area Region saw unemployment rise by approximately three percent during the same period. While the three study areas show significant fluctuations in labor force, employment, unemployment, and unemployment rate, the unincorporated County maintained a level of employment growth, and an unemployment rate, that were stronger than both Napa County as a whole and the Bay Area. Employment in this context refers to employed residents, or the number of local area residents who are currently working. This does not equate to the number of local area jobs, which is discussed in the following section.

Local Jobs by Industry

Table 7 presents estimates of the number of jobs in Napa County as a whole. Overall, the number

⁷ Napa County Zoning Code 18.104.180

of Napa County as a whole jobs increased by 11 percent (1.5 percent annually), from 2000 to 2007. The largest increase in jobs was in the Transportation, Warehousing, and Utilities sector, with an annual growth rate of five percent. Other sectors showing significant increases in average annual growth over the same period were the Wholesale Trade sector (nearly four percent) and the Natural Resources, Mining and Construction sector (just over three percent). The only evident decline was in the Information Sector, showing a two percent annual decline and a total loss of approximately 100 jobs. However, while showing an overall decline, employment in the Information sector is relatively stable, with less fluctuation than in other sectors. It should also be noted that the number of jobs in the unincorporated area has increased more quickly than the number of employed residents, suggesting an increasingly larger surplus of job opportunities that will likely draw workers into the unincorporated area from nearby jurisdictions.

Worker Commuting Patterns

Based on 2000 Census Transportation Planning Package (CTPP) data from the U.S. Census reported in Table 8, the total number of workers in the unincorporated area is 19,700. Approximately 29 percent of those working in the unincorporated area also lived in the unincorporated area. An additional nearly 43 percent of workers reside in one of the incorporated cities of Napa County, with the majority living in Napa City. The remaining around 28 percent of workers in the unincorporated area reside in other counties throughout California with about 20 percent of them live in either Solano or Sonoma County.

The housing stock available in the unincorporated area of Napa County meets the needs of approximately 5,800 workers who work in the unincorporated area of Napa County. The additional, around 8,400 workers have found housing in one of the incorporated cities, which aligns with the Napa County policy of concentrating residential growth in established urban areas and keeps commuting distances relatively low. The remaining nearly 5,200 commuting from other counties overall have a longer commute distance, and could represent up to 5,200 car trips daily into the unincorporated County.

Population, Household and Employment Projections, 2005-2030

Table 9 reports projections of the total population, number of households, number of employed residents, jobs by industry sector, and the ratio of jobs to employed residents. These projections provide information on the unincorporated area, Napa County as a whole, and the Bay Area from 2005 to 2030. Projections for the County as a whole and for the Bay Area region are from the Association of Bay Area Governments' Projections 2007 series. Population and Housing projections for the unincorporated area are from the Napa County 2008 General Plan Update Final EIR. Employment projections for the unincorporated area are from analysis conducted by BAE, as explained in the methodology section below and indicated in the footnotes to Table 9. This section of relies on these population, housing, and employment projections for the unincorporated area

rather than the projections provided by ABAG, because the County believes they provide a better indicator of potential growth trends consistent with the land use plans and policies contained in the recently adopted General Plan Update, as compared to the ABAG projections which were based on County policies pre-dating the General Plan update.

Population

The Napa County 2008 General Plan Update EIR projects that the unincorporated area annual population will grow at a rate between 2000 and 2030 of 0.9 percent (about 7,500 people). Based on this, the unincorporated area is expected to grow more rapidly than Napa County as a whole and slightly more rapidly than the Bay Area, also. This is also a slight increase from the 0.8 percent average annual growth rate seen from 2000 to 2008 in the unincorporated area. An “Industrial Land Use Study” completed as part of the 2008 General Plan update estimated that the majority of the population growth would occur in the Angwin area and in other scattered sites throughout the unincorporated area.⁸ In addition, the Napa Pipe project could become another population growth center for the unincorporated area if the site is redeveloped as currently proposed.

Households

The projected annual growth in number unincorporated area households is approximately 1.0 percent from 2005 to 2030, or an increase of about 3,200 households. Assuming a similar income distribution of households in the unincorporated area in 2015 as in 2008, it is projected that approximately seven percent, or just over 854 households, of the total 12,687 households in the unincorporated area would be extremely low-income households. Another approximately 1,050 would be very low-income and 1,960 would be low-income households.

Table 8 shows that the projected growth rate in the number of households in the unincorporated area is expected to be somewhat higher than what ABAG projects for Napa County as a whole and the Bay Area between 2005 and 2030. These areas are expected to grow by approximately 9,400 households and 594,000 households, respectively, which equate to average annual growth rates of 0.7 and 0.8 percent, respectively, compared to the unincorporated area’s 1.0 percent rate.

Employed Residents

As shown in Table 9, it is estimated that from 2000 to 2030 the number of employed residents in the unincorporated area will grow at a rate of 1.3 percent annually, which is faster than the rate for the Napa County as a whole (0.9 percent annually) overall.⁹ The Bay Area shows a slightly greater rate than the unincorporated area (1.5 percent annually). The employed resident projections for the

⁸ Keyser Marston Associates, Inc. “DRAFT: Napa County General Plan Update, Industrial Land Use Study” May, 2006.

⁹ Employed residents are those persons that live in a given jurisdiction and are employed. They do not necessarily work within the same jurisdiction.

unincorporated area are based on 2008 General Plan Update final EIR total population projections and ABAG 2007 share of employed residents.

Jobs by Industry Sector

The estimates of increased employment potential from 2005 through 2030 in the unincorporated area draw primarily from three sources: the Draft Industrial Land Use Study prepared by Keyser Marston Associates in May 2006, information from County staff, and ABAG's Projections 2007. The latter is used strictly to provide an estimate of the distribution of projected employment growth among various land use categories. The methodology behind the projected employment growth calculations is explained in the three methodology sections below on Employment Generating Land Supply, Adjustments to General Plan Alternative A, and Land Absorption.

While the number of employed residents is projected to grow at approximately 1.3 percent annually in the unincorporated area, the number of local jobs in the unincorporated area has a lower projected annual growth rate of about one percent, from 2005 to 2030, as seen in Table 9. The estimated prepared for the purposes of this Housing Element Update anticipate that the total number of jobs in the unincorporated area will increase from around 23,500 in 2000, to just over 29,200 in 2030, an addition of approximately 6,184 jobs. Job growth in the Napa County as a whole (1.2 percent annually) is expected to outpace job growth in the unincorporated area.

Within the unincorporated area, ABAG projects growth in all job sectors during the 2005 to 2030 period, with Financial and Professional jobs, Agricultural and Natural Resources jobs, and Retail jobs growing most rapidly, at 1.3, 1.2, and 1.2 percent annually, respectively. From 2000 to 2030, the largest absolute employment gains are projected in the Manufacturing, Wholesale, and Transportation sector (increase of over 2,200 jobs) and the Health, Education, and Recreation Service sector (increase of just over 1,300 jobs).

The projected jobs will be concentrated in subareas of the unincorporated area including Napa Pipe, Pacific Coast/BOCA, Airport Industrial Area (AIA), and at wineries in the "Up Valley Areas" of the unincorporated area.^{10 11} The job growth is expected to surpass the population growth in these four subareas, with the AIA likely for the majority of the total job growth in the unincorporated area through 2030.¹² A significant net increase in jobs is not anticipated in any other areas within the unincorporated area.

¹⁰ Keyser Marston Associates, Inc. "DRAFT: Napa County General Plan Update, Industrial Land Use Study" May, 2006.

¹¹ Projection based on Alternative A. Alternative A is defined as an "update the existing General Plan without substantive policy changes, except that planned expansions in highway capacity would not occur"

¹² Keyser Marston Associates, Inc. "DRAFT: Napa County General Plan Update, Industrial Land Use Study" May, 2006.

Employment-Generating Land Supply

The purpose of developing these employment projections for the Housing Element Update project is to provide a best-guess estimate of the potential employment growth in the unincorporated area between 2005 and 2030, in light of the land use policies incorporated into Napa County's 2008 General Plan Update, and to reflect the assumption that American Canyon will annex approximately 300 acres of land in the Airport Industrial Area (AIA), and show a reasonable vacancy factor for the developed land, as explained below.

The first step in our process was to develop a current estimate of land supply available in the unincorporated area, to support employment-generating land uses through 2030. The primary source of this information is the Draft Industrial Land Use Study, Table VI-2, which identified 1,030 acres of non-residential land for General Plan Alternative A. Table VI-2 estimated that this available acreage would support a total of 10,832 new jobs in the unincorporated area.

Adjustments to General Plan Alternative A

As shown in Table 10, the first adjustment to the Alternative A assumes that American Canyon will annex approximately 300 acres of land in the AIA. Three hundred acres represents approximately 38 percent of the 800 acres that were assumed to be available for development in the AIA, under Alternative A of the General Plan Alternatives. Thus, the annexation of 300 acres to American Canyon can be assumed to result in a 38 percent reduction of the unincorporated area's job potential within the AIA, which represents approximately 2,600 jobs of the 6,860 new jobs that were formerly projected for the AIA itself. As a result, the adjusted new job potential decreases from 10,832 jobs to 8,260 new jobs.

The next adjustment to the job generating potential is in the form of a vacancy factor for the developed space. Table VI-2 of the Draft Industrial Land Use Study estimated the total job potential based on a series of assumptions regarding available land, land use intensity assumptions (i.e., Floor Area Ratio), and employment density assumptions (i.e., square feet of building space per employee). This produced estimates of the maximum potential number of jobs for each General Plan Alternative; however, in order to establish an estimate for the number of jobs that the available land would actually support over time, it is reasonable to include a vacancy factor, to reflect the fact that at any point in time, some portion of the building inventory will be vacant, due to tenant turnover, functional obsolescence, and other factors. For commercial real estate, a ten percent vacancy factor is considered a reasonable assumption for long-term average vacancy; thus, this figure is incorporated into Table 10. As shown in the table, applying a 10 percent vacancy factor to the reduced job-generating potential of 8,260 jobs yields a vacancy-adjusted job potential of 7,434 jobs.

Finally, Table 10 considers the current proposed Napa Pipe Phase I project, which would convert approximately 49 acres of the 150-acre site for primarily residential use. The Draft Industrial Land Use Study had previously estimated that the 150-acre site, if redeveloped exclusively for commercial uses, would support approximately 1,838 jobs. For the purposes of the Housing Element, based on discussion with County staff, we assume that rather than creating a net reduction in the job-supporting capacity of the site, using 47 acres of the site for residential use as currently proposed would instead result in an increase in intensity of use of the remaining 103 acres of the site, and the overall job generating potential would remain comparable to the 1,838 figure previously assumed.

Based on these figures, the estimated job-supporting capacity of the available non-residential land included in the adopted 2008 General Plan Update is 7,434 new jobs.

Land Absorption

After conducting the analysis to understand the job-supporting capacity of the available non-residential land in the unincorporated area, it is next necessary to consider the potential job growth that this available land could capture during the 2005 to 2030 time period. The Draft Industrial Land Study included substantial analysis of historic and projected non-residential land absorption in the unincorporated area. The upper part of Table 11 summarizes historic land absorption trends in the unincorporated area, from 1985 to 1994 and from 1994 to 2005. As shown, considering the whole period from 1985 to 2005, the average annual absorption was 18.6 acres. Considering only the later the 1994 to 2005 period, the average annual absorption was significantly greater, at 22.7 acres per year. In deciding an appropriate absorption figure to use in projecting future employment growth in the unincorporated area, BAE considered a number of factors, as follows:

- 1) Absorption increased significantly from the 1985 to 1994 period to the 1994 to 2005 period. This could be attributed to a number of factors including the general national economic expansion, as well as the expansion of the Napa wine industry in particular. In addition, the Airport Industrial Area began a period of strong growth during the latter time frame.
- 2) Although the Draft Industrial Land Use Study stated that the 1994 to 2005 period did not reflect the true land absorption potential of the unincorporated area's available land, due to factors such as the lawsuit that slowed implementation of the AIA Specific Plan, it is also worth considering that with the assumed annexation of 300 acres of AIA land to American Canyon, at least a portion of the absorption formerly attributed to the unincorporated area will likely be captured instead by American Canyon. In addition, County staff have indicated that although the lawsuit slowed the approval of a number of projects in the AIA, the County and developers continued to work on applications, with the expectation that the

lawsuit would be resolved; thus the delays were not as significant as they might have been.

- 3) Given that the 1994 to 2005 time period included a recessionary time period in the mid-1990s as well as the expansionary period of the early to mid-2000s, the average absorption figure for this period may be a good overall indicator of potential growth in 25-year period from 2005 to 2030, which will most likely also involve one or more cycles of economic expansion and recession.
- 4) The ABAG Projections series estimates the unincorporated area job growth potential from 2005 to 2030 at only 4,790 jobs, which, as discussed below, is significantly below the job potential that would be estimated based on the assumption that future non-residential land absorption in the unincorporated area would average 22.7 acres per year, similar to the 1994 to 2005 time period. Thus, using this assumption would generate a “conservative” estimate of job growth potential in the unincorporated area and, thus, the potential increase in demand for workforce housing.

Summary

The lower part of Table 11 calculates the potential job growth in the unincorporated area based on the two different average land absorption figures calculated in the upper part of the table. If the 1985 to 2005 average annual absorption is assumed for the 2005 to 2030 period, the market would absorb approximately 464 acres of available non-residential land, and this land would support approximately 5,000 new jobs. If the 1994 to 2005 average absorption figure is used to project future growth, the market would absorb approximately 658 acres of the available supply, supporting approximately 6,184 new jobs in the unincorporated area, by 2030.

The number of jobs associated with the projected land absorption is calculated using the total available acreage figure for Alternative A, from the Draft Industrial Land Use Study, Table VI-2 (1,030 acres), adjusted for the reduction in acres due to the American Canyon Annexation (300 acres) and the use of Phase I of Napa Pipe (47 acres) for residential use, for a net of 683 available acres. The adjusted job potential total of 7,430 from Table 10 is then divided by this figure to arrive at an average job density of 10.9 jobs per available acre. This average job density is then multiplied by the new acreage absorbed, to reflect the increased employment.

As mentioned above, we feel that for Housing Element planning purposes, the 6,184 figure based on the increased 1994 to 2005 absorption rate is reasonable to estimate the unincorporated areas job growth potential for the 2005 to 2030 time period.

Ratio of Jobs to Employed Residents

Based on the projections reported in Table 9, the ratio of jobs to employed residents in the

unincorporated area is expected to decrease from nearly 1.6 jobs per employed resident in 2005 to just over 1.4 jobs in 2030. The ratio of jobs to employed residents within Napa County as a whole is expected to increase slightly from 1.1 jobs in 2000 to 1.17 jobs in 2030. Conversely, the Bay Area shows a very slight decrease in the ratio of jobs to employed residents, from approximately 1.07 jobs in 2000 to 1.06 jobs per employed resident by 2030. Thus, the unincorporated area is expected to maintain a higher jobs to employed residents ratio than Napa County as a whole or the Bay Area through 2030, but its ratio of jobs to employed residents will decline slightly over this time period.

Summary

Since the 2000, the population and number of households in the unincorporated area grew at rates below that of Napa County as a whole, yet higher than the Bay Area, indicating that the incorporated cities are in fact a focal point of much of the County's population and housing growth; adhering to the Napa County General Plan principle of urban centered growth. Through 2030, it is estimated that the unincorporated area will follow a steady population growth trend, with just under one percent annual growth, consistent with the County's Growth Management System policy of one percent annual growth.

In the unincorporated area, the median age has increased to nearly 43 years and the median household income has increased to over \$81,000 per year. Thus, the unincorporated area population is increasingly older and more affluent, compared to Napa County as a whole and the Bay Area. The unincorporated area, in addition contains a higher proportion of family households, although the proportion of family households has declined in all three jurisdictions. Corresponding with the high median income, data indicate that unincorporated area households are also far more likely to own their own homes. However, data regarding the distribution of income by tenure suggests that a portion of the population, mostly renters, requires more affordable housing due to higher concentrations of very low- and low-income households compared to homeowner households.

Over time, the unincorporated area has exhibited stronger employment growth and lower unemployment rates than the other jurisdictions. In 2000, around 29 percent of workers in the unincorporated area of Napa County lived and worked in the unincorporated area leaving the remaining to commute from the incorporated cities of Napa County (about 43 percent) or from other counties in California (28 percent). While the projections through 2030 suggest that the ratio of jobs to employed residents job will decrease in the unincorporated area as job growth slows, the ratio of jobs to employed residents is expected to remain significantly higher than either Napa County as a whole or the Bay Area. Ultimately, this suggests that a high, albeit slightly falling, percentage of the unincorporated area's workers will commute from the incorporated cities, or nearby counties.

Table 2: Population and Household Trends, 1990, 2000, and 2008

Unincorporated Area of Napa County	1990 (a)	2000	2008		Average Annual Growth 1990-2000	Average Annual Growth 2000-2008
Total Population	28,497	27,864	(b) 29,666		-0.2%	0.8%
Households	9,835	9,745	(b) 10,533		-0.1%	1.0%
Average Household Size (c)	2.69	2.59	2.57		-0.4%	-0.1%
Household Type						
Families	74.3%	72.1%	71.9%			
Non-Families	25.7%	27.9%	28.1%			
Household Tenure						
Renter	29.1%	26.8%	26.2%			
Owner	70.9%	73.2%	73.8%			
Napa County as a Whole	1990	2000	2008		Average Annual Growth 1990-2000	Average Annual Growth 2000-2008
Total Population	110,765	124,279	136,092		1.2%	1.1%
Households	41,312	45,402	49,403		0.9%	1.1%
Average Household Size	2.54	2.62	2.65	(c)	0.3%	0.1%
Household Type						
Families	69.1%	67.6%	67.6%			
Non-Families	30.9%	32.4%	32.4%			
Household Tenure						
Renter	35.5%	34.9%	33.8%			
Owner	64.5%	65.1%	66.2%			
Bay Area	1990	2000	2008		Average Annual Growth 1990-2000	Average Annual Growth 2000-2008
Total Population	6,023,577	6,783,760	7,092,031		1.2%	0.6%
Households	2,246,242	2,466,019	2,556,790		0.9%	0.5%
Average Household Size	2.61	2.69	2.72	(c)	0.3%	0.1%
Household Type						
Families	65.0%	64.7%	64.8%			
Non-Families	35.0%	35.3%	35.2%			
Household Tenure						
Renter	40.0%	42.3%	42.2%			
Owner	60.0%	57.7%	57.8%			

Notes:

(a) The Unincorporated Area totals for 1990 do not include American Canyon, which incorporated in 1992. The American Canyon Fiscal Feasibility Study estimated American Canyon's population at incorporation.

(b) Population loss likely due to the incorporation of American Canyon.

(c) The average household size estimates for 2008, and also for the Unincorporated Area, are calculated by dividing the number of households by the total population, minus the group quarters.

Sources: Claritas Inc., 2008; 2000 Census, 2008; 1990 Census, 2008; Bay Area Economics, 2008.

Table 3: Age Distribution, 1990, 2000, and 2008

Unincorporated Area of Napa County						
Age Distribution	1990		2000		2008	
Under 18	6,226	21.8%	5,525	19.8%	5,276	17.8%
18-24	3,021	10.6%	2,718	9.8%	3,286	11.1%
25-34	3,873	13.6%	2,609	9.4%	3,511	11.8%
35-44	4,896	17.2%	4,154	14.9%	3,348	11.3%
45-54	3,692	13.0%	5,022	18.0%	5,028	16.9%
55-64	2,706	9.5%	3,450	12.4%	4,516	15.2%
65+	4,084	14.3%	4,386	15.7%	4,701	15.8%
Total	28,497	100%	27,864	(a) 100%	29,666	100%
Median Age	37.1		41.7		42.7	
Napa County as a Whole						
Age Distribution	1990		2000		2008	
Under 18	25,853	23.3%	29,998	24.1%	30,829	22.7%
18-24	10,275	9.3%	10,510	8.5%	12,832	9.4%
25-34	16,869	15.2%	15,562	12.5%	18,263	13.4%
35-44	17,662	15.9%	18,884	15.2%	18,527	13.6%
45-54	12,045	10.9%	18,392	14.8%	19,730	14.5%
55-64	9,737	8.8%	11,847	9.5%	16,234	11.9%
65+	18,324	16.5%	19,086	15.4%	19,677	14.5%
Total	110,765	100%	124,279	100%	136,092	100%
Median Age	36.3		38.3		38.4	
Bay Area						
Age Distribution	1990		2000		2008	
Under 18	1,387,341	23.0%	1,601,858	23.6%	1,644,471	23.2%
18-24	620,499	10.3%	595,173	8.8%	610,013	8.6%
25-34	1,177,834	19.6%	1,120,919	16.5%	952,858	13.4%
35-44	1,040,415	17.3%	1,172,570	17.3%	1,117,804	15.8%
45-54	656,003	10.9%	964,638	14.2%	1,093,401	15.4%
55-64	476,007	7.9%	571,095	8.4%	820,904	11.6%
65+	665,478	11.0%	757,507	11.2%	852,580	12.0%
Total	6,023,577	100%	6,783,760	100%	7,092,031	100%
Median Age	33.4		35.5		38.1	

Note:

(a) Population loss likely due to the incorporation of American Canyon.

Sources: Claritas Inc., 2008; 2000 Census, 2008; 1990 Census, 2008; Bay Area Economics, 2008.

Table 4: Household Income Distribution, 2000 and 2008

Household Income	Unincorporated Area of Napa County				Napa County as a Whole				Bay Area			
	2000		2008		2000		2008		2000		2008	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
under \$15,000	671	6.9%	485	4.6%	4,397	9.7%	3,430	6.9%	245,211	9.9%	208,322	8.1%
\$15,000 to \$24,999	814	8.4%	571	5.4%	4,825	10.6%	3,430	6.9%	191,343	7.8%	163,949	6.4%
\$25,000 to \$34,999	867	8.9%	732	6.9%	5,247	11.6%	4,363	8.8%	212,650	8.6%	177,443	6.9%
\$35,000 to \$44,999	984	10.1%	784	7.4%	5,153	11.4%	4,515	9.1%	221,890	9.0%	193,152	7.6%
\$45,000 to \$59,999	1,316	13.5%	1,199	11.4%	6,199	13.7%	6,397	12.9%	306,045	12.4%	285,108	11.2%
\$60,000 to \$74,999	921	9.5%	1,162	11.0%	5,126	11.3%	5,226	10.6%	279,126	11.3%	263,484	10.3%
\$75,000 to \$99,000	1,247	12.8%	1,328	12.6%	6,022	13.3%	7,039	14.2%	347,356	14.1%	362,903	14.2%
\$100,000 to \$149,999	1,520	15.6%	1,825	17.3%	5,062	11.2%	8,151	16.5%	372,910	15.1%	474,017	18.5%
\$150,000 or more	1,406	14.4%	2,447	23.2%	3,364	7.4%	6,852	13.9%	291,493	11.8%	428,412	16.8%
Total (a)	9,746	100%	10,533	100%	45,395	100%	49,403	100%	2,468,024	100%	2,556,790	100%
Unadjusted Median Household Income	\$63,599		\$81,278		\$51,738		\$67,367		\$63,056		\$74,256	
Adjusted Median Household Income (b)	\$78,695		\$81,278		\$64,018		\$67,367		\$78,023		\$74,256	
Unadjusted Median Family Household Income	n. avail.		n. avail.		\$61,410		\$82,796		\$72,006		\$89,622	
Adjusted Median Family Household Income (b)	n. avail.		n. avail.		\$75,986		\$82,796		\$89,097		\$89,622	

Notes:

(a) Total households figures in Table 2 are Summary File 1, while the total household figures reported here are Summary File 2.

(b) The 2000 median income estimates are adjusted to represent 2008 dollars, using the California Department of Finance San Francisco Consolidated Metropolitan Statistical Area (CMSA) Consumer Price Index (CPI) of 1.237, revised on May 14, 2008.

Sources: Claritas Inc., 2008; 2000 Census, 2008; 1990 Census, 2008; California Department of Finance, 2008; Bay Area Economics, 2008.

Table 5: Household Income Category Distribution, 2008 (a)

	Extremely Low Income (30% of AMFI or less)		Very Low Income (30% to 50% of AMFI)		Low Income (50% to 80% of AMFI)		Moderate Income (80% to 120% of AMFI)		Above Moderate Income (Above 120% of AMFI)		All Income Levels	
	Households	Percent of Total	Households	Percent of Total	Households	Percent of Total	Households	Percent of Total	Households	Percent of Total	Households	Percent of Total
Owner Occupied												
Unincorporated Area of Napa County	431	5.5%	436	5.5%	1,063	13.5%	1,319	16.7%	4,642	58.8%	7,891	100%
Napa County as a Whole	1,975	6.1%	2,682	8.3%	4,924	15.3%	6,741	21.0%	15,844	49.3%	32,166	100%
<i>American Canyon</i>	305	10.1%	316	10.5%	495	16.5%	789	26.3%	1,099	36.6%	3,003	100%
<i>Calistoga</i>	174	13.2%	196	14.8%	276	20.9%	227	17.2%	446	33.8%	1,320	100%
<i>Napa City</i>	914	5.2%	1,496	8.5%	2,748	15.5%	4,086	23.1%	8,439	47.7%	17,683	100%
<i>St. Helena</i>	87	6.0%	92	6.4%	174	12.0%	190	13.1%	909	62.5%	1,453	100%
<i>Yountville</i>	64	7.9%	146	17.9%	168	20.5%	129	15.9%	309	37.9%	816	100%
Renter Occupied												
Unincorporated Area of Napa County	284	10.4%	443	16.2%	580	21.3%	670	24.6%	749	27.5%	2,726	100%
Napa County as a Whole	2,748	15.9%	2,818	16.4%	3,890	22.6%	4,075	23.6%	3,705	21.5%	17,237	100%
<i>American Canyon</i>	152	32.1%	65	13.8%	70	14.7%	69	14.4%	119	25.0%	474	100%
<i>Calistoga</i>	136	15.2%	157	17.5%	261	29.2%	184	20.5%	158	17.6%	896	100%
<i>Napa City</i>	1,942	16.7%	1,991	17.1%	2,715	23.3%	2,753	23.6%	2,263	19.4%	11,665	100%
<i>St. Helena</i>	190	16.6%	136	11.9%	217	18.9%	298	26.0%	305	26.6%	1,146	100%
<i>Yountville</i>	42	12.9%	26	7.9%	48	14.5%	101	30.7%	112	34.0%	330	100%
Total Households												
Unincorporated Area of Napa County	715	6.7%	879	8.3%	1,643	15.5%	1,989	18.7%	5,391	50.8%	10,617	100%
Napa County as a Whole	4,723	9.6%	5,501	11.1%	8,814	17.8%	10,816	21.9%	19,549	39.6%	49,403	100%
<i>American Canyon</i>	457	13.1%	381	11.0%	565	16.2%	857	24.7%	1,218	35.0%	3,478	100%
<i>Calistoga</i>	310	14.0%	353	15.9%	538	24.3%	411	18.6%	604	27.3%	2,216	100%
<i>Napa City</i>	2,856	9.7%	3,488	11.9%	5,463	18.6%	6,839	23.3%	10,702	36.5%	29,348	100%
<i>St. Helena</i>	277	10.7%	229	8.8%	391	15.0%	489	18.8%	1,213	46.7%	2,599	100%
<i>Yountville</i>	107	9.3%	172	15.0%	215	18.8%	231	20.1%	421	36.8%	1,146	100%

Note:

(a) Figures reported above were derived using percent allocations of households by income and household cost burden, based on HUD-published CHAS 2000 data, and total household figures from Claritas, Inc. CHAS data reflect HUD-defined household income limits, for various household sizes, which are calculated for Napa County. Total household figures may vary from those reported in Table 2 due to different estimation methodologies.

Sources: 2000 CHAS dataset, huduser.org, 2008; Claritas Inc., 2008; Bay Area Economics, 2008.

Table 6: Labor Force Trends, 2000 - 2007

	2000	2001	2002	2003	2004	2005	2006	2007	Average Annual Growth 2000-2007
Unincorporated Area of Napa County									
Labor Force	15,000	15,900	16,100	16,100	16,100	16,200	16,500	16,900	1.4%
Employment	14,600	15,400	15,500	15,500	15,500	15,700	16,100	16,300	1.4%
Unemployment	400	500	600	600	600	500	400	600	0.0%
Unemployment Rate (a)	2.7%	3.2%	3.9%	3.9%	3.9%	3.2%	2.5%	3.7%	
Napa County as a Whole									
Labor Force	66,600	70,500	71,600	71,200	71,700	72,100	72,800	74,300	1.3%
Employment	64,200	67,900	68,300	67,700	68,300	68,900	70,000	71,200	1.2%
Unemployment	2,400	2,600	3,300	3,500	3,400	3,200	2,800	3,100	2.2%
Unemployment Rate (b)	3.6%	3.6%	4.6%	4.9%	4.8%	4.4%	3.9%	4.1%	
Bay Area									
Labor Force	3,263,200	3,285,200	3,228,900	3,156,500	3,118,800	3,115,600	3,145,000	3,200,500	-0.5%
Employment	3,153,300	3,138,600	3,016,300	2,943,500	2,941,700	2,961,300	3,010,100	3,053,500	-0.7%
Unemployment	109,900	146,600	212,600	213,000	177,100	154,300	134,900	147,000	3.0%
Unemployment Rate (a)	3.5%	4.7%	7.0%	7.2%	6.0%	5.2%	4.5%	4.8%	

Notes:

(a) Unemployment rates for the Unincorporated Area of Napa County and for the larger Bay Area Region are calculated using rounded employment and unemployment figures.

(b) Unemployment rates for Napa County as a whole are calculated using unrounded employment and unemployment figures.

Sources: California Employment Development Department, 2008; Bay Area Economics, 2008.

Table 7: Napa County as a Whole Jobs by Industry, 2000 - 2007

Industry Sectors	2000	2001	2002	2003	2004	2005	2006	2007	Average Annual Growth 2000-2007
Farm	4,900	5,300	5,300	4,900	4,700	4,600	4,700	5,100	0.6%
Natural Resources, Mining and Construction	3,600	4,100	4,300	4,300	4,600	4,500	5,100	4,500	3.2%
Durable Goods Mfg.	2,300	2,400	2,400	2,200	2,200	2,400	2,400	2,500	1.2%
Nondurable Goods Mfg.	8,000	8,600	8,500	8,300	8,600	8,900	9,100	9,200	2.0%
Wholesale Trade	1,300	1,300	1,200	1,300	1,400	1,400	1,500	1,700	3.9%
Retail Trade	5,800	6,300	6,100	6,200	6,200	6,200	6,100	6,100	0.7%
Transportation, Warehousing and Utilities	1,100	1,300	1,300	1,500	1,400	1,300	1,400	1,600	5.5%
Information	800	900	800	800	700	700	700	700	-1.9%
Financial Activities	2,600	2,800	3,000	2,700	2,500	2,700	2,800	2,600	0.0%
Professional and Business Services	5,900	5,900	5,500	5,400	5,500	5,400	5,700	6,000	0.2%
Educational and Health Services	7,300	7,900	8,100	7,800	7,900	7,800	7,700	7,800	1.0%
Leisure and Hospitality	7,700	8,300	8,000	8,400	8,500	8,500	8,500	9,100	2.4%
Other Services	1,400	1,600	1,700	1,800	1,800	1,800	1,700	1,700	2.8%
Government	9,500	9,700	9,900	9,700	9,700	10,000	10,000	10,200	1.0%
Total, All Industries (a)	62,000	66,300	66,100	65,300	65,600	66,200	67,500	68,600	1.5%

Note:

(a) Columns may not sum to equal totals due to rounding.

Sources: California Employment Development Department, 2008; Bay Area Economics, 2008.

Table 8: Unincorporated Napa County Workers by Place of Residence, 2000

Place of Residence (a) (b)	2000	
	Number	Percent
Napa County as a Whole	14,204	72.0%
<i>American Canyon</i>	384	1.9%
<i>Calistoga</i>	490	2.5%
<i>Napa City</i>	6,555	33.2%
<i>St. Helena</i>	780	4.0%
<i>Yountville</i>	215	1.1%
<i>Remainder of County</i>	5,780	29.3%
Other California Counties	5,198	26.4%
<i>Alameda</i>	107	0.5%
<i>Contra Costa</i>	344	1.7%
<i>Lake</i>	394	2.0%
<i>Marin</i>	129	0.7%
<i>Placer</i>	54	0.3%
<i>Sacramento</i>	78	0.4%
<i>San Francisco</i>	110	0.6%
<i>Solano</i>	2,803	14.2%
<i>Sonoma</i>	1,179	6.0%
Elsewhere in California	314	1.6%
TOTAL: Unincorporated Napa County Workers	19,716	100%
Workers Commuting into Unincorporated Napa County	13,936	70.7%

Notes:

(a) All places showing more than 50 workers commuting into the Unincorporated Area are shown.

(b) Table excludes a small number of residents who commute in from out of state.

Sources: 2000 Census Transportation Planning Package, File 3, 2008; BAE, 2008.

Table 9: Population, Household, and Employment Projections (a)

	Unincorporated Area of Napa County (a)				Napa County as a Whole (b)				Bay Area (b)			
	2005	2015	2030	Average Annual Growth	2005	2015	2030	Average Annual Growth	2005	2015	2030	Average Annual Growth
				2005-2030				2005-2030				2005-2030
Total Population	28,600	31,397	36,114	0.9%	133,700	144,400	153,500	0.6%	7,096,100	7,730,000	8,712,800	0.8%
Households (c)	11,492	12,687	14,718	1.0%	49,270	53,650	58,640	0.7%	2,583,080	2,819,030	3,177,440	0.8%
Employed Residents (d)	14,832	16,864	20,446	1.3%	64,100	68,400	80,300	0.9%	3,225,100	3,774,900	4,655,500	1.5%
Jobs (e)												
Agricultural and Natural Resources (f)	2,453	2,780	3,274	1.2%	3,460	3,930	4,560	1.1%	24,170	24,870	25,470	0.2%
Manufacturing, Wholesale, Transport. (g)	7,420	8,339	9,658	1.1%	15,550	17,560	20,500	1.1%	709,380	780,680	913,480	1.0%
Retail Jobs (h)	1,164	1,321	1,572	1.2%	7,450	8,440	9,910	1.1%	367,680	422,880	524,960	1.4%
Financial & Professional Services (i)	1,995	2,283	2,732	1.3%	9,240	10,710	12,920	1.3%	780,160	913,800	1,153,760	1.6%
Health, Education, & Recreation Services (j)	7,649	8,170	8,986	0.6%	25,720	29,360	34,470	1.2%	1,055,010	1,239,920	1,565,430	1.6%
Other Jobs (k)	2,369	2,632	3,013	1.0%	9,270	10,440	11,950	1.0%	513,240	597,050	738,580	1.5%
Total Jobs	23,050	25,524	29,234	1.0%	70,690	80,440	94,310	1.2%	3,449,640	3,979,200	4,921,680	1.4%
Total Jobs/Employed Residents	1.55	1.51	1.43		1.10	1.18	1.17		1.07	1.05	1.06	

Notes:

(a) Unincorporated Area of Napa County projections are based on figures created for the 2008 General Plan Update Final EIR. 2015 Total Population, Households, and Employed Residents figures are interpolated from 2005 and 2030 figures. 2015 employment figures are based on memo from Matt Kowta, BAE, to Hillary Gitelman, Napa County, dated 7-28-08, regarding Unincorporated Area employment projections for Housing Element purposes.

(b) Napa County as a Whole and Bay Area projections report ABAG Projections 2007 data.

(c) The total households projections for the Unincorporated Area of Napa County are based on 2008 General Plan Update Final EIR total population projections and ABAG Projections 2007 average household size.

(d) Employed residents projections for the Unincorporated Area of Napa County are based on 2008 General Plan Update Final EIR total population projections and ABAG Projections 2007 share of employed residents.

(e) Jobs projections for the Unincorporated Area of Napa County are based on 2008 General Plan Update Final EIR total jobs projections and ABAG Projections 2007 jobs by sector distribution.

(f) Includes NAICS sectors 11 and 21: Agriculture, Fishing, Forestry, and Mining.

(g) Includes NAICS sectors 22, 31-33, 42 and 48-49: Utilities, Manufacturing, Wholesale, Transportation, and Warehousing.

(h) Includes NAICS sectors 44 and 45.

(i) Includes NAICS sectors 52-56: Finance and Insurance; Real Estate and Rental and Leasing; Professional, Scientific, and Technical Services; and Management of Companies and Enterprises, as well as Administrative Support, Waste Management, and Remediation Services.

(j) Includes NAICS sectors 61, 62, 71, 72 and 81: Educational Services; Health Care and Social Assistance; Arts, Entertainment and Recreation; Accommodation and Food Services; and Other Services.

(k) Includes NAICS sectors 23, 51 and 92: Construction, Information, and Public Administration.

Sources: General Plan Update Final EIR, 2008; ABAG Projections 2007, 2008; Bay Area Economics, 2008.

Table 10: Unincorporated Napa County Job Projections and Adjustments

Napa County General Plan Update Alternative A "Baseline Jobs"	10,832
Change in Airport Industrial Area Jobs Due to Am. Cyn. Annexation	
Acres Annexed to Am. Cyn.	300
Acres Alt. A assumed for AIA	800
Jobs Alt. A assumed for AIA	6,860
Percent of AIA annexed to Am. Cyn.	38%
Estimated Job Reduction from that assumed in Alt. A	2,573
<i>Alt. A Jobs After AIA Adjustment</i>	<i>8,260</i>
Addition of Vacancy Factor	
Assumed Vacancy Factor	10%
<i>Alt. A Jobs After Vacancy Adjustment</i>	<i>7,434</i>
Change in Napa Pipe Jobs Due to Phase 1 Residential Project	
Acres of Employment Generating Use Converted to Residential	47
Change In Employment Potential Due to Acreage Reduction	0
<i>Alt. A Jobs After Napa Pipe Phase 1 Converted to Residential</i>	<i>7,434</i>
Net Adjusted Unincorporated Area Job Potential	7,434

Sources: Napa County General Plan Update, 2008; BAE, 2008.

Table 11: Unincorporated Napa County Land Absorption

Historic Absorption Rate - Industrial Land In Unincorporated Area (a)

	Developed 1985	Developed 1994	Developed 2005	1985 to 2005 Avg. Acres Absorbed Per Year	1994 to 2005 Avg. Acres Absorbed Per Year
Industrial Land (Acres)	852	992	1,242	18.6 acres	22.7 acres

Industrial Land Absorption Projections (b)

	2010	2015	2020	2025	2030
Absorption Based on 1985 to 2005 Average					
Incremental Industrial Land Absorbed Since 2005	93	186	279	371	464
<i>Cumulative New Jobs, Unincorporated Area</i>	1,011	2,021	3,032	4,043	5,053
Absorption Based on 1994 to 2005 Average					
Incremental Industrial Land Absorbed Since 2005	114	227	341	455	568
<i>Cumulative New Jobs, Unincorporated Area</i>	1,237	2,474	3,710	4,947	6,184

Notes:

(a) From Industrial Land Study, Napa County General Plan Update - Draft, May 2006.

(b) Applies 1985 to 2005 average annual acres absorbed to 2005 base, or 1994 to 2005 average, as indicated.

(c) Average Jobs Per Acre 10.9 (Based on 7,430 job total capacity in Exhibit A, divided by 1,030 total acres in Napa GP EIR Alternative A, minus 300 acres annexed to Am. Canyon, minus 47 acres of Napa Pipe to be developed as residential.

Sources: Keyser Marston Associates, 2006; County of Napa, 2008; BAE, 2008.

Housing Conditions

The following section details the housing conditions in the unincorporated area, where available, and compares the data to Napa County as a whole and the Bay Area as a benchmark. Data sources include the 2000 Census, 2006 American Community Survey, California Department of Finance (DoF), U.S. Department of Housing and Urban Development (HUD), the California Department of Housing and Community Development (HCD), Claritas Inc., and Dataquick, a private real estate transactions data vendor. The respective property owners and managers were interviewed for information on local apartments.

Existing Housing Conditions

Housing Stock Characteristics

As demonstrated in Table 12 from Census and Claritas Inc. data, single-family detached units constituted the vast majority (84 percent) of the housing units in the unincorporated area, in both 2000 and 2008. In 2008, single-family attached units, and mobile homes each represented just under six percent of the total housing units, with an additional 3.5 percent of the housing stock in multifamily units, and the few remaining units categorized as boats, RVs, vans, and others. In comparison, the housing stock in Napa County as a whole contained a higher percentage of multifamily units in 2008, but this percentage was still low by regional standards. The overall Napa County as a whole housing stock consisted of around 67 percent single-family detached units, seven percent single-family attached units, 18 percent multifamily units, and nine percent mobile homes. In the Bay Area region, single-family detached units and multifamily units equaled around 54 percent and 35 percent, respectively.

The number of housing units in the unincorporated area increased by around 570 units from 2000 to 2008, an average annual growth rate of 0.6 percent, bringing the unit total in 2008 to around 12,000 units. Meanwhile, the average annual rate of housing unit production in Napa County as a whole (1.3 percent) exceeded that of the unincorporated area. Average annual housing unit growth in the Bay Area was about 0.9 percent from 2000 to 2008.

The number of multifamily units in the unincorporated area fell slightly, from 424 units in 2000 to 417 units in 2008. Furthermore, 93 percent of all new unit production in the unincorporated area consisted of single-family units. In Napa County as whole, multifamily units represented 11 percent of the increase in housing units, and in the Bay Area, multifamily units represented 37 percent of the increase for the 2000 to 2008 time period.

Overcrowding

The U.S. Census defines overcrowding as more than one person per room in a given housing unit,¹³ and Table 13 compares the incidences of overcrowding across the unincorporated area, Napa County as a whole, and the Bay Area. The 2000 Census information on persons per room is supplemented with information from the 2006 American Communities Survey (ACS) when it is available at the overall County level.

As of 2000, almost 94 percent of the unincorporated area's housing units have less than one person per room, leaving only six percent of the units with overcrowded conditions. These statistics show overcrowding is less of a problem in the unincorporated area than in Napa County as a whole and the Bay Area, where around nine percent and 11 percent of all households have more than one person per room, respectively. In the unincorporated area, there is a greater incidence of overcrowding in owner-occupied housing units (305) than renter-occupied units (285); however, the rate of overcrowding greater among renter households than owner households since the number of owner households is much greater than the number of renter households. Compared with the unincorporated area, Napa County as a whole has a similar rate of overcrowding among owner households (4.8 percent) and a higher rate for renter households (almost 17 percent). Meanwhile, Bay Area homeowners and renters are more likely to live in overcrowded conditions, with 6.3 percent of owner households and 17.7 percent of renters household estimated to be living in homes with more than one person per room.

ACS data from 2006 for Napa County as a whole and the Bay Area indicate that across both jurisdictions overcrowding continues to be more prevalent among renter-occupied housing units than owner-occupied housing units, especially the incidence of households where there are 1.51 or more persons per room.

Housing Cost Burden

Table 14 presents household income limits, as defined by HCD, and 2008 estimates of housing cost burden information based on the 2000 Comprehensive Housing Affordability Strategies (CHAS) database from HUD. Income limits are defined relative to the Area Median Family Income (AMFI). For example, in Napa County as a whole, the income for an extremely low-income household, (less than 30 percent of AMFI) equals \$15,521 given that the AMFI in Napa County in 2000 was \$51,738. Housing cost burden refers to the share of a household's income spent on housing costs. All households experience some level of housing cost burden, but households

¹³

According to the U.S. Census, a room includes all "whole rooms used for living purposes...including living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodgers' rooms. Excluded are strips or pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets."

paying between 30 and 50 percent of their income for housing experience “excessive” housing cost burden. The housing cost burden qualifies as “severe” at levels above 50 percent of household income.¹⁴

Households with a housing cost burden of less than 30 percent of their income constitute around 74 percent of all households in the unincorporated area, meaning these households are considered to be able to comfortably afford their housing cost burdens. Of the remaining households, approximately 15 percent have excessive cost burdens and 11 percent severe housing cost burdens. The severity of the housing cost burden varies by income level and among owners versus renters.

Of the 738 extremely low-income households (less than 30 percent AMFI) in the unincorporated area, around 24 percent have a housing cost burden less than 30 percent, but 16 percent and 60 percent, respectively, have excessive and severe housing cost burdens. Of all of the income categories, extremely low-income households have the greatest incidence of severe housing cost burden for both owners (34 percent) and renters (25 percent).

In the case of very low-income households (30 to 50 percent of AMFI), a much higher percentage of households (45 percent), have a housing cost burden of less than 30 percent of household income compared to extremely low-income households. In addition, just over 28 percent and 26 percent of households have excessive and severe housing cost burdens, respectively.

With low-income households (50 to 80 percent of AMFI), the percentage of households with a housing cost burden of less than 30 percent continues to rise to 65 percent. While the number and percentage of renter households experiencing excessive or severe housing cost burdens decrease relative to lower income classifications, the numbers and percentage of owners with excessive and severe housing cost burdens remains high. Of owner households in the unincorporated area, 242 households (just under 15 percent of total low-income households) have an excessive housing cost burden and 198 (approximately 12 percent of total low income households) had a severe housing cost burden.

For households in the moderate-income and above categories about 84 percent have housing cost burdens of less than 30 percent. A very small number of renter households have excessive (77) or severe housing cost burdens, but among owner households, significantly higher numbers of excessive (822) and severe (238) housing cost burdens occur. Thus, while the percentage of renter households with severe or excessive housing cost burdens equals just over one percent of all moderate and above income households, the percentage of owners with these housing cost burdens

¹⁴ U.S. Department of Housing and Urban Development Office of Policy Development and Research. “Affordable Housing Needs: A Report to Congress on the Significant Need for Housing.” 2003. <http://www.huduser.org/Publications/pdf/AffHsgNeedsRpt2003.pdf>. Accessed on November 27, 2007.

equals almost 15 percent.

Across extremely low-, low-, and moderate and above income households, the numbers and percentages of households with severe housing cost burdens is higher for owner households than for renter households. Even some owners (15 percent) with moderate and above incomes (over 80 percent of AMFI) experience excessive or severe housing cost burdens. This indicates that the prices of for-sale housing in Napa County as a whole are high relative to the income of residents. In regards to renter households, the rental market appears to be affordable to most households classified as low-income or above. The high incidence of excessive and severe housing cost burden experienced by extremely low- and very low-income households, however, indicates that additional assistance is necessary for owners and renters in these two income categories.

Age of Housing Stock

The age of the housing stock in the unincorporated area closely aligns with that of the Bay Area, with approximately 58 percent of units built prior to 1970 in the unincorporated area, and then an additional 18 percent built from 1970-1979, 13 percent between 1980-1989, and finally 12 percent from 1990-2000. Meanwhile, the age of the housing stock in Napa is slightly younger because Napa had a lower percentage of units built prior to 1970 (50 percent) and a higher percentage built between 1990 and 2000 (13 percent). The production of housing units in the unincorporated area has fallen in each of the decades since 1970, with approximately 2,000 units built from 1970-1979, then 1,500 units from 1980-1989, and 1,300 in 1990- 2000. The same trend occurred in both Napa County as a whole and the Bay Area.

The Construction Industry Research Board tracked residential building permit activity from 2000-2006 for the unincorporated area and Napa County as a whole.¹⁵ From 2000-2006, a total 711 permits were issued for units in the unincorporated area. The number of residential permits in the unincorporated area exceeded 100 units annually from 2000 to 2004, but 2005 and 2006 data show a noticeable drop in housing unit permit activity, with only 77 permits issued in 2005 and 39 permits in 2006. If this rate of permit activity continues, then housing production from 2000-2010 will be slightly lower than housing production between 1990 and 2000 in the unincorporated area. In Napa County as a whole, permits for 5,365 units were issued from 2000-2006. Permit issuance peaked in 2002 with 1,194 permitted units, while the lowest permit activity, 503 units, occurred in 2006. Permit activity from 2000-2006 is on track to exceed the housing unit production seen in Napa County as a whole from 1990 through 2000.

Occupancy Rates

As presented in Table 16, in 2000, the U.S. Census recorded a 15 percent residential vacancy rate

¹⁵ Keyser Marston Associates, Inc. "DRAFT: Workforce Housing Requirement Economic Analysis" March 20, 2008.

in the unincorporated area. This can be attributed to the rise in the number of units used “for seasonal, recreational, or occasional use,” which are considered vacant according to the U.S. Census, and which account for two-thirds of the total vacant units in the unincorporated area. Subtracting these units from the total vacant units gives a 4.8 percent vacancy rate, which likely more appropriately reflects the vacancy rate in 2000 for homes intended for year round occupancy. Typically, a vacancy rate of five percent is considered an indicator of a healthy housing market making a variety of housing options available for households in search of housing. Controlling for vacancies in the category “for seasonal, recreational, or occasional use” brings the overall Napa County vacancy rate down to 3.2 percent, and 2.6 percent for the Bay Area. DoF also provides more current vacancy rate estimates, though vacancy rates are not detailed by either housing type or vacancy type. In 2008, DoF estimates a housing vacancy rate of 15 percent in the unincorporated area, paralleling data from the 2000 Census. Also similar to 2000 trends, the 2008 vacancy rate in Napa County as a whole is just over six percent.

Housing Conditions Survey

BAE completed windshield survey of the condition of housing units in the unincorporated area on July 2, and July 7, 2008. To focus on those areas most likely to have significant rehabilitation needs, the survey focused upon the census block groups where 50 percent or more of the housing unit were built prior to 1970, plus one additional block group west of Yountville identified in the 2004 Housing Element as having a higher concentration of dilapidated units than other block groups.

A total of almost 13,000 units exist in these blocks groups, and BAE surveyed every tenth street segment within the each of the block groups in order to provide a “stratified random” survey of approximately 10 percent of the housing units in each block group. Appendix A provides a map of the census block groups and highlights the census block groups containing 50 percent to 60 percent, 60 percent to 70 percent, or 80 percent or more of the housing units built prior to 1970. The map also shows the street segments surveyed (the street segments representing approximately 10 percent of the total street segments in each census block group).

BAE staff drove all street segments identified in the map in Appendix A and surveyed the exterior condition of existing housing units, reviewing each unit’s foundation, roofing, windows, siding/stucco, and windows. The survey form that BAE used to evaluate the condition of the housing units is shown in Appendix B. BAE completed a survey form for all units deemed as either in need of “minor,” “moderate,” or “substantial” repair, or in “dilapidated” condition.¹⁶ Of the 499 housing units observed by BAE during the survey process, only 11 units were judged to be

¹⁶ California Department of Housing and Community Development. *Building Blocks for an Effective Housing Element: Housing Needs, Housing Stock Characteristics*. http://www.hcd.ca.gov/hpd/housing_element/index.html. Accessed on Jun 12, 2008.

in condition requiring minor repair or more extensive rehabilitation. Four units are in need of minor repair, three require moderate repair, and an additional four units are in dilapidated condition. Compared to the other block groups surveyed, the block group identified as number 87 in the map in Appendix A had a concentration of units in need of repair, with a total of three units.

As the survey represented a random sample of housing units in the block groups where more than 50 percent of the units were built prior to 1970, the percentage of units found to be in need of repair in these sections can be applied to total units built prior to 1970 to estimate the total number of units in need of repair in the unincorporated area. Extrapolating the approximately 2.2 percent of housing units in need of repair (11 units of the 499 units surveyed) to the approximately housing units 6,600 built prior to 1970 in the unincorporated area indicates that around 145 units need repair including around 53 units in dilapidated condition.

“At Risk” Units

The County has reviewed the list of federally-assisted projects provided by HUD to identify any subsidized housing projects that may be at-risk of conversion to market rate during the next ten years. The only project in the unincorporated area that has received HUD funding is Skyline Apartments for refurbishment of the complex for the disabled in 2000 and since these units are not at-risk of conversion of market rate within the next ten years; thus, no further analysis of preservation needs is needed at this time.

Table 12: Housing Stock Characteristics, 2000 and 2008

Units in Structure	Unincorporated Area of Napa County				Napa County as a Whole				Bay Area			
	2000 (a)		2008		2000 (a)		2008		2000 (a)		2008	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Detached Single Family	9,617	84.2%	10,636	84.5%	32,569	67.1%	35,723	67.1%	1,376,911	53.9%	1,438,127	53.7%
Attached Single Family	652	5.7%	692	5.5%	3,215	6.6%	3,421	6.4%	224,837	8.8%	236,113	8.8%
2 to 4 units	372	3.3%	383	3.0%	3,637	7.5%	3,798	7.1%	266,321	10.4%	274,628	10.2%
5 or more units	52	0.5%	55	0.4%	5,204	10.7%	5,495	10.3%	623,345	24.4%	662,851	24.7%
Mobile Homes	650	5.7%	720	5.7%	3,832	7.9%	4,672	8.8%	57,129	2.2%	63,712	2.4%
Boats, RV's, Vans, Other	84	0.7%	97	0.8%	97	0.2%	109	0.2%	3,859	0.2%	4,738	0.2%
Total Housing Units	11,427	100%	12,583	100%	48,554	100%	53,218	100%	2,552,402	100%	2,680,169	100%

Note:

(a) 2000 figures were derived using Census 2000 Summary File 1 total households estimates and Summary File 3 persons per room distribution estimates.

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

Table 13: Overcrowding by Tenure, 2000 and 2006

Persons Per Room	Unincorporated Area of Napa County				Napa County as a Whole				Bay Area			
	2000		2006 (a)		2000		2006 (a)		2000		2006 (a)	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Owner Occupied Units												
1.00 Person or less	6,932	71.1%	n.a.	n.a.	28,137	62.0%	28,862	60.3%	1,334,546	54.1%	1,455,812	58.2%
1.01 - 1.50 Persons	189	1.9%	n.a.	n.a.	871	1.9%	585	1.2%	47,891	1.9%	32,528	1.3%
1.51 - 2.00 Persons	107	1.1%	n.a.	n.a.	410	0.9%	468	1.0%	27,229	1.1%	5,961	0.2%
2.01 Persons or more	9	0.1%	n.a.	n.a.	146	0.3%	0	0.0%	14,358	0.6%	1,501	0.1%
Subtotal: Owner-Occupied	7,237	74%	n.a.	n.a.	29,564	65%	29,915	63%	1,424,024	58%	1,495,802	60%
Renter Occupied Units												
1.00 Person or less	2,223	22.8%	n.a.	n.a.	13,156	29.0%	15,508	32.4%	857,322	34.8%	918,591	36.7%
1.01 - 1.50 Persons	144	1.5%	n.a.	n.a.	1,039	2.3%	934	2.0%	69,396	2.8%	55,287	2.2%
1.51 - 2.00 Persons	82	0.8%	n.a.	n.a.	800	1.8%	1,422	3.0%	66,519	2.7%	25,226	1.0%
2.01 Persons or more	59	0.6%	n.a.	n.a.	843	1.9%	75	0.2%	48,758	2.0%	5,282	0.2%
Subtotal: Renter Occupied	2,508	26%	n.a.	n.a.	15,838	35%	17,939	37%	1,041,995	42%	1,004,386	40%
Total Households	9,745	100%	n.a.	n.a.	45,402	100%	47,854	100%	2,466,019	100%	2,500,188	100%

Notes:

(a) 2000 figures were derived using Census 2000 Summary File 1 total households estimates and Summary File 3 persons per room distribution estimates.

(b) 2006 American Community Survey does not provide data for areas below the county level.

Sources: 2000 Census, 2008; Bay Area Economics, 2008.

Table 14: Household Cost Burden, Unincorporated Area of Napa County, 2008 (a)

	All Income Levels		Extremely Low-Income (Less than 30% of AMFI)		Very Low-Income (30% to 50% of AMFI)		Low-Income (50% to 80% of AMFI)		Moderate and Above (Over 80% of AMFI)	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Owner Households										
With 0% to 30% Housing Cost Burden	5,714	54.2%	97	13.2%	204	23.4%	616	37.2%	4,796	66.0%
With 30% to 50% Housing Cost Burden	1,202	11.4%	74	10.1%	63	7.3%	242	14.6%	822	11.3%
With 50% or Greater Housing Cost Burden	834	7.9%	253	34.2%	145	16.7%	198	11.9%	238	3.3%
Subtotal: Owner-Occupied Households	7,749	74%	424	58%	413	47%	1,056	64%	5,857	81%
Renter Households										
With 0% to 30% Housing Cost Burden	2,054	19.5%	80	10.9%	192	22.0%	457	27.6%	1,325	18.2%
With 30% to 50% Housing Cost Burden	414	3.9%	47	6.3%	184	21.1%	106	6.4%	77	1.1%
With 50% or Greater Housing Cost Burden	316	3.0%	186	25.3%	84	9.6%	38	2.3%	7	0.1%
Subtotal: Renter-Occupied Households	2,784	26%	313	42%	460	53%	601	36%	1,409	19%
Total Households	10,533	100%	738	100%	873	100%	1,657	100%	7,266	100%

Note:

(a) Figures reported above were derived using percent allocations of households by income and household cost burden, based on HUD-published CHAS 2000 data, and total household figures from Claritas, Inc. CHAS data reflect HUD-defined household income limits, for various household sizes, which are calculated for Napa County.

Sources: 2000 CHAS dataset, huduser.org, 2008; Claritas Inc., 2008; Bay Area Economics, 2008.

Table 15: Housing Stock by Year Built, 2000 (a)

Housing Units by Year Built	Unincorporated Area of Napa County		Napa County as a Whole		Bay Area	
	Number	Percent	Number	Percent	Number	Percent
1990 to 2000 (b)	1,309	11.5%	6,298	13.0%	271,901	10.7%
1980 to 1989	1,467	12.9%	7,129	14.7%	339,335	13.3%
1970 to 1979	2,052	18.0%	10,722	22.1%	483,380	18.9%
1969 or Earlier	6,587	57.7%	24,405	50.3%	1,457,786	57.1%
Total	11,415	100%	48,554	100%	2,552,402	100%

Notes:

(a) Figures were derived using Census 2000 Summary File 1 total households estimates and Summary File 3 persons per room distribution estimates.

(b) Census 2000 figures report units built through March of 2000.

Sources: 2000 Census, 2008; Bay Area Economics, 2008.

Table 16: Housing Occupancy and Vacancy Status, 2000

Occupancy Status	Unincorporated Area of Napa County		Napa County as a Whole		Bay Area	
	Number	Percent	Number	Percent	Number	Percent
Occupied Housing Units	9,745	85.4%	45,402	93.5%	2,466,019	96.6%
Vacant Housing Units	1,670	14.6%	3,152	6.5%	86,383	3.4%
<i>For rent</i>	143	1.3%	450	0.9%	25,272	1.0%
<i>For sale only</i>	88	0.8%	390	0.8%	9,469	0.4%
<i>Rented or sold, not occupied</i>	90	0.8%	267	0.5%	9,471	0.4%
<i>For seasonal, recreational or occasional use</i>	1,124	9.8%	1,574	3.2%	21,211	0.8%
<i>For migrant workers</i>	7	0.1%	8	0.0%	415	0.0%
<i>Other vacant (a)</i>	218	1.9%	463	1.0%	20,545	0.8%
Total	11,415	100%	48,554	100%	2,552,402	100%

Note:

(a) If a vacant unit does not fall into any of the classifications specified above, it is classified as "other vacant." For example, this category includes units held for occupancy by a caretaker or janitor, and units held by the owner for personal reasons.

Sources: 2000 Census, 2008; Bay Area Economics, 2008.

Table 17: Housing Conditions Survey, Unincorporated Area of Napa County, 2008 (a)

Map Number of Block Group	Minor (b)	Moderate (c)	Substantial (d)	Dilapidated (e)
3	-	-	-	1
14	-	-	-	-
19	-	-	-	1
40	-	-	-	1
44	1	-	-	-
79	1	-	-	1
80	1	1	-	-
87	1	2	-	-
Total	4	3	0	4

Notes:

- (a) Appendix B contains a copy of the survey instrument, which evaluated the condition of the foundation, roofing, siding/stucco and windows for each unit. A total of 499 units were surveyed on randomly selected streets throughout the Unincorporated Area.
- (b) Units with minor defects received a survey score between 10 and 15
- (c) Units with moderate defects received a survey score of 16 to 39.
- (d) Units with substantial defects received a score of 40 to 55.
- (e) Units in dilapidated condition received a survey score of 56 and over.

Sources: HCD, 2008; Bay Area Economics, 2008.

Housing Market Conditions

This section explores the housing market conditions in the unincorporated area and Napa County as a whole. This information is useful in assessing the private housing market's ability to accommodate the housing needs of local residents. The for-sale housing prices cover sales in Napa County as a whole from May 2007 through April 2008, so they capture the housing market downturn experienced in Napa and the nation as a whole over this time period.

For-Sale Housing

Table 18 provides data on sales prices of 926 single-family homes sold in Napa County as a whole from May 2007 through April 2008. Dataquick classifies the sales data according to mailing address, rather than making a strict distinction as to whether a property lies inside or outside of an incorporated city. Nevertheless, the sales data provide a reasonable indicator of the housing costs in various parts of Napa County.

The single-family property transfer records indicate a median sales price of \$539,000 in Napa County as a whole over the period May 2007 through April 2008. An analysis of median sales price by different addresses throughout the whole County reveals that American Canyon and the City of Napa had the lowest median sales prices, at \$500,000 and \$528,000 respectively, and St. Helena had the highest, at \$902,500. The median lot size and square footage in St. Helena also tended to be higher than in other areas of the County.

The "Workforce Housing Requirement Economic Analysis" for Napa County supplies additional data from Multiple Listing Services (MLS) single-family homes listed in the unincorporated area as of October 2007.¹⁷ Of the nine homes listed, the average prices for the unincorporated areas surrounding Lake Berryessa was about \$314,600; Pope Valley, \$502,250; and the City of Napa, \$913,969. The higher building square footage for the two homes near the City of Napa (2,511 square feet) compared to the square footage seen at Lake Berryessa (1,584 square feet) and in Pope Valley (1,933 square feet) partially explains the significantly higher price of the two homes listed near the City of Napa; however, other locational factors, such as access to jobs, shopping, and other amenities, can also affect pricing for a home of a given type and size. Overall, while the two homes listed in October 2007 in the unincorporated area around the City of Napa commanded higher prices than the median sales prices for the City of Napa seen in Table 18, the small sample of unincorporated homes means no conclusion can be reached as to the price of homes in the City of Napa relative to the homes in the unincorporated area adjacent to the City of Napa.

¹⁷ Keyser Marston Associates, Inc. "DRAFT: Workforce Housing Requirement Economic Analysis" March 20, 2008. Appendix II.5.

Affordable Home Purchase Prices

Table 19 calculates the affordable housing prices for very low-, low- and moderate-income households in Napa County as a whole. The calculations use the 2008 income limits for Napa County as a whole and assume that a household can afford to spend 30 percent of its gross income on housing costs, including monthly principal and interest payments, mortgage insurance, property tax, and property insurance. The assumptions used to calculate the affordable price for a homebuyer are as follows:

- Downpayment: 10 percent
- Annual interest rate: 6.5 percent
- Loan term: 30 years
- Annual mortgage insurance: 1.30 percent of mortgage
- Annual property tax rate: 1.25 percent of home value
- Annual hazard insurance: 0.25 percent of home value

In the case of a three-person household, the affordable home price varies from approximately \$113,100 for very low-income, to \$174,900 for low-income, and \$217,700 for moderate-income households. The income limits increase with household size, and a five-person household with very low-, low- or moderate-income can afford to buy a home priced at \$135,800, \$209,800, and \$325,800, respectively. Comparing the affordable home prices calculated in Table 19 to the median home price in Napa County as a whole from Table 18 reveals that moderate income households (three-, four-, or five-person) cannot afford the median sales price of \$539,000.

The County of Napa recognizes the potential need for assistance to members of the workforce that cannot afford market rate housing. For example, a four-person moderate-income household can afford to purchase a home priced at around \$300,000. However, only 60 properties sold for \$300,000 or less across Napa County as a whole from May 2007 through April 2008. To help address this need Napa is exploring the possibilities of adopting a workforce housing requirement whereby the County will “limit occupancy of a share of new units in major residential units to households that work within a limited geographic area.”¹⁸ The goal of the new policy would be to enable local employees to live in Napa County, close to their jobs, as opposed to commuting from a lengthy distance. In addition, rental apartments, though in relatively short supply, can also accommodate the housing needs of workforce housing.

Rental Housing

A very limited number of rental options exist in the unincorporated area; therefore Table 20 provides rents for apartments in the City of Napa, American Canyon, and St. Helena, which may be

¹⁸ Keyser Marston Associates, Inc. “DRAFT: Workforce Housing Requirement Economic Analysis”. March 20, 2008. (Pg. 55).

indicative of rents in adjacent parts of the unincorporated area. One- and two-bedroom apartments comprise the majority of the rental options in Napa County as a whole, with only one apartment in the sample, Stonebridge Apartments, offering three- and four-bedroom units. The median price for one- and two-bedroom units across the sample of ten complexes is \$1,150 or \$1.43 per square foot for an 847 square foot unit. The median monthly rent and square footage increases with the number of bedroom from about \$975 per month for a one-bedroom/one bath unit, up to \$1,100 for a two-bedroom/one bath and \$1,325 for a two-bedroom/two bath unit. Two townhome projects in the City of Napa, Bristol Townhomes and Marina Park Townhomes, offer a two-bedroom/1.5 bath option, which although the square footage is slightly larger than that of the two bedroom/two bath units, still command a lower average price of \$1,313.

Affordable Rental Rates

Based on Napa County 2008 income limits published by HCD, Table 21 calculates affordable rental rates for households in each income category by household size. These estimates take into account utility costs, provided by the City of Napa Housing Division, because a rental unit is affordable only if a household spends 30 percent or less of their income on rent and utilities. Affordable rents for extremely low-income households range from around \$370 to \$490 per month, depending on both household and unit size. The maximum rent affordable to a very low-income four-person household is approximately \$890 per month. With median rental rates of \$1,150 for one- and two-bedroom units reported in Table 20, rental housing is not affordable to most extremely low-, and very low-income households, as well as one- and two-person low-income households. However, a two-bedroom unit renting for \$1,150 per month would be both affordable and appropriately sized for a three-person low-income household. The remaining low-income households in addition to moderate- and above-moderate households can afford a median-priced apartment. However, the rental market is focused on one- and two-bedroom units, with a limited supply of apartments available to larger households, regardless of income levels.

Affordability of Second Units

Within the unincorporated area, second units (e.g., granny flats) are a source of relatively affordable housing. By definition, they cannot be sold independent of the main residential property upon which they are located, so they are rental units. In addition, they are limited to a maximum size of 1,200 square feet, so their size is modest and thus, they are affordable by design. The rental rates of the second dwelling units produced in the unincorporated area of Napa County were estimated using data on current rental rates in the incorporated cities of Napa County, as there were no current examples of second units offered for rent at the time of this study.

Of the rental rates listed in Table 20, four complexes of townhomes or apartment complexes have units of 1,000 square feet or greater including the Bristol and Marina Park Townhomes and Pinecrest Apartments in the City of Napa, and Stonebridge Apartments in St. Helena. All of the

units in the Stonebridge Apartments are affordable units with rent fixed as a percentage of income, thus the monthly rental rates listed are not truly market rate and are not considered in this analysis of rental rates. The remaining three complexes had units of 1,000 square feet and a median rent of \$1,325 a month. When the median rent per square foot for these units (\$1.33 per square foot) is applied to the 1,200 square foot limit that the Napa County Zoning Code places on the size of second dwelling units, then the estimated rental cost of these is \$1,590 a month for a 1,200 square foot unit. In addition, it is possible that some new second units would be smaller than the maximum allowable square footage, and units of 1,100 and 1,000 square foot would rent for around \$1,460 and \$1,330, respectively.

Using the same methodology employed for calculating the affordability levels in Table 21, monthly rent for a 1,200 square foot unit of \$1,590 is affordable to moderate-income, four-person households. Rent of \$1,330 for a 1,000 square foot unit is affordable to moderate-income and low-income four-person households. For very low-income and extremely low-income, four-person households, subsidies would be necessary to make the units affordable.

Summary

The analysis of the existing housing stock shows the high quality of the housing stock in the unincorporated area. The unincorporated area has minimal incidence of overcrowded conditions and a relatively new housing stock.

About 12,000 housing units existed in the unincorporated area as of 2008, indicating that the unincorporated area gained about 72 housing units per year between 2000 and 2008. Most of the new production consisted of single-family, detached units, and in fact, the number of multifamily units fell from 2000 to 2008.

Despite the high median income in Napa County as a whole of \$79,600 in 2008, many residents still experience excessive or severe housing cost burdens. In the three lowest income categories, extremely low-, very low-, and low- income, large proportions of both renters and owners are in need of assistance to bring their housing cost burdens below 30 percent of their income. Those households in the moderate and above income category can afford rental units to meet their needs, but among owners, around 15 percent of all households still have housing cost burdens in excess of 30 percent their incomes. Data on the housing sales in Napa County as a whole from May 2007 to April 2008 continue to show that single-family units are unaffordable to moderate income households. In addition, market rents are unaffordable to extremely low- and very low-income households as well as smaller low-income households. There is also a lack of larger apartment units to accommodate families with children and other larger households.

Overall, the constrained supply of housing units, coupled with the high incomes in the area, keeps

the price of for-sale housing units in the unincorporated area high and out of reach for many low- and moderate-income households

Table 18: Single-Family Housing Prices, Napa County as a Whole, May 2007 - April 2008

Jurisdiction (a)	No. of Sales	Lot Square Feet		Living Area Square Feet		Price Per Sq. Ft. Living Area		Sales Price		Average Bedrooms
		Average	Median	Average	Median	Average	Median	Average	Median	
Napa County as a Whole	926	9,765	6,928	1,465	1,367	\$405.53	\$394.44	\$594,189	\$539,000	3
<i>American Canyon</i>	254	9,971	6,534	1,376	1,302	\$368.51	\$384.02	\$507,177	\$500,000	3
<i>Calistoga</i>	24	10,963	6,970	1,461	1,335	\$495.68	\$493.07	\$724,120	\$658,250	2
<i>Napa City</i>	586	9,629	6,970	1,474	1,387	\$405.06	\$381.01	\$597,123	\$528,458	3
<i>St. Helena</i>	39	11,426	9,583	1,559	1,429	\$609.65	\$631.56	\$950,533	\$902,500	2
<i>Yountville</i>	22	6,197	6,534	1,419	1,220	\$622.38	\$659.84	\$883,196	\$805,000	3
<i>Other County</i>	1	24,829	24,829	<i>n.a.</i>	<i>n.a.</i>	<i>n.a.</i>	<i>n.a.</i>	\$550,000	\$550,000	<i>n.a.</i>

Note:

(a) Data for cities may include homes located in adjacent Unincorporated Areas that have incorporated city mailing addresses.

Sources: DataQuick.com, 2008; Bay Area Economics, 2008.

Table 19: Affordable For-Sale Housing Prices, Napa County as a Whole, 2008

2008 Income Limits (a)	Household Size 3-Persons	Household Size 4-Persons	Household Size 5-Persons					
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					

	Amount Avail. for Housing	Principal & Interest	Property Insurance	Property Taxes	Mortgage Insurance	Total Monthly Payment	Down- Payment	Maximum Affordable Home Price
3-Person Household								
Very Low Income	\$895	\$643	\$24	\$118	\$110	\$895	\$11,310	\$113,096
Low Income	\$1,384	\$995	\$36	\$182	\$171	\$1,384	\$17,489	\$174,889
Moderate Income	\$2,150	\$1,546	\$57	\$283	\$265	\$2,150	\$27,168	\$271,684
4-Person Household								
Very Low Income	\$995	\$715	\$26	\$131	\$123	\$995	\$12,573	\$125,733
Low Income	\$1,538	\$1,106	\$40	\$202	\$189	\$1,538	\$19,435	\$194,349
Moderate Income	\$2,388	\$1,717	\$63	\$314	\$294	\$2,388	\$30,176	\$301,759
5-Person Household								
Very Low Income	\$1,075	\$773	\$28	\$142	\$132	\$1,075	\$13,584	\$135,842
Low Income	\$1,660	\$1,193	\$44	\$219	\$205	\$1,660	\$20,977	\$209,765
Moderate Income	\$2,578	\$1,853	\$68	\$339	\$318	\$2,578	\$32,577	\$325,768

Ownership Cost Assumptions	
% of Income for Housing Costs	30% of gross annual income
Mortgage Terms	
Down Payment	10.0% of home value
Annual Interest Rate	6.50% fixed
Loan Term	30 years
Annual Mortgage Insurance	1.30% of mortgage
Annual property tax rate	1.25% of home value
Annual Hazard Insurance	0.25% of home value

Note:

(a) Income limits defined by the California Department of Housing and Community Development for Napa County as a Whole.

Sources: HCD, 2008; Merrill Lynch, 2007; www.bloomberg.com, 2008; Bay Area Economics, 2008.

Table 20: Apartment Rental Rates, Napa County as a Whole, 2008 (Page 1 of 2) (a)

Complex Name	Address	Year Built	Number of Units	Number of Bedrooms and Bathrooms	Square Feet	Monthly Rent	Rent/Sq. Ft.	User Restricted
The City of Napa								
Bali Hai Apartments	1705 Pine St.	1970	24	1 Bdrm/1 Bath 2 Bdrm/1 Bath	660 unknown	\$780 \$1,100	\$1.18 unknown	Non-restricted.
Bristol Townhomes	135 Freeway Dr.	Remodeled 2003	24	2 Bdrm/1.5 Bath	1,000	\$1,300 \$1,325	\$1.30 \$1.33	2 section 8 units.
Kentwood Apartments	550 River Glen Dr.	Around 1975	224	1 Bdrm/1 Bath 2 Bdrm/1 Bath	685 895	\$1,089 \$1,119 \$1,269 \$1,319	\$1.59 \$1.63 \$1.42 \$1.47	Non-restricted.
Marina Park Townhomes		Around 1960		2 Bdrm/1.5 Bath	1,000	\$1,150 \$1,350	\$1.15 \$1.35	Non-restricted.
Bella Vista	713 Trancas St.	1970	72	1 Bdrm/1 Bath 2 Bdrm/1 Bath	736 930	\$1,100 \$1,195 \$1,350 \$1,400	\$1.49 \$1.62 \$1.45 \$1.51	Non-restricted.
Willow Glen	2052 Wilkins Ave.	1979	167	1 Bdrm/1 Bath 2 Bdrm/1 Bath	625 725	\$925 \$975 \$1,025 \$1,075	\$1.48 \$1.56 \$1.41 \$1.48	Non-restricted.
Pinecrest Apartments	2715 Cooper Ct.	Unknown	28	2 Bdrm/2 Bath	900 1,000	\$1,400 \$1,500	\$1.56 \$1.50	Non-restricted.
American Canyon								
Canyon Manor Apartments	941 Danrose Dr.	1991	48	2 Bdrm/2 Bath	980 980	\$1,225 \$1,250	\$1.25 \$1.28	4 Section 8 units.
American Canyon Apartments	300 American Canyon Rd.	1979	34	2Bdrm/1 Bath	770	\$1,095	\$1.42	

Note:

(a) BAE was unable to locate available apartments in the Unincorporated Area of Napa County. Listed complexes are located within the Cities of Napa, American Canyon, and St. Helena.

Sources: Respective Property Owners and Managers, 2008; Online Apartment Listings, 2008; Bay Area Economics, 2008.

Table 20: Apartment Rental Rates, Napa County as a Whole, 2008 (Page 2 of 2) (a)

St. Helena								
Stonebridge Apartments	990 College Ave.	1993	80	1 Bdrm/1 Bath	544	\$780	\$1.43	All units are affordable units and rent is a product of income. Listed rent is the average price currently being paid by tenants.
					654	\$780	\$1.19	
				2 Bdrm/1 Bath	847	\$874	\$1.03	
					855	\$874	\$1.02	
				3 Bdrm/2 Bath	1,044	\$980	\$0.94	
					1,060	\$980	\$0.92	
				4 Bdrm/2 Bath	1,250	\$1,004	\$0.80	
					1,266	\$1,004	\$0.79	
Median				1 Bdrm/1 Bath	657	\$975	\$1.48	
				2 Bdrm/1 Bath	851	\$1,100	\$1.29	
				2 Bdrm/1.5 Bath	1,000	\$1,313	\$1.31	
				2 Bdrm/2 Bath	980	\$1,325	\$1.35	
Overall Median for 1 and 2 Bedroom units					847	\$1,150	\$1.43	

Note:

(a) BAE was unable to locate available apartments in the Unincorporated Area of Napa County. Listed complexes are located within the Cities of Napa, American Canyon, and St. Helena.

Sources: Respective Property Owners and Managers, 2008; Online Apartment Listings, 2008; Bay Area Economics, 2008.

Table 21: Affordable Rents, Napa County as a Whole, 2008

Year/Income Category (a)	Income Limits/Household Size							
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
2008: Median \$79,600								
Extremely Low Income	\$16,750	\$19,100	\$21,500	\$23,900	\$25,800	\$27,700	\$29,650	\$31,550
Very Low Income	\$27,850	\$31,850	\$35,800	\$39,800	\$43,000	\$46,150	\$49,350	\$52,550
Low Income	\$43,050	\$49,200	\$55,350	\$61,500	\$66,400	\$71,350	\$76,250	\$81,200
Median Income	\$55,700	\$63,700	\$71,600	\$79,600	\$86,000	\$92,300	\$98,700	\$105,100
Moderate Income	\$66,900	\$76,400	\$86,000	\$95,500	\$103,100	\$110,800	\$118,400	\$126,100

Affordable Rents (b)	Unit Size					
	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	5-Bedroom
Extremely Low Income						
1-Person	\$365	\$351				
2-Person		\$410	\$389			
3-Person			\$449	\$430		
4-Person				\$490	\$458	
5-Person					\$505	\$494
Very Low Income						
1-Person	\$642	\$628				
2-Person		\$728	\$707			
3-Person			\$806	\$787		
4-Person				\$887	\$855	
5-Person					\$935	\$924
Low Income						
1-Person	\$1,022	\$1,008				
2-Person		\$1,162	\$1,141			
3-Person			\$1,295	\$1,276		
4-Person				\$1,430	\$1,398	
5-Person					\$1,520	\$1,509
Moderate Income						
1-Person	\$1,619	\$1,605				
2-Person		\$1,842	\$1,821			
3-Person			\$2,061	\$2,042		
4-Person				\$2,280	\$2,248	
5-Person					\$2,438	\$2,427
Included Utilities (c)	\$59	\$60	\$68	\$76	\$85	\$87

Notes:

(a) Income limits are 2008 California Department of Housing and Community Development income limits for Napa County as a Whole.

(b) Affordable Rents equal 30 percent of gross monthly income minus a utility allowance derived from figures released by the City of Napa Housing Division in January 2007. Allowances include electricity for heating, cooking, water heating and other electric.

(c) Included utilities represents utility costs normally included in rent. These are water, sewer and trash collection.

Sources: HCD, 2008; HUD, 2008; City of Napa Housing Division, 2008; Bay Area Economics, 2008.

Special Needs Populations

California Government Code Section 65583 (a) (7) requires of an analysis of any special housing needs, “such as those of the elderly, person with disabilities, large family, farm workers, families with female heads of household and families and persons in need of emergency shelter”¹⁹ This section provides detailed information for these special needs categories and discusses their housing need. Special needs populations can require non-conventional housing types that serve both as shelter and provide services to their residents. Many special needs populations are on fixed incomes and have limited ability to absorb increased housing costs. In addition, special needs populations are often unable to find appropriate shelter due to their condition.

Data sources include 2000 Census, 2008 Claritas Inc., California Department of Finance, HUD, California Employment Development Department, as well as the Napa County Continuum of Care. In addition, information on farm worker housing comes from the study “An Assessment of the Demand for Farm Workers Housing in Napa County” by the California Institute for Rural Studies.²⁰

Persons with Disabilities

Disabilities can take many forms and have numerous implications for housing need. Many disabled people can live in conventional housing without any modifications, or with only minor modifications, while some disabled people require substantially modifications and/or on-site care to maintain everyday living. Accessible units can be more expensive to build, because of features such as ramps, extra wide doors, handrails, lowered counters, raised toilets, and a variety of other accessibility features. Compared to the general population, disabled persons are more likely to live alone, earn less, and be homeless.²¹

Table 22 shows the 2000 and 2008 estimated number of disabled persons in the unincorporated area. The 2008 estimates were derived by applying the Census 2000 proportion of disabled persons to the Claritas Inc. 2008 overall population estimates. Around 4,200 persons over the age of five lived with a disability in the unincorporated area in 2000. This includes approximately 110 people ages 5-15, 2,800 aged 16-64, and 1,300 aged 65 and older. The unincorporated area and Napa County as a whole had almost the same percentage of disabled persons (16 percent), a significantly higher percentage of disabled than California (five percent). As the total populations

¹⁹ California Government Code Section 65583 (a)(7)

²⁰ California Institute for Rural Studies. “An Assessment of the Demand for Farm Worker Housing in Napa County.” March, 2007. <http://www.ncfh.org/pdfs/6858.pdf>. Accessed June 23, 2008.

²¹ Tootelian, Dennis, and Gaedeke, Ralph. “The Impact of Housing Availability, Accessibility, and Affordability on People with Disabilities”. Sacramento, CA: State Independent Living Council. April, 1999. As cited in the Analysis of Senate Bill 1025.

of the unincorporated area, Napa County as a whole, and the Bay Area rose from 2000 to 2008, the data assumes that the number of disabled persons increased proportionately. Therefore, in 2008, the estimated total number of disabled persons equaled approximately 4,500 for the unincorporated area.

In the unincorporated area and Napa County as a whole, a concentration of disabled persons exists among the population aged 21-64 and 65 and over. About 14 percent of the population over the age of 21 in both the unincorporated area and Napa were disabled compared to about four percent in the Bay Area. A concentration of physical disabilities, employment disabilities, and those individuals with two or more disabilities in the unincorporated area and Napa County as a whole caused the high percentage of disabilities overall.

The Napa County Reasonable Accommodations Ordinance works to remove accessibility constraints to housing for the high number of physically disabled persons in the unincorporated area. On January 1, 2002, SB 520 went into effect, requiring local jurisdictions to first analyze potential governmental constraints to the development, improvement, and maintenance of housing for persons with disabilities. The Housing Element must also include one of the following 1) a program to remove constraints or 2) provide reasonable accommodations for, “housing designed for occupancy by, or with supportive services for, persons with disabilities.” A jurisdiction can fulfill this second clause in a variety of ways including establishing policies that facilitate the provision of housing that is physically accessible to people with mobility impairments, residential care facilities for individuals with Alzheimer’s, housing for persons with AIDS/HIV, and housing with support services and transitional housing that serves homeless with disabilities.

In 2005, the Napa County Board of Supervisors adopted the Reasonable Accommodation Ordinance.²² The Ordinance applies to anyone qualified as disabled under the Federal Fair Housing Act and California Fair Employment and Housing Acts.²³ Under the Ordinance, any person with a disability or an agent acting on his or her behalf may request a reasonable accommodation by completing an application explaining how a change in a specified governmental regulation will make the property accessible to the disabled person.²⁴ “A request for reasonable accommodation may include a modification or exception to the rules, standards and practices for the siting, development and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability with equal opportunity to housing of their choice.”²⁵

²² Napa County Office of Conservation, Development, and Planning. “Reasonable Accommodation Ordinance, P04-0501-ORD.” December 15, 2004.

²³ Napa County Zoning Code Chapter 18.134.020

²⁴ Napa County Zoning Code Chapter 18.134.030

²⁵ Napa County Zoning Code Chapter 18.134.020

The Planning Director typically determines whether or not the requested reasonable accommodation should be granted and must make that determination within 45 days of submittal of a request for the accommodation. If the applicant requests the reasonable accommodation be determined concurrently with another discretionary approval, then the body making the decision concerning the discretionary approval will also determine whether the request for reasonable accommodation should be granted. The Napa County Reasonable Accommodations Ordinance addresses the SB520 requirements in that it establishes an administrative protocol for granting reasonable accommodations to the disabled and allows a process for eliminating any undue governmental constraint to housing for any disabled person. The decision to grant or deny a reasonable accommodation request may be appealed to the Board of Supervisors.

Elderly

The elderly population often requires special housing to accommodate part-time or full time care, but is also more likely to have lower incomes than the population in general. More simple requirements can include modifications to doors and steps to improve accessibility and installation of hand rails and grab bars to make bathing, toileting, and other daily activities safer. Housing such as apartments or condominiums that do not entail high maintenance requirements can also be beneficial as the elderly continue to age and become less able to perform extensive home maintenance work on their own. The elderly are also commonly on fixed incomes while expending more of their income on medical care, meaning that affordable housing is often needed.

Age of Householder

As of 2008, there are approximately 2,800 households with persons 65 years and older, or almost 27 percent of the total households living within the unincorporated area. Overall, residents living within the unincorporated area and Napa County as a whole are more likely to be elderly than Bay Area residents, of which 19 percent are 65 and over. The vast majority of elderly households living in the unincorporated area were homeowners, with about 2,550 elderly households (24 percent of total households) owning their homes and 270 elderly households (three percent of total households) renting. Although Napa County as a whole has almost the same percentage of elderly households (26 percent) as the unincorporated area, renters represent a greater percentage (five percent) of total households. Meanwhile, 19 percent of households in the Bay Area are elderly households, and elderly owners equal 14 percent and renters five percent of the total households.

Elderly Housing Cost Burden

Table 24 contains 2008 estimates of housing cost burden information based on the 2000 Comprehensive Housing Affordability Strategies (CHAS) database from HUD. In 2008, the percentage of elderly households in the different housing cost burdens categories closely aligns to the percentages seen in Table 14 for all households in the unincorporated area. Of total elderly households, approximately 75 percent have housing cost burdens less than 30 percent, 12 percent

excessive housing cost burdens, and 12 percent have severe housing cost burdens, while the corresponding percentages for all households measured 75 percent, 15 percent, and 11 percent.

The pattern of elderly cost burdens among renters and homeowners, however, differs from those of all households in the unincorporated County. Only a small percentage of the elderly households rent (11 percent) while the majority own (89 percent). Therefore, the percentage of elderly renters experiencing excessive and severe housing cost burdens is very small relative to the total number of households that experience excessive or severe housing cost burdens.

Starting with extremely low-income households (less than 30 percent of AMFI), only 24 percent of households have a housing cost burden of less than 30 percent of their income, with 19 percent having excessive cost burdens, and 56 percent having severe housing cost burdens. The number of extremely low-income households with severe housing cost burdens equals 72, including about 45 owner and 27 renter households.

The housing cost burden diminishes substantially for the very low-income households (30 to 50 percent of AMFI) where a majority of households (62 percent) have housing cost burdens of less than 30 percent. The rate of excessive cost burdens registers 18 percent, and the cases of severe housing cost represent 19 percent of the very low-income households. Again, severe housing cost burden is more pervasive among owner (140) than renter (34) households.

For the low-income households (50 to 80 percent of AMFI) the number of households with housing cost burdens less than 30 percent of income rises to 77 percent, leaving around 14 percent of households with excessive housing cost burdens and nine percent with severe housing cost burdens. The households with severe housing cost burdens total 458 in all, with 407 owners and 51 renter households.

Finally, 70 percent of all elderly households fall into the moderate income and above category. Of the moderate income and above households, 86 percent have housing cost burdens of less than 30 percent, leaving 10 percent and five percent with excessive and severe housing cost burdens, respectively. Although only five percent of these households experience a severe housing cost burden, the actual number of households with a severe housing cost burden (84) is actually higher than for either low- or very low-income households.

The low housing cost burdens experienced by elderly owner households reflect the fact that many elderly households purchased their homes years ago, and either have already paid off their mortgages, or have relatively low mortgage payments. In regard to renter households, the small number of households with excessive or severe housing cost burdens is attributable to a low number of elderly renter households as a whole, and the relatively small share of these households

in the extremely low- and very low-income categories.

Large Families

The U.S. Census defines a large family as one containing five or more related members, the California Department of Housing and Community development recommends using this definition of a large family.²⁶ Often, low-income large families live in overcrowded conditions and, due to the presence of minor children, require affordable childcare. Most conventional apartment complexes do not have four bedroom apartments and many apartment developers dedicate only a small portion, if any, of their unit mixes to three-bedroom units suitable for families. In the case of the sample of apartments shown in Table 20, only the Stonebridge Apartments offered the option of three- or four-bedroom apartments. Lacking means to purchase larger homes, many lower-income families are forced into smaller dwelling units and overcrowded conditions.

Table 25 indicates that in 2008, the unincorporated area had around 1,040 households (almost ten percent of the total) with five or more persons. Of these, 1,010 were family households as opposed to non-family households using the aforementioned definition from the U.S. Census. In comparison, about 12.5 percent and 13 percent of total households in Napa County as a whole and the Bay Area respectively had five or more persons.

The 2008 adjustment to the 2000 HUD-published CHAS data in Table 26 reveals 1,002 large families lived within the unincorporated area. A lower proportion of large family households are owners (67 percent) in contrast to the 74 percent of all households in the unincorporated area that are homeowners. Despite the lower rate of home ownership, large families across the three housing cost burden categories have about the same housing cost burden pattern as all of the households in the unincorporated area. About 75 percent of large families have housing cost burdens less than 30 percent, 16 percent have excessive housing cost burdens, and 10 percent have severe housing cost burdens.

Extremely low-income large family households are predominantly owners. Of the 62 extremely low-income owners, 43 experience excessive or severe housing cost burdens, and among the eight renter households, all the households experience excessive or severe housing cost burdens. Therefore, all but 11 extremely low-income large family households pay more than they can afford for housing, putting a strain on their ability to meet other basic needs.

Few very low-income households own their homes (only five in total), and the remaining 67 very low-income large family households rent. The owner households are evenly split between those

²⁶ California Department of Housing and Community Development. *Building Blocks for an Effective Housing Element: Special Needs, Large and Female-Headed Households*. http://www.hcd.ca.gov/hpd/housing_element/index.html. Accessed on June 12, 2008.

having housing cost burdens less than 30 percent and those experiencing severe housing cost burdens. The vast majority of these renter households (53) have housing cost burdens of less than 30 percent.

Low-income owners with excessive housing cost burdens (68), outnumber the households with housing cost burdens of less than 30 percent. In addition, 22 owner households experience severe housing cost burdens. Most low-income renters, however, have found housing that they can afford, with only six of the 69 total renter households having excessive housing cost burdens and none with severe housing cost burdens.

Households with moderate incomes and above represent over two-thirds of all large family households in the unincorporated area. While 85 percent of all moderate-income households have a housing cost burden less than 30 percent, around 11 and four percent of households have excessive or severe housing cost burdens, respectively. Sixty-one owner households experience excessive housing cost burdens and 27 experience severe housing cost burdens. Among large-family renter households with moderate and above incomes, only seven have excessive housing cost burdens. Therefore, it is evident that rental housing is typically affordable for this income category, but many of those large families who own homes struggle to meet their housing costs.

Across income categories, with the exception of extremely low-income households, the majority of households who rent have found rental units they can afford. In addition, Table 26 establishes that for-sale housing units are often too expensive for large households, even for a large proportion of households with moderate incomes and above.

Female Headed Households with Children

Single female-headed households with children tend to have a higher need for affordable housing compared to family households in general. In 1999, the poverty rate of female-householder families nationally stood at a record low of 27.8 percent, but that was still significantly above the poverty rate of all families (9.3 percent) and married couples (4.8 percent).²⁷ In addition, single female-headed households with children are more likely to need childcare since the mother is often the sole source of income and the sole caregiver for children within the family.

Using the 2008 Claritas total household figures and the 2000 Census distribution of single-family households, Table 27 estimates that there were about 290 single female-headed households with children in the unincorporated area, split nearly evenly between owners (140) and renters (150). The distribution between owners and renters for Napa County as a whole and the Bay Area,

²⁷ U.S Department of Commerce News “Poverty Rate Lowest in 20 Years, Household Income at Record High, Census Bureau Reports” September 26, 2000. <http://www.census.gov/Press-Release/www/2000/cb00-158.html>. Accessed on June 10, 2008.

however, shows that the number of renter households exceeds the number of owner households by two to one. In addition, while about three percent of total households in the unincorporated area were headed by single females, in the Napa and the Bay Area the percentage was around five percent. Thus, single-female headed households were less prevalent in the unincorporated area, and they were more likely than their counterparts in the Napa County as a whole and the Bay Area to be homeowners.

While the number of single female-headed households in the unincorporated area is small, approximately 30 percent of these households had income below the poverty level. These households likely have a significant affordable housing need and would benefit from additional services, such as affordable childcare and job training programs.

Farmworkers

Some farmworkers have special housing needs due to the seasonal nature of their work, along with their need to migrate based on seasonal demand for their services. Napa County as a whole has a fluctuating population of seasonal farmworkers as well as a substantial base of farmworkers who reside permanently in the County and may work year round in agriculture or only seasonally while turning to other types of work during the off-season for agricultural work. Viticulture is the predominant agricultural activity conducted in Napa County.

The history of farm workers in the Napa Valley has evolved over the past 100 years from the late 1800's where entire families were involved in the harvest, to the current practices which require the use of year round vineyard management employees and the seasonal farm worker at harvest. The amount of established vineyard land has grown to more than 50,000 acres as of 2007,²⁸ requiring intensive management practices that provide year round work for farmworkers. The permanent employees have housing needs that is more accurately reflected in the need for permanent affordable housing. The workers who are migrant and reside in the valley only during harvest, are the most difficult to estimate both in numbers and need as they are likely to work for more than one vineyard per season and it is difficult to accurately estimate the number who stay with family and friends or resort to sleeping in cars or other makeshift shelter.

The California Employment Development Department (EDD) provided the information presented in Table 28. EDD data is derived from Current Employment Statistics (CES) data and CES defines employment as "the total number of persons on establishment payrolls employed full or part-time who receive pay for any part of the pay period that includes the 12th day of the month."²⁹ Seasonal

²⁸ "Napa County General Plan: Agricultural Preservation and Land Use Element." June, 2008.
http://www.napacountygeneralplan.com/library/files/revised_public_hearing_draft_GPU/document/Sections/7_Ag_and_Land_Use.pdf. Accessed on June 4, 2008.

²⁹ Bureau of Labor Statistics. <http://www.bls.gov/ces/cesfaq.htm>. Accessed on April 14th, 2008.

employees may not all be captured in the CES figures. Over the 15 years from 1993 through 2007, Table 28 indicates that farm employment continually fluctuates, but overall farm employment has risen by 1,700 jobs over the period. In 1993, farm employment was 3,400 and farm employment peaked at 5,300 in both 2001 and 2002. Since 2001, it remained relatively consistent, registering employment of 5,100 in 2007.

The California Institute for Rural Studies completed an extensive assessment of farmworker housing in Napa County as a whole in 2007. The Institute completed a survey of agricultural employers, interviewed farmworkers and others with knowledge of farmworker housing needs, conducted focus groups, and gathered additional data from secondary data sources. Table 29 presents an estimate of the total farmworkers in Napa County, from the assessment. Workers are categorized by employment period. A “regular worker” works seven months or more, a “seasonal worker” between three and six months, and a “harvest worker” less than three months. As of 2005, Napa County as a whole employed almost 6,800 farmworkers, including 3,800 regular workers, 1,300 seasonal workers, and the remaining 1,800 harvest workers. While the estimate of total farmworkers that resulted from the California Institute for Rural Studies assessment is significantly higher than the EDD estimate for 2005, taking the harvest workers out of the equation makes the estimate of regular and seasonal workers in Table 29 (approximately 5,000 workers) more comparable to the EDD estimate of 4,600 farm employees in 2005.

The Institute’s face-to-face interviews with 189 farmworkers revealed that during the week, 46 percent of farmworkers stay in apartments, 40 percent in homes, five percent in labor centers, four percent in garages, three percent in motels, and the final two percent in trailers.³⁰ The interview questions also covered the amount of money that farmworkers spend on housing and Table 30 summarizes the results. The majority of farmworkers (87 percent) rent a housing unit. Accompanied farmworkers, those with a spouse and/or children, reported paying \$319 per adult for rental housing compared to \$218 per adult for unaccompanied adults.³¹ Among survey respondents living in Napa County, the rent rises to \$345 for accompanied and \$254 for unaccompanied. In addition to the rental costs listed above, 55 percent of respondents who live in apartments indicated that they had to pay extra money to cover utilities, which average \$66 dollars per month. Those farmworkers who own their own homes (11 percent of survey respondents), reported average monthly mortgage costs of \$2,167 plus an additional \$225 for utilities.

Table 30 also provides additional information on the income of farmworkers, to assess the affordability of housing units. The average income is categorized by farmworker occupation with

³⁰ California Institute for Rural Studies “An Assessment of the Demand for Farm Worker Housing in Napa County” March, 2007. (Pg. 15).

³¹ California Institute for Rural Studies “An Assessment of the Demand for Farm Worker Housing in Napa County” March, 2007. (Pg. 16).

general laborers annually earning \$15,745, specialized laborers \$26,317, and foremen or supervisors \$37,000. These income levels rise slightly when taking into account the income of other members of farmworker households, giving general laborers, specialized laborers, and foreman or supervisors' average household incomes of \$19,122, \$33,268, and \$50,294, respectively. Given these levels of income, the Institute study calculated "that housing costs represent 23% of gross annual income. Nonetheless, rental costs are 35% of income when remittances are subtracted from gross household income."³² This suggests that, at least among the sample of farmworkers surveyed, housing costs are at or above the affordability levels, suggesting continued need for additional affordable farmworker housing or for other types of assistance to farmworker households.

Farmworker Accommodations

Four different kind of housing exists for farmworkers in the unincorporated area, farmworker centers, owned and operated by the Napa County Housing Authority, private accommodations designated for agriculture employees that accommodate five or more employees and are monitored by the Department of Environmental Management, private accommodations designated as farm labor dwellings (FLD) accommodating less than five residents,³³ and, finally, private apartments or other housing rented or owned by farmworkers.

Public Farmworker Centers

Through the Napa County Housing Authority, Napa County works to make housing available to migrant farmworkers. In 1992, the Farmworker Housing Committee was formed by a group of concerned citizens and, over the next decade, expanded to represent all of the entities involved with farmworker housing, including the Napa Valley Housing Authority (NVHA), California Human Development Corporation, Napa Valley Community Housing, Napa County Farm Bureau, Napa Valley Grape Growers Association, and the Napa Valley Vintners Association (NVVA). The Napa County Housing Authority (NCHA) currently owns and operates three public farmworker centers in Napa County – Calistoga, Mondavi and River Ranch.^{34 35} The NCHA oversees the operation of the three centers to circumvent lack of funding, loss of available land, and management challenges faced by other groups trying to provide the same service.

³² California Institute for Rural Studies "An Assessment of the Demand for Farm Worker Housing in Napa County" March, 2007. (Pg. 26).

³³ Conservation, Development and Planning Department, Code Enforcement. "Memorandum: Farm Labor Dwelling Monitoring." June 30, 2008.

³⁴ The Beringer labor center which had been public in 2004 when the last Housing Element was published is currently being used by the winery.

³⁵ California Institute for Rural Studies "An Assessment of the Demand for Farm Worker Housing in Napa County" March, 2007. (Pg. 4).

According to the California Institute for Rural Studies report, staying at a farmworker labor center costs about \$350 per month per person and covers rent, three meals a day, and a variety of other services. According to the report, historically, the “overall occupancy rate for the Calistoga Center during the 2004-2005 fiscal year [July 1 to June 30] was 63%, with a low of 35% in March and a high of 83% in May. The occupancy rate for the Mondavi center during the 2003-2004 fiscal year was 60%,³⁶ with a low of 7% in January and a high of 88% during May. The River Ranch center reported an overall occupancy rate of 82% during the 2004-2005 fiscal year, with a low of 40% in December a high of 98% during the months of August/September 2004 and May/June 2005.”³⁷ It appears that across all three centers, May consistently represents the highest rate of occupancy. Since the NCHA took over the centers in 2007, the centers have averaged 76% occupancy overall. Additionally, at least one center is kept open year-round. In the last two winters, the Calistoga Center was at 100% occupancy. It should be noted that the labor centers are designed to serve short-term unaccompanied residents and are not designed to address the housing needs of year round residents. Needs of year round residents are served through other programs, such as local preferences for farmworkers and other local workers in affordable housing projects receiving trust fund dollars and County programs to meet the needs of lower income households.

In 2001, to generate additional resources to help address the migrant farm worker housing shortage within the County, Napa County obtained special state legislation (AB 1550) that authorized the County to collect a special assessment of up to \$10 per planted acre of agricultural land to fund acquisition, development, maintenance and operation of farm labor centers.³⁸ According to the County’s Comprehensive Annual Financial Report for County Service Area No. 4, the levy generated \$413,000 for the 2006/2007 fiscal year. Meanwhile, the proposed budget for the farmworker housing program run by the NCHA for the 2007/2008 fiscal is \$971,000.³⁹ The special assessment will then cover about 40 percent of the costs assuming it generates around \$400,000 in fiscal 2007/2008, with the remainder of expenses covered by user fees, County funds, an operations fund, and possibly some funding from the NCHA.^{40 41}

³⁶ Figures for the 2004-2005 fiscal year are unreliable, as the center remained closed during the months of February-April, but had projected occupancy for those months, skewing the figures.

³⁷ California Institute for Rural Studies “An Assessment of the Demand for Farm Worker Housing in Napa County” March, 2007. (Pg. 4).

³⁸ AB 1550 Assembly Bill Analysis, 2001. http://info.sen.ca.gov/pub/01-02/bill/asm/ab_1501-1550/ab_1550_cfa_20010720_111903_sen_floor.html. Accessed on June 5, 2008.

³⁹ McKinnon, Julissa. “Supes Want Cities to Help Cover Farmworkers Camp Costs” *Napa Valley Register*. April 25, 2007.

⁴⁰ The budget, predicated upon the grapegrowers voting to raise the special assessment to \$9.75 per acre from \$9.50 and increasing the charge for staying at the labor centers to \$11.75 per night.

⁴¹ McKinnon, Julissa. “Supes Want Cities to Help Cover Farmworkers Camp Costs” *Napa Valley Register*. April 25, 2007.

Private Farmworker Centers

A total of ten private camps, totaling 122 beds, exist in Napa County, and are monitored by the Department of Environmental Management.⁴²

Farm Labor Dwellings

The County of Napa has had a permitting process in place for farm labor dwellings (FLD) accommodating five or fewer residents since 1969. The County has issued 120 FLD permits through 2008, but a recent review of the FLDs by the Code Enforcement Division of the Napa County Conservation, Development, and Planning Department revealed only 74 dwellings “in compliance,” with the remaining dwellings either “abandoned/never constructed” (38), “pending” (5), or “violations” (3).⁴³ The “in compliance” designation went to “FLD that remain active and staff has verified that they are currently used as a farm labor dwelling.”⁴⁴ The County is working to get the eight FLDs indentified as either “pending” or “violation” into compliance, which would increase the number of FLDs in the County to 81. In addition, the County will continue with annual compliance checks.⁴⁵

Zoning Ordinance

In 2002, California Health and Safety Code sections 17021.5 and 17021.6 established provisions to require that local zoning codes accommodate farmworker housing. Section 17021.5 applies to all employee housing consisting of six or less units and says the housing must be considered a single-family residential unit and invoke only the government regulations typically associated with single-family units. Section 17021.6 states that for employee housing of 12 units or less (or group quarters with 36 beds or less) that “no conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone.”⁴⁶ To achieve consistency with theses codes, Napa County amended its zoning ordinance and added a new section 18.104.295 to Title 18 of the Napa County Code as recommended in the 2004 Housing Element.⁴⁷ The zoning ordinance does not require use permit approval for farmworker housing where it is not so required under State Law, however, the County has made additional changes to the Zoning Ordinance to be consistent with Health and Safety Code sections 17021.5 and 17021.6.

⁴² California Institute for Rural Studies “An Assessment of the Demand for Farm Worker Housing in Napa County” March, 2007. (Pg. 4).

⁴³ Conservation, Development and Planning Department, Code Enforcement. “Memorandum: Farm Labor Dwelling Monitoring.” June 30, 2008.

⁴⁴ *Ibid.*

⁴⁵ *Ibid.*

⁴⁶ California Government Health and Safety Code 17021.6 (b)

⁴⁷ Napa County Planning Commission and Board of Supervisor. “Public Notice” 2004 <http://www.co.napa.ca.us/gov/departments/29000/publicnotice.mht>. Accessed on June 10, 2008.

Families and Persons in Need of Emergency Shelters

Homeless service providers, social service agencies, affordable housing providers, local government agencies, and private foundations have collaborated on the 2005 Ten Year Plan to End Homelessness and the 2007 Napa County Continuum of Care (CoC), which constitute a comprehensive homeless plan for Napa County. The CoC is a HUD-regulated document that is submitted in conjunction with local homeless service provider applications for federal homeless assistance. The CoC must identify the estimated need and inventory for emergency shelter, transitional housing, and permanent supportive housing for families and individuals. According to the 2007 Napa CoC, Exhibit 1, a point-in-time count on January 1, 2007 identified approximately 365 homeless in Napa County as a whole (including cities). The Exhibit 1 Housing Inventory anticipated need for approximately 430 emergency shelter, transitional housing, and permanent supportive housing beds. At present, there are only 274 beds available countywide, leaving an unmet need of approximately 156 beds, including 63 for individuals and 93 for families. Table 31 summarizes the Continuum of Care estimates of homeless need and inventories of existing emergency shelter, transitional housing, and permanent supportive housing available countywide.

Within the unincorporated area, the Napa State hospital site, just south of the City of Napa, is home to a winter shelter operated by the Napa Valley Shelter Project. This site has been in seasonal operation since 2002 and represents one of a few locations in the unincorporated area that provides adequate transportation access, and proximity to locations where homeless families and individuals congregate. In keeping with the principles of encouraging development in and near urban areas, the County generally does not seek to operate shelters in unincorporated areas. Rather, the County provides financial and operational support to a comprehensive shelter system and currently contributes approximately \$1 million per year towards this end. Moreover, a new homeless shelter/transitional housing project is currently proposed that will include six double occupancy and 18 single occupancy supportive housing units. This project will be partially supported by approximately \$500,000 in Affordable Housing Fund monies.

Based on the estimated unmet need for emergency shelter, transitional housing and permanent supportive housing in Napa County as a whole, the current project's 24 person occupancy is insufficient to fully meet the needs of families and persons seeking emergency shelters. Once this project is in place, the County and the cities will need to accommodate an additional 138 persons in order to address the current estimated need. Broken out by housing type this equals approximately 23 emergency shelter beds, 23 transitional housing beds, and 86 permanent supportive housing beds, both for individual as well as families. Accordingly, pursuant to Government Code Section 65583(a)(4), the County has included a program to designate zones where homeless shelters will be allowed without a use permit or other discretionary approval (See Program H-3d).

According to County Staff, although it is difficult for the operators of the homeless shelters to clearly delineate which County jurisdiction the homeless population “is from,” their best estimates indicate that only a small portion (less than five percent) are actually from the unincorporated area, with the large majority of clients identifying themselves as being from the City of Napa.⁴⁸

Summary

The residents within each of the six special needs sub-populations in the unincorporated area have a unique set of housing needs. The concentration of disabled in the unincorporated area means that those people ages 21-64 with employment disabilities will likely need affordable housing because of their diminished capacity to work. In addition, the frequency of physical disabilities means additional changes in the housing stock may be necessary so that the physically disabled can access features in their own homes and visit the homes of others.

The majority of the elderly residents live in their own homes and have low housing cost burdens. Across all of the income categories, however, there are owner and renter households with excessive and severe housing cost burdens, as is the case with all households in the unincorporated area. Renters and owners with excessive and severe housing cost burdens may need more than just financial assistance, such as part-time or full-time care.

The homeownership rate for large families lags that of households throughout the County as a whole. Homeownership is out of reach for large households whose incomes do not necessarily increase proportionate to their family size. Many of these large family households need additional financial assistance to make homeownership a viable option.

The County has a very small number of single female-headed households, but among this small group, the poverty level is extremely high. Thirty percent of single-female headed households live in poverty, and require subsidy given that they often only have one source of income and high childcare costs.

The strength of the agriculture sector brings many farmworkers who have limited incomes into the County. The study by the California Institute for Rural Studies carefully outlines the housing needs of farmworkers.⁴⁹ This assessment makes it apparent that farm labor centers are designed to meet the needs of a small subsection of farmworkers and the majority of farmworkers rely on market rate housing. Because of overcrowded conditions in the market rate housing documented

⁴⁸ Personal Communication. Howard Siegel, Napa County Director of Community and Intergovernmental Affairs. September 30, 2008.

⁴⁹ California Institute for Rural Studies “An Assessment of the Demand for Farm Worker Housing in Napa County.” March, 2007.

by the Institute,⁵⁰ Napa County must explore ways not only to build more units but also to keep the rental costs low, so that moving into the units and thus decreasing overcrowding is a viable option for lower-income farmworkers. Currently, the rental costs in Napa County exceed those of the surrounding counties.

⁵⁰ *Ibid.* (Pg. 27).

Table 22: Civilian Non-Institutionalized Population with Disabilities, 2000 and 2008

Age Range and Disability Type	Unincorporated Area of Napa County				Napa County as a Whole				Bay Area			
	2000		2008 (a)		2000		2008 (a)		2000		2008 (a)	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Age 5-15	111	0.4%	118	0.4%	791	0.7%	866	0.7%	42,278	0.7%	44,118	0.7%
Sensory Disability	0	0.0%	0	0.0%	36	0.0%	39	0.0%	3,858	0.1%	4,026	0.1%
Physical Disability	4	0.0%	4	0.0%	30	0.0%	33	0.0%	2,802	0.0%	2,924	0.0%
Mental Disability	70	0.3%	75	0.3%	437	0.4%	478	0.4%	24,611	0.4%	25,682	0.4%
Self-Care disability	0	0.0%	0	0.0%	37	0.0%	41	0.0%	1,969	0.0%	2,055	0.0%
Two or More Disabilities (b)	37	0.1%	39	0.1%	251	0.2%	275	0.2%	9,038	0.1%	9,431	0.1%
Age 16-20	281	1.1%	299	1.1%	1,150	1.0%	1,259	1.0%	55,421	0.9%	57,833	0.9%
Sensory Disability	8	0.0%	9	0.0%	38	0.0%	42	0.0%	1,992	0.0%	2,079	0.0%
Physical Disability	10	0.0%	11	0.0%	65	0.1%	71	0.1%	1,729	0.0%	1,804	0.0%
Mental Disability	76	0.3%	81	0.3%	210	0.2%	230	0.2%	7,533	0.1%	7,861	0.1%
Self-Care disability	0	0.0%	0	0.0%	0	0.0%	0	0.0%	278	0.0%	290	0.0%
Go-Outside-Home Disability	16	0.1%	17	0.1%	94	0.1%	103	0.1%	8,378	0.1%	8,743	0.1%
Employment Disability	62	0.2%	66	0.2%	315	0.3%	345	0.3%	14,758	0.2%	15,400	0.2%
Two or More Disabilities (b)	109	0.4%	116	0.4%	428	0.4%	469	0.4%	20,753	0.3%	21,656	0.3%
Age 21-64	2,541	9.5%	2,706	9.5%	10,006	8.6%	10,955	8.6%	164,364	2.6%	171,519	2.6%
Sensory Disability	147	0.6%	157	0.6%	945	0.8%	1,035	0.8%	7,650	0.1%	7,983	0.1%
Physical Disability	460	1.7%	490	1.7%	1,421	1.2%	1,556	1.2%	15,931	0.3%	16,624	0.3%
Mental Disability	83	0.3%	88	0.3%	354	0.3%	388	0.3%	6,788	0.1%	7,083	0.1%
Self-Care disability	8	0.0%	9	0.0%	16	0.0%	18	0.0%	349	0.0%	364	0.0%
Go-Outside-Home Disability	26	0.1%	28	0.1%	416	0.4%	455	0.4%	8,878	0.1%	9,264	0.1%
Employment Disability	873	3.3%	930	3.3%	3,398	2.9%	3,720	2.9%	45,414	0.7%	47,391	0.7%
Two or More Disabilities (b)	944	3.5%	1,005	3.5%	3,456	3.0%	3,784	3.0%	79,354	1.3%	82,808	1.3%
Age 65 and Over	1,297	4.9%	1,381	4.9%	7,147	6.1%	7,825	6.1%	61,895	1.0%	64,589	1.0%
Sensory Disability	141	0.5%	150	0.5%	913	0.8%	1,000	0.8%	5,002	0.1%	5,220	0.1%
Physical Disability	301	1.1%	321	1.1%	1,758	1.5%	1,925	1.5%	12,921	0.2%	13,483	0.2%
Mental Disability	59	0.2%	63	0.2%	188	0.2%	206	0.2%	1,762	0.0%	1,839	0.0%
Self-Care disability	0	0.0%	0	0.0%	13	0.0%	14	0.0%	256	0.0%	267	0.0%
Go-Outside-Home Disability	142	0.5%	151	0.5%	747	0.6%	818	0.6%	8,428	0.1%	8,795	0.1%
Two or More Disabilities (b)	654	2.5%	697	2.5%	3,528	3.0%	3,863	3.0%	33,526	0.5%	34,985	0.5%
Total Disabled Population	4,230	16%	4,505	16%	19,094	16%	20,904	16%	323,958	5%	338,060	5%
Total Population 5 Years and Over	26,616		28,347		116,716		127,783		6,345,489		6,621,706	

Notes:

(a) 2008 figures were derived using Claritas Inc. population estimates, with Census 2000 Disability distribution estimates.

(b) Not counted in individual categories listed above.

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

Table 23: Household Tenure by Age of Householder, 2000 and 2008

Age of Householder	Unincorporated Area of Napa County				Napa County as a Whole (a)				Bay Area			
	2000 (a)		2008 (b)		2000 (a)		2008 (b)		2000 (a)		2008 (b)	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Owner-Occupied												
15-24	33	0.3%	35	0.3%	152	0.3%	168	0.3%	8,496	0.3%	8,810	0.3%
25-34	229	2.3%	246	2.3%	1,944	4.3%	2,151	4.4%	134,036	5.4%	138,990	5.4%
35-54	2,984	30.6%	3,206	30.4%	12,938	28.5%	14,314	29.0%	695,743	28.2%	721,458	28.2%
55-64	1,619	16.6%	1,739	16.5%	5,367	11.8%	5,938	12.0%	245,617	10.0%	254,695	10.0%
65-74	1,199	12.3%	1,288	12.2%	4,427	9.8%	4,898	9.9%	174,789	7.1%	181,249	7.1%
75 and older	1,174	12.0%	1,262	12.0%	4,736	10.4%	5,240	10.6%	165,343	6.7%	171,454	6.7%
Subtotal: Owner-Occupied	7,237	74%	7,777	74%	29,564	65%	32,708	66%	1,424,024	58%	1,476,657	58%
Renter-Occupied												
15-24	133	1.4%	146	1.4%	1,029	2.3%	1,085	2.2%	78,146	3.2%	81,006	3.2%
25-34	473	4.8%	519	4.9%	3,925	8.6%	4,137	8.4%	316,655	12.8%	328,245	12.8%
35-54	1,378	14.1%	1,514	14.4%	7,079	15.6%	7,462	15.1%	437,549	17.7%	453,564	17.7%
55-64	280	2.9%	307	2.9%	1,368	3.0%	1,442	2.9%	83,915	3.4%	86,986	3.4%
65-74	137	1.4%	150	1.4%	798	1.8%	841	1.7%	56,971	2.3%	59,056	2.3%
75 and older	108	1.1%	119	1.1%	1,639	3.6%	1,728	3.5%	68,759	2.8%	71,276	2.8%
Subtotal: Renter-Occupied	2,508	26%	2,756	26%	15,838	35%	16,695	34%	1,041,995	42%	1,080,133	42%
Total Households	9,745	100%	10,533	100%	45,402	100%	49,403	100%	2,466,019	100%	2,556,790	100%

Notes:

(a) 2000 figures were derived using Census 2000 Summary File 1 total households estimates and Summary File 3 persons per room distribution estimates.

(b) 2008 figures were estimated by applying a calculation of the 2000 percentage allocation for each tenure subcategory to the 2008 household by tenure estimates provided by Claritas, Inc.

Sources: 2000 Census 2008; Claritas, 2008; Bay Area Economics, 2008.

Table 24: Elderly Households and Household Cost Burden, Unincorporated Area of Napa County, 2008 (a)

	All Income Levels		Extremely Low Income (Less than 30% of AMFI)		Very Low Income (30% to 50% of AMFI)		Low Income (50% to 80% of AMFI)		Moderate and Above (Over 80% of AMFI)	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Elderly Households (b)										
Owner Households										
With 0% to 30% Housing Cost Burden	2,043	68.3%	45	14.9%	140	50.0%	407	68.7%	1,451	80.0%
With 30% to 50% Housing Cost Burden	329	11.0%	59	19.4%	35	12.5%	59	9.9%	176	9.7%
With 50% or Greater Housing Cost Burden	278	9.3%	117	38.5%	40	14.3%	47	7.9%	74	4.1%
Subtotal: Owner Occupied Households	2,650	88.6%	222	72.8%	214	76.8%	513	86.5%	1,701	93.8%
Renter Households										
With 0% to 30% Housing Cost Burden	214	7.2%	27	8.8%	34	12.3%	51	8.6%	102	5.6%
With 30% to 50% Housing Cost Burden	40	1.4%	2	0.5%	16	5.9%	22	3.8%	0	0.0%
With 50% or Greater Housing Cost Burden	86	2.9%	55	17.9%	14	5.0%	6	1.1%	11	0.6%
Subtotal: Renter Occupied Households	340	11.4%	83	27.2%	65	23.2%	80	13.5%	113	6.2%
Total Households	2,990	100%	305	100%	279	100%	592	100%	1,814	100%

Notes:

(a) Figures reported above were derived using percent allocations of households by income and household cost burden, based on HUD-published CHAS 2000 data, and total household figures from Claritas, Inc. CHAS data reflect HUD-defined household income limits, for various household sizes, which are calculated for Napa County.

(b) Elderly Households are defined as one or two-person households where either person is age 62 years or over.

Sources: 2000 CHAS dataset, huduser.org, 2008; Claritas Inc., 2008; Bay Area Economics, 2008.

Table 25: Family and Non-Family Households by Size, 2000 and 2008

Household Type and Size	Unincorporated Area of Napa County				Napa County as a Whole				Bay Area			
	2000		2008		2000		2008		2000		2008	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	of Total
Family Households (a)												
2-person Household	3,441	35.3%	3,741	35.5%	13,309	29.3%	14,192	28.7%	593,764	24.1%	606,959	23.7%
3-person Household	1,377	14.1%	1,518	14.4%	6,323	13.9%	7,010	14.2%	362,953	14.7%	379,966	14.9%
4-person Household	1,246	12.8%	1,295	12.3%	5,785	12.7%	6,213	12.6%	335,693	13.6%	344,081	13.5%
5+ -person Household	960	9.9%	1,014	9.6%	5,277	11.6%	5,984	12.1%	302,060	12.2%	325,879	12.7%
Subtotal: Family Households	7,024	72%	7,568	72%	30,694	68%	33,399	68%	1,594,470	65%	1,656,885	65%
Non-Family Households (a)												
1-person Household	2,094	21.5%	2,351	22.3%	11,733	25.8%	12,748	25.8%	637,575	25.9%	660,906	25.8%
2-person Household	493	5.1%	468	4.4%	2,384	5.3%	2,544	5.1%	179,385	7.3%	181,456	7.1%
3-person Household	84	0.9%	93	0.9%	373	0.8%	452	0.9%	34,379	1.4%	36,347	1.4%
4-person Household	23	0.2%	26	0.2%	105	0.2%	112	0.2%	12,364	0.5%	12,169	0.5%
5+ -person Household	27	0.3%	27	0.3%	113	0.2%	148	0.3%	7,846	0.3%	9,027	0.4%
Subtotal: Non-Family Households	2,721	28%	2,965	28%	14,708	32%	16,004	32%	871,549	35%	899,905	35%
Total Households	9,745	100%	10,533	100%	45,402	100%	49,403	100%	2,466,019	100%	2,556,790	100%

Notes:

(a) A "family" household is two or more related people living together. Non-family households are single people living alone, or two or more un-related people living together.

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

Table 26: Large Family Households and Housing Cost Burden, Unincorporated Area of Napa County, 2008 (a)

	All Income Levels		Extremely Low Income (Less than 30% of AMFI)		Very Low Income (30% to 50% of AMFI)		Low Income (50% to 80% of AMFI)		Moderate and Above (Over 80% of AMFI)	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Large Family Households (b)										
Owner Households										
With 0% to 30% Housing Cost Burden	445	44.4%	11	17.2%	(c)	n.a.	62	27.9%	373	57.2%
With 30% to 50% Housing Cost Burden	133	13.3%	4	6.8%	(c)	n.a.	68	30.7%	61	9.4%
With 50% or Greater Housing Cost Burden	89	8.8%	39	62.2%	(c)	n.a.	22	10.1%	27	4.2%
Subtotal: Owner-Occupied Households	667	67%	54	86%	5	7%	152	69%	461	71%
Renter Households										
With 0% to 30% Housing Cost Burden	300	29.9%	0	0.0%	53	73.1%	63	28.7%	184	28.2%
With 30% to 50% Housing Cost Burden	31	3.1%	5	8.7%	13	18.0%	6	2.5%	7	1.1%
With 50% or Greater Housing Cost Burden	4	0.4%	3	5.1%	1	1.4%	0	0.0%	0	0.0%
Subtotal: Renter-Occupied Households	335	33%	9	14%	67	93%	69	31%	191	29%
Total Households	1,002	100%	62	100%	72	100%	221	100%	652	100%

Notes:

(a) Figures reported above were derived using percent allocations of households by income and household cost burden, based on HUD-published CHAS 2000 data, and total household figures from Claritas, Inc. CHAS data reflect HUD-defined household income limits, for various household sizes, which are calculated for Napa County as a Whole.

(b) Related households with five or more persons.

(c) Estimated to be five or less.

Sources: 2000 CHAS dataset, huduser.org, 2008; Claritas Inc., 2008; Bay Area Economics, 2008.

Table 27: Single Female-Headed Households with Children, 2000 and 2008

	Unincorporated Area of Napa County				Napa County as a Whole				Bay Area			
	2000 (a)		2008 (b)		2000 (a)		2008 (b)		2000 (a)		2008 (b)	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Single Female-Headed Households with Children (c)												
Owner	130	1.3%	140	1.3%	771	1.7%	839	1.7%	44,170	1.8%	45,796	1.8%
Renter	141	1.4%	152	1.4%	1,468	3.2%	1,597	3.2%	90,138	3.7%	93,456	3.7%
Total: Single Female Headed Households with Children	271	2.8%	293	2.8%	2,239	4.9%	2,436	4.9%	134,308	5.4%	139,252	5.4%
Total Households	9,753		10,533		45,402		49,403		2,466,019		2,556,790	

Notes:

(a) 2000 figures were derived using Census 2000 Summary File 1 total households estimates and Summary File 3 single female-headed households by tenure distribution estimates.

(b) 2008 figures were derived using Claritas Inc. total household and Census 2000 single female-headed households by tenure distribution estimates.

(c) Family household with a female head of household, no husband present, and one or more household members under the age of 18, as defined by the U.S. Census.

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

Table 28: Farm Employment, Napa County as a Whole, 1993 - 2007

Year	Farm Employment	Annual Percent Change
1993	3,400	n.a.
1994	3,300	-2.9%
1995	3,600	9.1%
1996	3,800	5.6%
1997	4,200	10.5%
1998	4,400	4.8%
1999	4,400	0.0%
2000	4,900	11.4%
2001	5,300	8.2%
2002	5,300	0.0%
2003	4,900	-7.5%
2004	4,700	-4.1%
2005	4,600	-2.1%
2006	4,700	2.2%
2007	5,100	8.5%
<hr/>		
Total Change 1993 - 2007	1,700	50.0%

Sources: California Employment Development Department, 2008; Bay Area Economics, 2008.

Table 29: Farmworkers, Napa County as a Whole, 2005 (a)

Employment Period	Total Farmworker Estimates
Regular Workers (worked more than 7 months a year)	3,744
Seasonal Workers (worked between 3 and 6 months a year)	1,258
Harvest Only Workers (worked less than 3 months a year)	1,788
Total Farmworkers	6,790

Note:

(a) Research methods "included a survey of 158 agricultural employers in Napa County, face-to-face interviews with 200 farmworkers during wine grape harvest, key informant interview with 20 individuals familiar with the housing needs of farmworkers in Napa County, focus groups with three sets of farmworkers, secondary data analysis and a review of relevant documents."

Sources: *An Assessment of the Demand for Farm Worker Housing in Napa County*, California Institute for Rural Studies, March, 2007; Bay Area Economics, 2008.

Table 30: Rents and Income, Napa County as a Whole, 2005 (a)

<u>Monthly Housing Costs (b)</u>	<u>Surveyed Farmworkers</u>	<u>Farmworkers Residing in Napa County</u>
Rent		
Average Rent per Adult	\$252	n.a.
Respondents with a spouse and/or children	\$319	\$345
Respondents, unaccompanied	\$218	\$254
Utilities (c)	\$66	n.a.
Own		
Average Mortgage Payment	\$2,167	n.a.
Utilities	\$225	n.a.

<u>Farmworker Occupations</u>	<u>Surveyed Farmworkers</u>	<u>Reported Mean Annual Earnings</u>	<u>Total Household Income</u>
General Laborers	159	\$15,745	\$19,122
Specialized Laborers	19	\$26,317	\$33,268
Foreman or Supervisor	11	\$37,000	\$50,294

Notes:

(a) The data reported above is from a farmworker survey of 189 respondents who worked in any part of Napa County between September and November 2006. The interviewees were selected based on place of employment. A stratified random sample came from registered farm labor contractors, vineyard properties with unique site identification assigned by the Napa County Agricultural commissioner, and one large nursery farm. Three workers from each selected crew were interviewed.

(b) 87 percent of survey respondents rent, 11 percent own, and the remaining two percent report receiving free housing from their employer.

(c) Only 55 percent of renter respondents reported paying for utilities, with \$66 being the average reported by respondents who pay rent.

Sources: *An Assessment of the Demand for Farm Worker Housing in Napa County*, California Institute for Rural Studies, March, 2007; Bay Area Economics, 2008.

Table 31: Emergency Shelter, Transitional Housing, and Permanent Supportive Housing, Napa County as a Whole

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

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

Nongovernmental and Governmental Constraints

Constraints on the development of housing are divided into nongovernmental constraints and governmental constraints. Nongovernmental constraints include infrastructure availability, incompatible land uses, topography, limited redevelopment opportunities, land costs, construction costs, financing costs. Governmental constraints include land use controls, building codes, on and off site improvement standards, fees and exactions, processing and permit procedures, regulations affecting housing for persons with disabilities, and government agencies codes and enforcement.

Nongovernmental Constraints

Housing development in the unincorporated area, especially at the high densities often necessary to support affordable housing, is constrained by a number of physical and economic factors. The major physical constraints include lack of water and sewer, steep slopes and otherwise rugged terrain. The private market also affects the sale price and rental cost of new housing by affecting land costs, site improvement costs, construction costs, and financing costs.

Infrastructure Availability, Water Supply and Sewer Services

The County is not a provider of water and sewer services and is dependent upon the cities and special districts to serve new development. In the unincorporated area, the City of Napa supplies around 2,200 water connections, the City of American Canyon 160 water service connections, and the Resort Improvement Districts at Lake Berryessa (LBRID) and the Napa Berryessa Resort Improvement District (NBRID) combined supply around 485 water connections.⁵¹ In other areas, water to residential uses comes from wells, along with some private districts and mutual water companies. The demand for sewer service in the County is mainly supplied by septic systems as well as some private and public services and districts.

The water and sewer conditions differ in each of the following areas:

- Angwin –The Angwin Area currently relies upon a combination of septic systems and private water and sewer providers. Private water and sewer providers include the Howell Mountain Mutual Water Company, Pacific Union College water system and wastewater treatment, and St. Helena Hospital.

Pacific Union College's own systems will provide water and sewer service to the new housing development on Angwin sites A and B identified in the housing sites inventory.

⁵¹ *Napa County Baseline Report: Public Facilities and Services*. 2005. (Pg. 13-2 and 13-3). http://www.co.napa.ca.us/gov/departments/29000/bdr/pdfs/Ch13_PubFacServices.pdf. Accessed on June 12, 2008.

The Pacific Union College water system can serve additional development on these sites.⁵² The Pacific Union College wastewater treatment facility has additional capacity available, however, the plant would need expansion to fully serve the Angwin sites. The College is currently planning plant renovations that would increase the plant's capacity by an additional 200 homes, which would accommodate the additional development proposed on the Angwin sites. The Housing Element includes Program H-2l that calls for the County to work with affected agencies to obtain grant funding for infrastructure improvements for AHCD sites such as this, and to make modifications to the trust fund ordinance to ensure that infrastructure improvements are eligible for trust funds. This additional funding is intended to assist the College in completing the expansion to serve new housing units within the next five years, if warranted by planned development.⁵³

- Spanish Flat – The Spanish Flat Water District (SFWD) serves Spanish Flat with water and sewer service.⁵⁴ All of the Spanish Flat sites in the housing sites inventory, with the exception of Spanish Flat site F, are within the SFWD service area. The SFWD water system is currently operating at capacity, and additional water treatment capacity would be required to serve the potential 110 new dwelling units.⁵⁵ The SFWD does have rights to additional water supply from Lake Berryessa, so infrastructure distribution requirements should be minimal. Program H-2l calls for the County to work with affected agencies and developers to obtain grant funding to assist in infrastructure improvement for AHCD sites such as this, and to ensure that infrastructure improvements are a qualified expense when using Affordable Housing Funds.
- Moskowite Corner - In the Moskowite Corner area, private water and sewer systems already serve the existing mobile home park.⁵⁶ The Moskowite sites included in the housing sites inventory would be served by the Cappell Valley Water District (CVWD). The CVWD, which relies on surface water from the Moskowite Reservoir, has recently built a new water treatment plant to serve its district. It is likely that the treatment plant could accommodate new development, but a detailed assessment would be required to confirm capacity for the projected 105 new dwelling units.

⁵² *Draft Napa County Housing Element Update EIR*, County of Napa, 2009. (Pg 4.13-22)

⁵³ *Draft Napa County Housing Element Update EIR*, County of Napa, 2009. (Pg 4.13-31)

⁵⁴ *Napa County Baseline Report: Public Facilities and Services*. 2005. (Pg. 13-2).
http://www.co.napa.ca.us/gov/departments/29000/bdr/pdfs/Ch13_PubFacServices.pdf. Accessed on June 12, 2008.

⁵⁵ *Draft Napa County Housing Element Update EIR*, County of Napa, 2009. (Pg 4.13-23)

⁵⁶ General Plan Update Steering Committee Staff Report. February 1, 2006.
http://www.napacountygeneralplan.com/meetings_and_workshops/files/planning_commission/pc_staff_report_attachments_02012006.pdf. Accessed on June 12, 2008.

Because there is no wastewater utility in the Moskowitz Corner area, existing development is served with septic systems. Septic system(s) for the affordable housing sites in the Moskowitz Corner area would be regulated by the Central Valley Regional Water Quality Control Board if the system(s) would serve more than 100 units, to ensure that the system meets certain criteria in areas such as distance to groundwater, percolation rate, soil depth, ground slope, and minimum disposal area.^{57 58} For projects less than 100 units in size, Napa County would regulate the septic systems, which would require a permit to ensure that wastewater disposal facilities operate without causing pollution or contamination of adjacent lands, surface waters or usable subsurface water. Program H-21 calls for the County to work with affected agencies and developers to obtain grant funding to assist in infrastructure improvement for AHCD sites such as this, and to ensure that infrastructure improvements are a qualified expense when using Affordable Housing Funds.

- Napa Pipe - There is a sufficient supply of groundwater available on the Napa Pipe site. To utilize this supply, treatment and distribution facilities will be needed, as will distribution facilities for non-potable recycled water.⁵⁹ The Napa Sanitation District (NSD) already provides wastewater treatment on site and could accommodate the proposed additional 304 housing units. Additionally, the City of Napa has indicated that it is amenable to working with the County and to provide urban services to the 20-acre portion of the development that would serve the 304 housing units.

In summary, the County has selected sites for housing development where it is most feasible to provide water and sewer. Increasing development in Angwin, Moskowitz Corners, and Spanish Flat would require some type of modification or addition of water and wastewater treatment facilities to reach their full unit potentials. With respect to Napa Pipe, the City of Napa has indicated a willingness to extend services to the first phase of the development of 304 housing units. In the event the City is unable to provide services, however, some type of modification or addition of water and wastewater treatment would be required. The County has included a Housing Element program (Program H-21) that allows the use of Affordable Housing Fund assistance to nonprofit housing developers for infrastructure improvements. The County will also seek grant funds so that infrastructure improvements can be feasibly completed on the affordable housing sites designated in the sites inventory.

⁵⁷ *Draft Napa County Housing Element Update EIR*, County of Napa, 2009. (Pg 4.13-32)

⁵⁸ *Draft Napa County Housing Element Update EIR*, County of Napa, 2009. (Pg 4.13-32)

⁵⁹ *Draft Napa County Housing Element Update EIR*, County of Napa, 2009. (Pg 4.13-23)

Incompatible Land Uses

Negative impacts of certain land uses can extend beyond parcel boundaries and make adjoining land unfit for residential development. For example, in the 2004 Housing Element identified ten acres near the airport is physically suitable for affordable housing development. The County found residential development impossible due to compatibility concerns (e.g., noise conflicts).

Similarly, one of the main land uses in the unincorporated area is farming and grazing. Farm and grazing comprise upwards of 22 percent of the land (104,400 acres) in the unincorporated area.⁶⁰ Here too, compatibility considerations (e.g., noise, chemical exposure) constrain the viability of building high-density residential uses adjacent to active agricultural operations. In addition, much of the land in the unincorporated area (approximately 69,400 acres in fiscal year 2004-2005, including 18,000 acres of prime farmland) is subject to Williamson Act contracts.⁶¹

Topography

Comprised of more than 506,000 acres, Napa County topography as a whole encompasses a full range of geologic features. The valley floor is a narrow, relatively flat corridor that spans the length of the county, ranging in width from one to three miles at various points, comprising approximately one-third of the County's land area. Consisting largely of prime agricultural land, the majority of the property is occupied by established vineyard and commercial wineries. The remaining two-thirds of the County is mountainous, rugged terrain accessed only by long, remote, winding roads. The cost of high-density development on the steep slopes of the valley would be prohibitive due to both the lack of infrastructure availability and increased construction costs relative to assuring compliance with Uniform Building Codes.

Limited Redevelopment Opportunities

Redevelopment of underutilized sites or conversion of industrial or commercial sites to residential use can present opportunities for cost-effective housing development in some communities. Limited opportunities exist in the unincorporated area, however, because of the County's longstanding policy of directing intensive development to urban areas. There is some industrial and commercial development potential in the unincorporated area, but only a portion of it is suitable for residential development because much of the remaining land is too close to the Airport. One major redevelopment opportunity is the 152-acre Napa Pipe site, two miles south of the Napa County Airport. It is currently proposed for redevelopment as a mixed-use project. At buildout, the project the project would contain 3,200 housing units, with 304 units completed as part of Phase One.

⁶⁰ *Napa County Baseline Report: Land Use*. 2005. (Pg. 9-13). http://www.co.napa.ca.us/gov/departments/29000/bdr/pdfs/Ch13_PubFacServices.pdf. Accessed on June 12, 2008.

⁶¹ State of California Department of Conservation. *State Recognizes Napa County for Ag Land Conservation Efforts*. October 18, 2005.

In addition to the Napa Pipe project, County staff has identified the possibility of adding some ancillary residential units in commercial zones within the unincorporated area, per Housing Element program H-4d.

Land Costs

To evaluate the market value of vacant residential land, BAE analyzed data from the Napa County Assessor's Office on vacant parcels sold from April 2006 through March 2008. Based on this analysis, the value for vacant land zoned for single-family development ranges from roughly \$20,000 per acre, to over \$850,000 per acre at the high end. Assuming a density of ten dwelling units per acre this equals approximately \$145,000 per unit for single-family development. In addition, rural parcels available for residential development ranged from below \$10,000 per acre for parcels over 50 acres to over \$3.5 million per acre on smaller lots, with a median overall price per acre of nearly \$215,000. As discussed previously in the section of the report on Zoning to Accommodate the Development of Housing Affordable to Lower-Income Households, although there are not examples of multifamily land sales in the unincorporated area, it was estimated that such land might be worth \$500,000 per acre. At \$500,000 per acre, utilizing a maximum density of 20 dwelling units per acre, the land cost for this or similar parcels would equal approximately \$25,000 per multifamily residential unit. These estimates provide a range of the potential prices that developers may need to pay in order to obtain land that could be developed with housing.

With the high price of market rate land, affordable housing developers often have to find other ways of obtaining land. Napa Valley Community Housing (NVCH) bought land for the Jefferson Street Senior Apartments project in 1999 from the California Department of Forestry and Fire Protection, with assistance from the Affordable Housing Fund. Further, the land for a new project in Yountville was donated.⁶² Calistoga Affordable Housing Inc. obtained the land for the Palisades Apartments as part of an in-lieu agreement between the City of Calistoga and Auberge Resorts.⁶³

Construction Costs

BAE estimated construction costs for multifamily affordable construction from discussions with local affordable housing developers including Napa Valley Community Housing, Calistoga Affordable Housing Inc., and Mid-Peninsula Housing Coalition. Cost data were obtained for the following multifamily projects: Vineyards Crossing, Magnolia Park, Jefferson Street Senior Apartments, and Palisades Apartments, as well as the Saratoga Manor II single-family development, which was produced with a sweat equity requirement. For the multifamily projects the construction costs ranged from \$102,100 per unit to \$165,000 per unit, which equates to between \$166 to \$184 per livable

⁶² Personal Communication. Napa Valley Community Housing. June 16, 2006.

⁶³ Personal Communication. Calistoga Affordable Housing Inc. June 16, 2008.

square feet. The construction costs per unit and per square foot were significantly lower from the Saratoga Manor II project, but that may be partially due to the sweat equity requirement.

Lack of Economies of Scale and High Site Improvement Costs

Residential construction since 2004 in the unincorporated area has been primarily smaller individual sites with only a couple of units constructed at one time. Many individual building sites are costly to improve with access roads, wells, and sewage drain fields; no economies of scale are possible with custom home construction on unique sites.

Financing

Relatively low rates on inflation help keep real estate interest rates, and make financing available to qualified candidates. Given the current increases in inflation however, interest rates, are rising somewhat, and this may become more of a significant constraint in the future.

Overall Housing Production Costs

Based on the factors discussed above, and including land costs when applicable, hard costs, soft costs, and developer profit, it is estimated that the total cost to build multifamily affordable housing in the County ranges from \$277,000 to \$328,000 per unit. Clearly, without substantial subsidy, these units will not be affordable to the targeted income households.

Governmental Constraints

Local government has some direct influence on housing production cost including land use controls, building codes, on and off site improvement standards, fees and exactions, processing and permit procedures regulations affecting housing for persons with disabilities, and government agencies codes and enforcement. The most significant direct cost affected by local agencies is fees, however, lot improvement costs are also indirectly affected by local standards for streets and other site improvements. Allowable residential densities also indirectly affect housing costs, as they affect the quantity of land that must be purchased to build housing. These examples represent constraints to housing production that local government can influence by policies and regulations. Other examples include land use and development controls, building codes and their enforcement, and local processing and permit procedures. Each of these issues is discussed below.

Land-Use Controls

The County's existing land use controls offer limited options for new construction of low- and moderate-income housing. Consistent with state laws encouraging development in urban areas and discouraging development of agricultural lands for urban uses (e.g., Government Code section 65589.5(c)), County land use policies are firmly based upon the goal of urban development occurring in urban areas, and there are few urbanized areas outside of the incorporated cities/towns in Napa County.

Napa County Zoning Ordinance

Table 32 further describes the uses permitted as of right and through use permits in each of the County's residential zoning districts. The highest density permitted pursuant to the Napa County Zoning Ordinance is in the Residential Multiple (RM) designation. Densities in areas zoned RM are determined by the County Planning Commission, but are not to exceed 20 units per acre. The Planned Development (PD) designation, in addition, was designed to offer economies of scale in housing production and allows residential uses, subject to a use permit, otherwise authorized in the Residential Country (RC), residential single (RS), and RM designations. The PD designation was intended to provide sufficient density and project flexibility to allow builders the economies of scale necessary for production of housing affordable to moderate and below-moderate income households. Districts zoned PD can potentially offer densities of up to 20 units per acre with a use permit; however, a maximum of only 50 percent of the PD zoned area may be developed for residential or educational uses.

The Napa County Zoning Ordinance sets out minimum and maximum site requirements for development. Table 33 outlines these guidelines within the various zoning districts. Of note are the minimum lot areas of the residential zoning districts. The RS, RD, and RM districts require only 8,000 square feet of lot area, less than one-quarter acre, while the RC district requires at least ten acres. Unlike other districts, the residential zones require a minimum lot width of 60 feet. The maximum building height for residential zones is based on a standard value for all development types of 35 feet. Maximum allowed building coverage is usually around 40 or 50 percent of the total lot area.

Napa County General Plan

The 2008 Napa County General Plan categorizes all land as either "Urbanized or Non-Agricultural" or "Open Space." Lands categorized as Open Space are subcategorized as Agricultural Resource (AR), or Agriculture, Watershed, and Open Space (AWOS). The General Plan calls for the preservation of existing agricultural land uses and the concentration of urban uses in incorporated cities and designated urbanized areas in the unincorporated area. According the Napa County Baseline Data Report, the County had approximately 51,000 acres of active agricultural land, and 53,800 acres of existing grazing land, as of 2005. Napa County's General Plan includes a majority of the County in the AR and AWOS land use designations. The minimum parcel sizes for lands in the AR and AWOS General Plan designations are 40 and 160 acres, respectively, although substandard parcels (i.e. parcels less than 40 or 160 acres, depending on land use designation) that were in existence prior to the establishment of those designations are allowed.

Measure L, introduced by the Board of Supervisors and approved by the voters in 2002, amended the Napa County General Plan's AR and AWOS land use designations to encourage the

development of farmworker housing in the unincorporated area. The measure essentially removed one constraint to this form of housing by allowing parcels with General Plan land use designations of AR or AWOS to be subdivided to a minimum of two acres, contingent on the use of these parcels for the provision of farmworker housing in the form of labor centers, owned and/or operated by a government agency.

The County General Plan policies and designations also include provisions in accordance with Measure J, adopted by the voters in 1990. The Measure was designed to protect agricultural land in keeping with State goals and policies through 2020. Measure J changed the approval method for the conversion of lands designated as AR or AWOS to urban uses. State law provides that actions approved by the voters may only be changed by the voters. Because Measure J reaffirmed and readopted the AR and AWOS designations and development standards (including minimum parcel sizes), State law requires that changes to those designations and standards must be approved by a vote of the people. Therefore, agricultural land cannot be redesignated for multifamily housing without a vote.

Where land is designated for residential use in the unincorporated area, the County zoning ordinance contains several provisions that remove land use constraints. The principal urban residential land use designations are RS, RM, RD, RC, and PD. The multiple-family land use designation (RM) permits up to 20 dwelling units per acre. The PD land use designation, designed to provide economies of scale, allows both single and multifamily housing, limited commercial use and recreational uses, and mobile home parks.

Since the last Housing Element, the County has implemented an Affordable Housing Combination District (AHCD) on the 14 parcels identified in the 2004 Housing Element as appropriate for high-density multifamily housing. This combination district is intended to encourage the production of affordable housing in the areas of Moskowitz Corner, Spanish Flat, Angwin, and Monticello/Atlas Peak. The following analysis explains the combination district and its application to these sites.

The AHCD allows the construction of a variety of affordable housing types on parcels specifically identified as opportunity sites. The AHCD allows development of specified densities through an administrative level approval process (no use permit requirement) so long as the applicant/developer complies with design criteria and development standards outlined in the AHCD. The maximum and minimum densities for the development of affordable housing are listed below.

- Moskowitz - The density allowed with strictly administrative approval is 4 units per acre and a maximum density of 10 units per acre, subject to a use permit.

- Spanish Flat - The density allowed with strictly administrative approval is four units per acre and a maximum density of 25 units per acre, subject to a use permit.
- Angwin and Monticello/Atlas Peak – The density allowed with strictly administrative approval is 12 units per acre, and a maximum density of 25 units per acre, subject to use permit.⁶⁴

The AHCD also establishes minimum development allocations based on affordability categories of moderate-, low- and very low-income. The required development allocations would vary for each of the four areas as follows:

- Angwin: The allocation differs for the two Angwin Parcels A and B. With respect to Parcel A, at least 10 percent shall be affordable to very low income households, 30 percent affordable to low income households, and an additional 25 percent to 30 percent affordable to moderate income households. With respect to Parcel B, at least 50 percent shall be affordable to low-and very low-income households.
- Moskowitz Corner: At least 25 percent shall be affordable to low and very low-income households and 25 percent affordable to moderate-income households.
- Spanish Flat: At least 25 percent shall be affordable to low-and very low-income households and 25 percent affordable to moderate income households.

Under the AHCD, development standards for affordable housing mirror development standards for other development types. Therefore, affordable housing development is not subject to more restrictive development standards. For example, minimum site area, setbacks, and height limits for affordable housing development are similar to those for non-affordable housing projects.

Second dwelling units are permitted in the RS, RC, and AW districts. Such units can be up to 1,200 square feet in size, which is greater than the 640 square foot minimum size specified in State Law. Thus, local policy facilitates and encourages production of this type of housing by allowing a greater range of options for units sized to meet various housing needs. Manufactured housing is permitted in residentially zoned areas, but must adhere to the same site requirements as any other residential building constructed on a residential lot. Additional details on the zoning for second dwelling units and manufactured homes is available as part of the Housing Sites Inventory and Analysis

⁶⁴ Napa County Zoning Code. Chapter 18.82. *AH Affordable Housing Combination District*.

As part of the 2004 Housing Element, Napa County considered the appropriateness of re-designating a minimum of 10 acres in the airport area for affordable housing development. The County, however, determined that residential uses were not compatible with other industrial and aviation uses currently present and expected within the airport land use compatibility planning area, as defined independently by the ALUC.

Growth Management System

County voters in 1980 approved, and the Board of Supervisors in November 2000 renewed the Slow Growth Initiative, Measure A. This initiative requires the County Board of Supervisors to adopt a Growth Management System. As described in the General Plan, the Growth Management System sets a one percent annual residential growth limitation, which is translated based on 2000 Census, to a maximum of 114 new housing units per year. This system creates an incentive for the development of affordable housing by reserving 15 percent of the annual residential building permit allocation for affordable housing, called Category 4 permits. Unlike permit allocations for market-rate units, unused annual allocations for Category 4 permits affordable can accumulate and carry over indefinitely for use in future years. Unused Category 1, 2, and 3 allocations can be carried over for up to three years, allowing projects to exceed the previous one-year ceiling.

Currently, affordable units are those units made available to households earning at or below the average household income in Napa County. The Growth Management System defines the term “average” to formally mean “median”; thus, the implementation of the Growth Management System targets affordable units to households earning no more than 120 percent of the median household income for the County, or below \$95,520 for a four-person household in 2008. The impact of using the County median income as the benchmark for Category 4 permits is to extend the number of households who would be eligible to obtain a building permit through Category 4 as compared to the number that would qualify if the County restricted Category 4 permits to households at or below the low-income level (80 percent of median), or \$63,680 for a four-person household in 2008. On one hand, this indicates that the County is creating greater opportunity for the use of Category 4 permits; however, on the other hand, there is the possibility that not all of the housing units built with Category 4 permits will serve households technically classified as lower-income, since households between 80 and 120 percent of median would be considered moderate-income households.

As structured at present, the Growth Management System likely will not constrain the County’s ability to accommodate its allocated share of the regional housing need. The County’s Regional Housing Needs Allocation (RHNA) requires the County to plan for development of an average of 93 housing units per year during the 2007 to June 2014 time frame and the growth management system allocates building permits for up to 114 housing units per year. Measure A provides additional flexibility due to the fact that it does not apply to development of second units, and

unused permits for affordable units can be carried over indefinitely, while unused permits for market rate units can be carried over for up to three years.

According to Napa County General Plan, the Growth Management System is scheduled to be updated again by June 30, 2009. After 2009, the Growth Management System is scheduled to be updated every five to seven years, in conjunction with the update of the General Plan Housing Element, to reflect any changes in the annual population growth rate for the nine Bay Area Counties. In setting the allocation of new housing units, the County uses the most recent Census combined with other relevant data provided by the State Department of Finance's Demographic Research Unit for determining the persons per household and the vacancy rate of year round housing units.

Based on data compiled by Siefel Consulting for the January 2008 Napa County Elections Code Section 9111 Report for Napa County Measure N (Responsible Growth Initiative), demand for housing construction permits within the unincorporated area has consistently been below the limits of the Growth Management System since 1980. Although data were not available for 1981, 1992, and 2001-2004, the report shows that the number of permits used in a given year for which data were available only exceeded the current limit of 114 in two years (1980 and 1991), in which extra units were permitted through the provisions of the system that allow exemptions and carryovers of unused permits from prior years.⁶⁵ From this information, it is clear that the growth management system is not creating a practical constraint on the production of new housing.

Inclusionary Housing Program

Since 1993, Napa County's Affordable Housing Ordinance has required that 10 percent of the units in new housing projects be set aside as affordable units. In the case of ownership projects, half of the inclusionary units are required to be affordable to households up to 100 percent of median income and the other half are required to be affordable to households up to the moderate-income limit of 120 percent of median income. In the case of rental projects, half of the inclusionary units must be affordable to very low-income households and the other half must be affordable to low-income households. To help defray the cost of providing affordable units, the Affordable Housing Ordinance specifies that the County will waive application fees for all inclusionary units that are constructed and, in addition, authorizes the Planning Commission to consider on a case by case basis the provision of additional incentives consistent with State law and/or the Housing Element. Furthermore, housing developers have had the option of paying an in-lieu fee, instead of building the required inclusionary units. Given these incentives and flexibility in compliance with the requirements, the County has not received complaints that the Affordable Housing Ordinance has created an undue burden on market rate housing developments. Furthermore, at 10 percent, the County's inclusionary requirement is at the lower end of the spectrum relative to other jurisdictions

⁶⁵ Siefel Consulting, Inc. *Napa County Elections Code 911 Report – Responsible Growth Initiative*, page 7, January 2008.

that have established inclusionary programs.

Building Codes

The County enforces the California Building Standards Code, as adopted by the California Building Standards Commission on behalf of every jurisdiction in the State. The most recent update is the 2007 Triennial Edition that became effective January 1, 2008. The Building Standards Code is standardized and enforced by most communities in order to ensure that new construction is safe and sound. Adoption of a standardized building code facilitates housing production because it allows builders familiar with codes in other areas to easily work in Napa County, thus improving the local availability of qualified housing contractors. This should allow the local housing production capacity to more easily respond to increases in demand for construction services.

Other than inspections of new construction, the County building code enforcement efforts are in response to complaints of unsafe building conditions and the County seeks compliance with minimum health and safety standards. This does not represent an undue burden on property owners and residents.

On- and Off-site Improvement Standards

The zoning district regulations set forth the basic site improvement requirements. The PD regulations are flexible and can be modified to achieve lower cost housing developments. The other regulations are standard requirements. The previous Housing Element identified the County's Off-Street Parking Code (Section 18.110) as a potential constraint due to a lack of specified parking standards that could create uncertainty for project sponsors. The current Off-Street Parking Code (Section 18.110) has since been updated, in accordance with the recommendation, to include established parking requirements for multifamily housing consistent with other jurisdictions in California, that includes the provision that the Planning Commission retains the ability to reduce parking requirements on a case-by-case basis if it finds that reduced parking would adequately meet a project's needs. This change in code in conjunction with the fact that Napa County is a rural area with ample space available for parking indicates that the parking requirements for multifamily housing do not pose an undue constraint on housing development. Furthermore, for qualifying affordable housing developments, the County will comply with State density bonus law, which allows projects that qualify for a density bonus to have reduced parking requirements. Given the flexibility in the parking requirements and the low cost of providing parking in Napa County, the parking standards will not significantly impact the cost of housing production.

Overall, the County's land use regulations and development standards are reasonable and necessary to ensure that new housing development does not have an adverse effect on the environment or on

other development. The development standards are tailored to the type of development and the locations and zoning districts in which they apply. The analysis has not revealed any standards or regulations which appear to limit the ability of housing development to achieve the maximum permissible densities within zoning districts. More typically, the most serious constraint is caused by lack of federal and state funds to expand infrastructure capacity. Program H-2l will allow the County's housing trust fund to be used for this purpose.

Fees and Exactions

Building permit fees are based upon the Uniform Building Code and are set at levels designed to offset the County's cost to monitor building construction activities. This is common practice in most jurisdictions. Local development impact fees are set at levels designed to offset the cost of infrastructure and public facilities that are necessary to serve new development. In 2008, the County Planning and Conservation Department reported the total planning and building fees for a 1,700-1,800 square foot single-family home were approximately \$19,600 per unit. This figure includes planning fees and represents an increase of approximately 12 percent since 2004, compared with 12.2 percent inflation over the period 2004 through 2008.⁶⁶

Relative to fees charged in many other jurisdictions, Napa County residential development fees are reasonable. For example, Napa County does not impose roadway impact fees, park development impact fees, or capital facility impact fees, which are common elsewhere and which can significantly increase overall development fee burdens. Also, Napa County typically waives fees for nonprofit organizations including nonprofit affordable housing developers.

Processing and Permit Procedures

The Zoning Code sets forth the types of uses allowed in each of the zoning districts in the unincorporated area. Some uses are permitted without a use permit, while other uses require a conditional use permit (CUP), all dependent upon the zoning district and the type of use. Table 33 outlines the site regulations in each zoning district. As demonstrated in the table, single-family residential uses are allowed in most zoning districts in the unincorporated area through a ministerial, non-discretionary process. In the Angwin, Moskowitz Corner, and Spanish Flat areas, the Affordable Housing Combination District allows single family and multifamily housing without CUPs and subject only to specified development standards, up to specified densities. In addition, through Housing Element Program H-4e, the County will allow construction of up to 152 multifamily residential units by right on the Napa Pipe property. Napa County has the ability to accommodate its entire outstanding unmet RHNA allocation through housing development that could occur without a CUP. This includes all sites designated as suitable for lower income housing

⁷⁶ Inflation calculated using the California Department of Finance San Francisco Consolidated Metropolitan Statistical Area (CMSA) Consumer Price Index from 2004 and 2008, revised on May 14, 2008.

(the AHCD sites plus 152 units permitted by right at Napa Pipe), plus all moderate and above moderate income housing permitted on the AHCD sites, totaling 1,070 units, compared with the County's remaining RHNA allocation of 428 units.

In general, development proposals are brought to the Planning Department for informal discussions prior to submittal or detailed design. This is not required, though it is encouraged, and staff makes their time available for no cost at this stage of the project. Once plans are solidified and more complete, a formal pre-application meeting is required prior to submittal. Such meetings are scheduled every Thursday afternoon and are generally available for scheduling with only a few days' notice. Following the pre-application meeting, the application may be filed that day if it is sufficiently complete, or if the applicant provides specific instructions as to what actions must be taken in order to make the project ready for submittal. For housing permitted by right, once all specified requirements have been met, the applicant may apply for a building permit without any other discretionary review.

Following application submittal to the Building Department, the submittal is routed to all other involved Departments (e.g. Environmental Management, Public Works, Fire, and Planning). Each Department is required to provide their comments and conditions, or request additional information, within 30 days of submittal. Each Department will also work directly with the applicant to resolve issues in the Department's area of expertise. Barring any significant problems with the submittal, building permits will generally be issued within 60–90 days from submittal.

If a project requires a CUP, the process remains much the same, except that CUPs are approved by the Planning Commission unless appealed. Considering the AHCD units and the Napa Pipe units that could be built by right as long as the applicable AHCD standards are met plus the additional Napa Pipe units that could be built by right (all of which could be affordable to lower and moderate-income households), plus the ability to construct above-moderate income housing units on available sites by right, Napa County has the ability to accommodate its entire outstanding unmet RHNA allocation through housing development that could occur without a CUP.

Should developers prefer to go through the CUP process to obtain housing approvals, the process is such that the CUP application will not lengthen the entitlement process. This is because a CUP application would be handled concurrent with the environmental review process. After each of the Departments provide comments on the application, the Planning Department conducts CEQA review, provides public notice and schedules a public hearing before the Planning Commission. This accounts for 60 days in the application process, assuming that a negative declaration is prepared. During this time, the CUP application would be processed and the Planning Commission would act on both the CEQA review and the CUP request at the same hearing(s). Therefore, the CUP application would not lengthen the entitlement process, and the process would not be

shortened by removal of the CUP requirement. An appeal of a Planning Commission decision on either environmental issues or CUP approval could add up to 3 months to the process, but it could be less.

The requirements for CUP approval are clear, straightforward, and do not introduce uncertainty into the approval process. Typical findings for a CUP, including use permits for multifamily housing, include the following: the project is consistent with the General Plan, the use is compatible with surrounding uses, the use does not have a significant adverse effect on any applicable groundwater basin, and addresses basic public health and safety, and general welfare concerns and meets all zoning requirements for the district, which include height, setbacks, site coverage and parking standards. In addition, through Housing Element Program H-5b, the County will expedite permit processing for projects that provide affordable housing for very low-, low-, or moderate-income households.

Finally, throughout the Housing Element public participation process, which has included housing developer representatives, the County has received no commentary to the effect that the CUP requirement for certain housing development has or will discourage housing production. Considering these factors, and the County's ability to accommodate its entire RHNA on sites where housing is allowed by-right, the County does not believe that the CUP process unduly constrains the production of housing, or adds to the cost of housing.

Constraints to Housing for Persons with Disabilities and SB 520 Analysis

The Napa County Reasonable Accommodations Ordinance works to remove accessibility constraints to housing for the high number of physically disabled persons in the unincorporated area. On January 1, 2002, SB 520 went into effect, requiring local jurisdictions to first analyze potential governmental constraints to the development, improvement, and maintenance of housing for persons with disabilities. The housing element must also include one of the following 1) a program to remove constraints or 2) provide reasonable accommodations for, "housing designed for occupancy by, or with supportive services for, persons with disabilities." A jurisdiction can fulfill this second clause in a variety of ways including establishing policies that facilitate the provision of housing that is physically accessible to people with mobility impairments, residential care facilities for individuals with Alzheimer's, housing for persons with AIDS/HIV, and housing with support services and transitional housing that serves homeless with disabilities.

In 2005, the Napa County Board of Supervisors adopted the Reasonable Accommodation Ordinance.⁶⁷ The Ordinance applies to anyone qualified as disabled under the Federal Fair Housing

⁶⁷ Napa County Office of Conservation, Development, and Planning. "Reasonable Accommodation Ordinance,

Act and California Fair Employment and Housing Acts.⁶⁸ The Ordinance is generally written to allow any person to request an accommodation, change or waiver of any zoning standard, policy, or regulation that affects the disabled person. The process of requesting a reasonable accommodation for zoning, permit processing, or building laws is outlined in section 18.134.030 of the Napa County Code. Under the Ordinance, a disabled person or an agent acting on his or her behalf may complete an application requesting an accommodation and explaining how a change in a specified governmental regulation will make the property accessible to the disabled person.⁶⁹ The applicant can either complete a form provided by Napa County or submit a letter containing basic information about the applicant, the affected property, and a discussion concerning the zoning law, provision, regulation, or policy that affects accessibility.⁷⁰ “A request for reasonable accommodation may include a modification or exception to the rules, standards and practices for the siting, development and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability with equal opportunity to housing of their choice.”⁷¹ The Planning Director typically determines whether or not the requested reasonable accommodation should be granted and must make that determination within 45 days of submittal of a request for the accommodation. If the applicant requests the reasonable accommodation be determined concurrently with another discretionary approval, then the body making the decision concerning the discretionary approval will also determine whether the request for reasonable accommodation should be granted. Under section 18.134.050 of the Reasonable Accommodations Ordinance, the written decision to grant, grant with modifications or deny a request for reasonable accommodations must be consistent with state and federal fair housing law and must be based on the following: (1) whether the housing will be used by an individual or a group of individuals considered disabled, and that the accommodation requested is necessary to make specific housing available to the individual or group of individuals with a disability; (2) whether alternate reasonable accommodations are available that would provide an equal level of benefit, or whether alternate accommodations would be suitable based on circumstances of the particular case; (3) whether the requested accommodation would impose an undue financial or administrative burden on the County; (4) whether the requested accommodation would be consistent with the general plan land use designation of the property and the general purpose and intent in the applicable zoning district; (5) whether the accommodation substantially affects the physical attributes of the property. These findings are consistent with fair housing law. The Napa

P04-0501-ORD.” December 15, 2004.

⁶⁸ Napa County Zoning Code Chapter 18.134.020

⁶⁹ A person with a disability is defined as “a person who has a physical or mental impairment that limits or substantially limits one or more major life activities anyone who is regarded as having such impairment; or anyone who has a record of such impairment. This section is intended to apply to those persons who are designed as disabled under the Acts.” Napa County Code Title 18 Zoning. Section 18.134.020 Applicability.

⁷⁰ Napa County Code Title 18 Zoning. Section 18.134.030 Application Requirements

⁷¹ Napa County Zoning Code Chapter 18.134.020

County Reasonable Accommodations Ordinance addresses the SB520 requirements in that it establishes an administrative protocol for granting reasonable accommodations to the disabled.

Other sections of the County Code also remove constraints for person with disabilities. Group homes, referred to as residential care facilities in the Napa County Zoning Code,⁷² are allowed by right in residential and agriculture zones if they house six or fewer persons. In addition to the allowances for requesting a reasonable accommodation under the zoning code, the County has a special provision for ADA retrofits whereby minor expansions, not otherwise permitted, are allowed in order to comply with the Americans with Disabilities Act.

Zoning and Land Use Regulations and Processing Procedures Affecting Housing for the Disabled

The County passed its Reasonable Accommodations Ordinance in 2005 to comply with both the Federal Fair Housing Act and the California Fair Employment and Housing Act, and will continue to make changes to zoning laws, policies, and practices to comply with fair housing laws when warranted.

The County does not specifically outline residential parking standards for housing for disabled persons; thus, housing for disabled persons will not be subject to any requirements not applicable to other similar residential development. Furthermore, under the Reasonable Accommodations Ordinance, concessions to the residential parking requirements could be granted to a disabled person. Given that there are no separate parking requirements for uses such as housing for the disabled, parking requirements are at the discretion of the planning commission or zoning administrator. “The planning commission or zoning administrator shall determine the number of parking spaces required for any use not specifically listed. In determining such uses, the above parking space requirements shall be used as a general rule and guideline.”⁷³ These provisions, along with the Reasonable Accommodations Ordinance will allow the County flexibility in structuring parking requirements for housing to serve disabled persons.

Small residential care facilities (housing six or fewer persons) are permitted by right in the residential and agricultural zones, and no additional permits are required. Medium residential care facilities (housing between seven and 12 persons) and large residential care facilities (housing 13

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A residential care facility means any family home, group care facility, alcoholism recovery facility or similar facility for twenty-four hour nonmedical care of person in need of personal services, supervision, assistance essential for sustaining the activities of daily living or for the protection of the individual including, but not limited to, those facilities identified in Section 5116 of the Welfare and Institutions Code and Section 11834.11 of the Health and Safety Code. Section 10.08.540 Residential Care facility.

⁷³

Napa County Code Title 18 Zoning. 18.110.030 Number of parking spaces required.

or more persons) are allowed with a CUP in the residential and agricultural zones in accordance with State law. For residential care facilities of more than six persons, the CUP requirement can take no longer than 180 days for approval, unless an EIR is required.⁷⁴ The conditional use permit process does not treat the development of medium or large residential care facilities any different from other multifamily housing developments requiring use permit approval. A public hearing is part of the CUP process for both multifamily development and residential care facilities. As discussed in the Section entitled “Processing and Permit Procedures,” the County’s findings for CUPs are clear and straightforward, and therefore do not add unnecessary uncertainty to the approvals process.

There are no spacing requirements regarding small residential care facilities; however, there are currently spacing requirements for medium and large residential care facilities, and there is also a requirement that large facilities be located within ½ mile of a hospital. In recognition of the fact that the CUP review process should be adequate to ensure that medium and large residential care facilities will not have an adverse affect on surrounding development, the County has included a Housing Element program to remove the spacing requirement for medium and large residential care facilities and to increase the allowable distance from a large residential care facility to a hospital, from ½ mile to 5 miles (see Program H-3j). This will ensure that large facilities serving the disabled are not located in remote rural areas without access to appropriate medical care. The result of this action will be that medium and large residential care facilities will be treated more favorably than other comparably -sized facilities of a similar nature, such as boarding houses, bed and breakfast inns, and other types of lodging establishments, none of which are allowed in the residential and agricultural zones.

The zoning code does not distinguish between families and groups of unrelated adults living in the same facility, does not impose any occupancy standards in addition to those imposed by the state law, and does not distinguish on the basis of household income, familial status, or disability (except to allow disabled persons to request a reasonable accommodation). Also, other than those that would be addressed by Program H-3j, the County does not impose restrictions on the distance between special needs housing facilities in the unincorporated area.

Approvals for retrofitting homes for the disabled do not follow a unique local process, but rather are governed by the same rules as other comparable improvements unless a disabled person requests a reasonable accommodation. For example the addition of a ramp is normally treated the same as other miscellaneous yard improvements unless a reasonable accommodation is requested⁷⁵

⁷⁴ County of Napa Conservation, Development, and Planning Department. *Use Permit Application Permit*. November 2006. <http://www.co.napa.ca.us/GOV/Departments/29000/Forms/Use%20Permit%20.pdf> Accessed on January 16, 2009.

⁷⁵ Napa County Code Title 18 Zoning. 18.104.280 Miscellaneous improvements in yards.

In relation to residential care facilities that provide services on-site, the zoning code allows for 24-hour nonmedical service, and treats residential care facilities providing non-medical services on site the same as all other residential care facilities.

Building Codes

The County has adopted the 2007 California Building Code, with the most significant amendment being to the construction of winery caves.⁷⁶ The amendments do not impact the housing of persons with disabilities. Furthermore, the County's Reasonable Accommodations Ordinance applies to the enforcement of building codes and the issuance of building permits.⁷⁷

Summary

The County's review of regulations and procedures has shown that there are no apparent undue constraints to housing for the disabled, with possible exception of the restrictions on siting of medium and large residential care facilities. These restrictions will be removed through a new Housing Element program to modify the Zoning Ordinance. In addition, the County's existing Reasonable Accommodation Ordinance provides a mechanism for the County to grant an eligible, affected individual relief from unforeseen circumstances that arise due to County regulations and procedures, when appropriate.

Constraints of Other Governmental Agencies

State and local LAFCo (Local Agency Formation Commission) policies discourage the expansion of urban areas into agricultural and open space lands and encourage development within existing urban areas. LAFCo policies also favor infill development over development in undeveloped areas. LAFCo policies discourage development in the unincorporated areas adjacent to cities and discourage the extension of urban facilities and services into agricultural and open space lands. In addition, LAFCo policies discourage the formation of special districts with limited powers, and instead favor comprehensive service provision. The latter is relevant to developing housing at urban densities in the unincorporated areas because unless the cities agree to extend community water and sewer services to new development in the unincorporated areas, it will be necessary to form new water and/or sewer districts in order to provide these services to new urban development in the unincorporated area, contrary to LAFCo policies.

These policies discourage the County from planning for urban development in the unincorporated

⁷⁶ Napa County Code Title 15 Building and Construction. 15.12.020 Modifications.

⁷⁷ Napa County Code Title 18 Zoning. Section 18.134.020 Applicability.

areas, and instead encourage cities to annex those areas slated for urban development and then extend their existing water and sewer systems to serve the new development. This is very sensible from the standpoint of orderly land use planning and service provision; however, it conflicts with State Housing Element law, which generally holds each city or county responsible for meeting its own housing need within its own jurisdiction.

State policy, as directed by Senate Bill 221 (Kuehl) and Senate Bill 610 (Costa),⁷⁸ also constrains some housing development by requiring identification of adequate water supplies for housing developments before such developments are approved. This can further constrain the County's ability to approve large-scale developments

The California Environmental Quality Act (CEQA), although not to the same extent as local policies like Measure J, tend to discourage development on land such as the agricultural land in the unincorporated area. If a property owner were to propose to re-designate some of its existing AR or AWOS land to allow residential development, State law would require preparation of an Environmental Impact Report, which would most likely need to disclose that the project would result in the loss of important farmland. This could be found to be a significant adverse environmental impact, which would in turn require mitigation or findings of over-riding considerations. While CEQA would not necessarily prevent such a re-designation, it would significantly complicate the process.

Summary

This review of constraints on housing development has revealed that, in most cases, restrictions or controls on housing are largely beyond the County's control (i.e., most non-governmental constraints). In terms of governmental constraints, the County has made many policy changes since 2004 that have made Napa County government regulations more conducive to the development of affordable housing, including the adoption of the Affordable Housing Combination District (AHCD) providing for by right development of affordable housing and the Reasonable Accommodations Ordinance, which eliminates governmental constraints to housing for the disabled.

The land use controls including lot coverage, building height, and off-street parking requirements do not appear to unduly constrain housing development in Napa County and do not add to the cost or time needed in order to build housing. The County can accommodate its full RHNA on AHCD sites and on the portion of the Napa Pipe project that will allow by right development of lower income housing, plus second units and other sites that will allow single-family residential

⁷⁸ Office of Water Use Efficiency, *Draft Guidebook for Implementation of Senate Bill 610 and Senate Bill 221 of 2001 to assist water suppliers, cities, and counties in integrating water and land use planning*, California Department of Water Resources, September 25, 2002.

development as of right. Thus, the County can accommodate its full RHNA without the need for developers to apply for CUPs, unless housing developers prefer to use the CUP process to obtain entitlements. If developers opt to seek CUP approvals, the CUP process will not add to the length of time needed to obtain entitlements, since it will occur in parallel to the environmental review process. The County has defined clear and straightforward findings for CUP approval, so the process will not add any undue uncertainty to the entitlement process, either.

The analysis identified some siting regulations in regard to medium and large residential care facilities as being potentially unnecessary given the CUP requirement that applies to these types of facilities in residential and agricultural zones, and therefore the Housing Element includes a program to modify the zoning regulations to eliminate the spacing requirements and to relax the requirement for proximity to a hospital. Beyond this, the County adopted a Reasonable Accommodation Ordinance as an implementation action of the 2004 Housing Element, and no further actions are necessary to remove constraints to housing for the disabled.

Table 32: Napa County Residential Zoning

Zoning District	Residential Uses Permitted as of Right	Residential Uses permitted with Use Permits and Minor Use Permits
AP (Agricultural Preserve)	One single-family dwelling, small residential care facilities, one guest cottage.	Farmworker housing and seasonal farm labor camps.
AW (Agricultural Watershed)	One single-family dwelling, a second unit (attached or detached), small residential care facilities, one guest cottage.	Farmworker housing and seasonal farm labor camps.
MC (Marine Commercial)	n.a.	One dwelling unit for owner or caretaker, as an accessory to an approved use.
I (Industrial)	n.a.	Homeless Shelters
GI (General Industrial)	n.a.	Homeless Shelters
PD (Planned Development)	n.a.	Mobile home parks, and all other residential uses permitted in the RC (residential country), RS (residential single) and RM (residential multiple) districts.
RS (Residential Single)	One single-family dwelling, a second unit (attached or detached), small residential care facilities.	Medium or large residential care facilities.
RD (Residential Double)	One single-family dwelling, one additional dwelling unit within a single-family dwelling, small residential care facilities.	Medium residential care facilities.
RM (Residential Multiple)	One single-family dwelling, small residential care facilities.	Multiple-family dwelling units, medium or large residential care facilities.
RC (Residential Country) (a)	One single-family dwelling, a second unit (attached or detached), small residential care facilities, one guest cottage.	n.a.
Combination District		
AHC (Affordable Housing Combination)	Subject to the requirements of the underlying district; not to include agriculture, watershed and open space, or agricultural resource.	Subject to the requirements of the underlying district; not to include agriculture, watershed and open space, or agricultural

Notes:

(a) Although the RM district exists in the Napa County Zoning Code, not parcels in the County are currently zoned RM.

Sources: Napa County Zoning Code, 2008; Bay Area Economics, 2008.

Table 33: Site Regulations by Zoning District

Single Zoning District	Minimum Lot Area		Minimum Lot Width (Feet)	Minimum Yard (Feet)			Maximum Main Bldg. Coverage	Maximum Bldg. Height (Feet)
	Acres	Sq. Ft.		Front	Side	Rear		
AP	40	--	--	20	20	20	--	35
AW	160	--	--	20	20	20	--	35
AV	--	--	--	--	--	--	--	--
GC	1	-- (b)	--	10	5	-- (f)	--	35
CL	1	-- (c)	--	--	--	--	--	35
CN	1	-- (c)	--	--	--	--	--	35
MC	-varies-	-varies-	75	20	20	20	40%	35
I	--	20,000	100	20	20	20	35%	35
GI	-varies-	-varies-	100	-varies-	-varies-	-varies-	35-50% (h)	35
IP	-varies-	-varies-	125	-varies-	-varies-	10	35-50% (h)	35
PD	--	--	--	--	--	--	--	35
PL	10	-- (d)	--	-varies-	20	20	--	35
RS	--	8,000	60	20	6	20 (g)	50%	35
RD	--	8,000	60	20	6	20 (g)	40%	35
RM	--	8,000 (e)	60	20	6	20 (g)	40%	35
RC	10	--	60	20	20	20	--	35
TP	160	--	--	--	--	--	--	35
FR	160	--	--	--	--	--	--	35
GR	160	--	--	--	--	--	--	35
Combination District								
AH - Single-Family	--	3,500	--	20	6	20 (g)	50% (i)	35
AH - Multifamily (a)	0.9	--	--	20	6	20 (g)	40% (i)	35

Notes:

- (a) Multifamily is defined as any residential development with three or more units on a single lot.
- (b) 20,000 square feet if public water and sewer are available, one acre (43,560 square feet) in all other cases.
- (c) 1/2 acre (21,780 square feet) if public water and sewer are available, one acre (43,560 square feet) in all other cases.
- (d) In areas with general plan designations Agricultural Resource (AR), or Agriculture, Watershed and Open Space (AWOS).
- (e) Plus 2,000 square feet per unit.
- (f) Five feet shall be added to each side and rear yard for each story above the first story of any building.
- (g) Three feet shall be added to each side yard for each story above the first story of any building. Minimum yard on the street side of a corner lot shall be 10 feet.
- (h) Up to 50 percent for certain uses.
- (i) Maximum combined building site coverage.

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

Zoning to Accommodate the Development of Housing Affordable to Lower Income Households

Government Code Section 65583.2(c)(3) sets default minimum allowable densities for zoning presumed to accommodate housing affordable for lower-income households. The Government Code classifies jurisdictions in four different categories; Napa County is categorized as a suburban jurisdiction, where the default minimum density necessary to provide affordable housing is at least 20 dwelling units per acre.⁷⁹ The previous 2004 Housing Element identified 14 specific sites in the unincorporated area appropriate for multifamily affordable housing that are provided with Affordable Housing Combination District development options. The AHCD allows up to four dwelling units per acre by right through a ministerial permit process on the Moskowitz Corner and Spanish Flat sites, and twelve dwelling units per acre allowable by right through a ministerial permit process on the Angwin sites. These sites, in addition, are subject to specific affordability requirements, assuring the provision of housing units for very low-, low-, and moderate-income households.

Existing Affordable Housing Sites

In the 2004 Housing Element, Napa County found AHCD sites to be feasible locations for very low- and low-income housing production. The Element was subsequently certified by the State Department of Housing and Community Development. This Housing Element Update also designates the Angwin sites, Moskowitz Corner sites, and Spanish Flat sites as affordable housing sites. As reflected in Table H-1-1 of the Policy Document, the following realistic unit potentials are estimated for the Angwin, Moskowitz Corner, and Spanish Flat sites:

Angwin:	191 units
Moskowitz Corner:	100 units
Spanish Flat:	110 units

As mentioned above, the Angwin and Spanish Flat sites (201 total realistic unit capacity) are currently zoned to be developed at densities up to 25 dwelling units per acre, with a use permit. Thus, they exceed the default minimum density of 20 dwelling units per acre that is required in order to qualify as sites that are suitable to accommodate very low- and low-income housing production. Since Angwin and Spanish Flats can accommodate 201 additional housing units Napa County can fulfill its obligation to accommodate its net remaining outstanding RHNA for very low- and low-income households (259 units) through development of these sites, plus one or more of the other sites identified for lower-income housing development (i.e., Moskowitz Corner and/or Napa Pipe with pending rezoning).

⁷⁹ Department of Housing and Community Development, Division of Housing Policy Development, "Amendment of State Housing Element Law – AB 2348" June 9, 2005.

Nevertheless, in consideration of comments received from HCD on the preliminary Draft Housing Element submitted to HCD for review on October 31, 2008, the County is taking a more conservative approach to estimating its capability to accommodate its RHNA, based on the number of affordable units that would be required if the Angwin, Moskowitz Corner, and Spanish Flat sites are developed under the AHCD development standards, which allow the sites to be developed as of right. Napa County believes that these sites, if built at AHCD by right densities of 4 to 12 units per acre, can feasibly accommodate lower-income affordable housing development, as explained below.

Feasibility of Affordable Housing Development on AHCD Sites

The reasoning behind the default minimum densities laid out by California Government Code section 65583.2(c)(3) is that by allowing developers to build at higher densities, affordable housing developers may purchase less land in order to accommodate a given number of housing units. The code section then assumes that this translates into a lower average land cost, per housing unit produced. When combined with other costs for housing development, this lower land cost is then presumed to contribute to an overall lower average cost per unit to produce housing, thus facilitating affordable housing production. The discussion that follows is intended to explain how the relatively low land values in unincorporated Napa County create a situation where affordable housing can feasibly be built in accordance with the AHCD development standards at a range of densities.

First, it is necessary to establish a reasonable assumption for the value of residential land that could be developed for medium or higher density housing in unincorporated Napa County. There are no recent comparable sales of such land in the unincorporated area upon which to base an estimate, so it is necessary to estimate land values based on land sales that have occurred in Napa County cities, where such sales are more frequent. Research on local affordable housing production yielded land cost information for a number of affordable multifamily housing projects, as follows:

- Vineyards Crossing, American Canyon - 145 units affordable to families earning up to 55 percent of median income, which roughly translate to a small percentage of low income households along with very low- and extremely low-income households, at 20 du/ac.⁸⁰
- Magnolia Park Townhomes and Apartment, City of Napa- 29 units affordable to low-income households, at 16 du/ac.

⁸⁰ Mid Peninsula Housing Coalition Projects, http://www.midpen-housing.org/main_properties.html. Accessed on August 21, 2008.

- Jefferson Street Senior Housing, City of Napa - 78 units affordable low- income senior households, at 40 du/ac.
- Palisades Apartments, Calistoga – 23 units with 14 units affordable to those earning up to 50 percent of area median income, and 9 units affordable to those earning 60 percent of area median income meaning that the units are affordable to a small percentage of low income households along with very low- and extremely low-income households, at 16 du/ac.⁸¹
- Saratoga Manor II, Calistoga – 18 units that sold for between \$300,000 and \$325,000 in 2005, at 9 du/ac.⁸²

Following is a summary of the projects' per unit land costs:

Project	Location	Density	Land Cost/Acre	Land Cost/Unit
Vineyards Crossing	American Canyon	20 du/ac	\$517,400	\$25,700
Magnolia Park	City of Napa	16	\$1,000,000	\$69,000
Jefferson Street	City of Napa	40	\$330,000 ⁸³	\$8,500
Palisades	Calistoga	16	\$664,286 ⁸⁴	\$40,400
Saratoga Manor II	Calistoga	9	\$479,000	\$53,200

As shown in the table, the cost of land for each of the five projects, not including the additional on and off site improvements necessary prior to development varies widely, from \$330,000 per acre, to about \$1 million per acre. Because the AHCD sites are located in rural areas, where land values are typically less than in more urbanized areas, it is likely that the land values would more closely approximate the lower-priced values of the land sales for the projects in American Canyon, City of Napa (Jefferson Street), and Calistoga as compared to the cost of the City of Napa Magnolia Park site. Additionally, land values in rural areas tend to be lower than in cities, because the locations in the unincorporated area do not enjoy the same urban amenities as the sites in the cities. For example, according to Napa County Assessor's records, in 2009 a property in the Moskowite Corner area sold for \$250,000, which included a 2-bedroom, 1,540 square foot home on 0.33 acres of land; this is considerably less than would be expected for a comparably sized home, on a comparably sized lot, the County's urban areas. Based on this information, land values for AHCD

⁸¹ California Tax Credit Allocation Committee "Project Staff Report Tax-Exempt Bond Project." March 26, 2008.

⁸² Personal Communication. Bob Fiddaman, Calistoga Affordable Housing, Inc. June 20th, 2008.

⁸³ Purchased from the County of Napa

⁸⁴ Estimated market value of donated land, as provided by project sponsor. Bob Fiddaman, Calistoga Affordable Housing, Inc. June 20th, 2008.

sites should be less than the values reported above for sites located in the cities. Thus, it can be conservatively assumed that the value of the AHCD sites would be no more than \$500,000 per acre.

Using \$500,000 per acre as a conservative (i.e., the estimate is likely to be high) starting point for the cost of residential land in the unincorporated area, it is then possible to evaluate the impact of the allowable density on feasibility for affordable housing development at the Moskowitz and Spanish Flat sites at 4 du/ac under AHCD standards, and on feasibility for the Angwin sites at 12 du/ac under the AHCD standards. If the Moskowitz Corner or Spanish Flat property costs \$500,000 per acre, and is developed at 4 du/acre, the average land cost per unit would be \$125,000. This cost per unit would be more than the per unit land costs for the Magnolia Park project shown in the table above; however, based on the demonstrated ability of housing developers to build affordable housing units on sites where the per unit land cost is as high as \$69,000 per unit, Napa County believes that if it makes Affordable Housing Fund or other resources available to bring land costs down to an equivalent level, affordable housing development can also be feasible on AHCD sites. In other words, if the County contributes approximately \$56,000 per unit to write down land costs for AHCD development at Moskowitz and/or Spanish Flat, this would bring the land cost per unit to a level that is comparable to the land cost per unit for Magnolia Park. Napa County has committed in Housing Element Program H-2a to amend its Affordable Housing Ordinance to prioritize the use of funds to assist affordable housing development on AHCD sites. This action will help to ensure that the Moskowitz Corner and Spanish Flat sites remain feasible to accommodate lower-income housing production.

With approximately \$8 million in uncommitted Affordable Housing Fund money available at this time, the County has more than sufficient resources to write down land costs to a level comparable to Magnolia Park for 25 lower-income housing units that would be required if the Moskowitz Corner sites are developed under AHCD standards (\$1.4 million) and 27 lower-income units that would be required if the Spanish Flat sites are developed under AHCD standards (\$1.5 million). In fact, this level of land subsidy may not be necessary, for two reasons. First, the concept of the AHCD zoning is to encourage mixed-income housing development, including housing affordable to moderate-income households and market rate housing for above moderate-income households, whereby the profitability of the market rate housing helps to cross-subsidize the more affordable units. Furthermore, the County owns one of the Spanish Flat parcels (Spanish Flat Site B, APN-019-261-035, 6.7 acres), and could potentially make it available in conformance with Housing Element program H-2g at below market value to an affordable housing developer, as a way of further reducing development costs.

For the Angwin sites, the AHCD development standards allow for up to 191 total housing units, at densities up to 12 du/ac. The AHCD standards would require 80 units affordable to lower income

households. With an assumed land value of \$500,000 per acre, this would translate to a per unit land cost of about \$42,000 per unit, which would be considerably less than the per unit land cost of the Magnolia Park and Saratoga Manor II affordable housing projects. Based on this information, the County may not need to provide any additional land cost subsidy for AHCD development at the densities permitted in Angwin; however, the County would still have a substantial amount of Affordable Housing Fund money available after providing land cost subsidies to AHCD projects in Moskowitz Corner and Spanish Flat, to provide additional assistance for affordable housing development at this site, if appropriate.

In addition, for all AHCD sites, the lower density allowed as of right may even facilitate some cost savings, since the lower density would give developers more flexibility in siting and designing their units to economize in the construction process.

Examples of Other Local Affordable Housing Development

The experiences of affordable housing developers in Napa County like Mid-Peninsula Housing Coalition, Napa Valley Community Housing (NVCH), and Calistoga Affordable Housing (CAH) indicate that while there generally is a desire to construct affordable housing projects in the incorporated areas of the county, at densities above 20 dwelling units per acre (du/ac) in order to economize on land costs (e.g., higher densities translate to the need to purchase less land per housing unit), a number of affordable housing projects have been built successfully within Napa County at relatively low densities, that are similar to those proposed for the AHCD sites. In addition to the projects reported above, for which land cost information was available, there are numerous examples of other affordable housing projects that have been developed at relatively low densities, including Whistle Stop Townhomes (8 du/ac), Villa de Adobe apartments (5 du/ac), Pecan Court apartments (16 du/ac), Oran Court apartments (13 du/ac), Schoolhouse Court single family residences (7 du/ac), and Voorhees Circle single family residences and condominiums (7 du/ac). The AHCD parcels, with by right density that varies between 4 and 12 units per acre, are consistent with other successful affordable housing projects developed throughout the County in the incorporated cities and town. The Napa Valley is predominantly a rural agricultural area with limited opportunity for high density development, yet with the combination of local financial support and sensitivity to design, there are numerous examples of successful affordable projects at densities less than 10du/ac with minimal, if any, opposition to their development.

Summary

Due to the relatively low land values for residential land in the unincorporated area, the special provisions made for affordable housing development through the AHCD zoning, the availability of considerable Affordable Housing Fund money to provide additional assistance if necessary, potential cross-subsidy between market rate units and below market rate units on AHCD sites, and the potential to offer the County-owned Spanish Flat parcel to an affordable housing developer for

a below market price, Napa County is confident that the zoning provided on the AHCD sites can help to accommodate the County's RHNA for lower-income households.

Rather than relying solely on the AHCD sites to accommodate its RHNA obligations, the County is also committing to make land available at the Napa Pipe site for development of multifamily housing at 20 du/ac or above, per Housing Element program H-4e. A portion of this land could be developed at this density with 152 units as of right, while an additional portion could also be developed with an additional 152 units, but with a use permit or development agreement.

Table H-G and Appendix H-1 in the Housing Element Policy Document summarize the accounting for Napa County's ability to accommodate its RHNA obligations for lower-income households, using the conservative estimates of lower-income unit capacity on AHCD sites discussed above, plus the additional lower-income unit capacity that will be provided on the Napa Pipe property during the Housing Element planning period.

Zoning for Emergency Shelters and Transitional and Supportive Housing

Government Code Section 65583(a)(4) requires the County to accommodate the development of at least one, year-round, emergency shelter within its jurisdiction and have capacity in the unincorporated area's emergency shelters for homeless residents.^{85 86} Through the previous Housing Element, the County amended Sections 18.36.030 and 18.44.020 of the County Code to allow the development of homeless shelters with a conditional use permit in the Industrial (I) and General Industrial (GI) zoning districts. However, effective January 1, 2008, Senate Bill 2 (SB 2) amended State Housing Element Law to require "cities and counties to accommodate their need for emergency shelters on sites where the use is allowed without a conditional use permit or other discretionary review or approval, and requires cities and counties to treat transitional and supportive housing projects as a residential use of property...and shall be subject only to those restrictions that apply to other multifamily dwellings in the same zone."⁸⁷ Because the county overall currently has an unmet need for emergency shelters, the County will include a program to allow development of emergency shelters in the unincorporated area, where a CUP or other discretionary action⁸⁸ is not required for approval. The County will allow the development of emergency shelters⁸⁸ by right on property located in the Industrial (I) zoning district, and subject to

⁸⁵ Building Block for Effective Housing Elements, "Adequate Sites Inventory and Analysis: Zoning for Emergency Shelters and Transitional Housing". http://www.hcd.ca.gov/hpd/housing_element/index.html. Accessed on June 13, 2008.

⁸⁶ Senate Bill 2, Chapter 633. Amendment to Acts 655582, 65583 and 65589.5. Approved by Governor on October 13, 2007. Effective January 1, 2008.

⁸⁷ *Ibid.*

⁸⁸ Emergency shelter is defined as "housing with minimal supportive services for homeless persons that is

the same restrictions that apply to other similar residential and commercial uses in the same zone. In conjunction with this, the County will also develop written, objective standards, as permitted by Government Code section 65583(a)(4)(A), for emergency shelters, and will ensure that standards for processing, development, and management of emergency shelters encourage and facilitate both the development of new emergency shelters and the conversion of existing buildings to emergency shelters. (see Housing Element Program H-3d).

There are approximately 370 acres of vacant land zoned for Industrial development in Napa County that could house one or more emergency shelters to accommodate unmet needs. Meanwhile, no more than two to four acres of land are likely necessary to construct sufficient facilities to accommodate the entire county's unmet need for emergency shelters. The majority of the Industrial land is in southern Napa County, generally along Highway 29 north of American Canyon and south of Imola Avenue. The placement of emergency shelter(s) in this area would provide access to the transportation and support services that are generally more available in American Canyon or the City of Napa as compared to more rural parts of the County.

Additionally, as required by Government Code section 65583(a)(5), the County will include a program that amends the zoning code to make it clear that transitional and supportive housing are subject to the same restrictions applicable to other similar residential uses in the same zone (see Housing Element Program H-3e).^{89 90}

Single Room Occupancy (SRO)

At present, the Napa County Zoning Code does not address single room occupancy (SRO) units directly. However, consistent with the County's policy of urbanized development occurring in already urbanized areas, the County works in cooperation with incorporated cities to provide affordable housing, such as SRO projects, in those jurisdictions. The City of Napa Policy H-4.4 requires that "the City shall promote SRO projects and development of efficiency apartments as

limited to occupancy of six months or less by a homeless person. No person may be denied emergency shelter because of an inability to pay." Health and Safety Code 50801(e).

⁸⁹ Transitional housing is defined as "buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months." Health and Safety Code section 50675.2(h)

⁹⁰ Supportive housing is defined as "Housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Health and Safety Code section 50675.14(b). The "target population" means adults with low incomes having one or more disabilities, or individuals eligible for services provided under the Lanterman Act. (Health & Safety Code Section 53260(d)). Those eligible for services under the Lanterman Act are persons with developmental disabilities that originated before the person turned age 18. (Welfare & Institutions Code Section 4512(a)).

lower cost rental alternatives. SRO projects involving special needs groups should be linked as needed with social services and case management.” In accordance with California Government Code Section 65583(c)(1), Napa County will include a program to revise the County Zoning Ordinance to include zones and development standards for SRO units (see Housing Element Program H-31).

Factory Built Housing and Mobile Homes

Pursuant to Government Code 65862.3(a) manufactured homes and mobile homes can be subject only to the same development standards as “a conventional single-family residential dwelling on the same lot would be subject.”⁹¹ The Napa County Zoning Code defines a dwelling unit as including manufactured homes, certified “under the National Manufactured Housing Construction and Safety Standards Act of 1974,”⁹² and which are installed on a permanent foundation. Thus, all zoning districts in the Napa County Code which permit residential uses as of right, allow the use of manufactured or mobile homes as primary and secondary dwelling units. In addition, the Planned Development (PD) zoning district allows the creation of mobilehome parks with a conditional use permit.

Second Units

According to the Napa County Zoning Code Chapter 18.08.550, a second unit “means a complete, independent living facility for one or more persons, including permanent provisions for living, sleeping, cooking, and sanitation on the same parcel or parcels as a primary unit is situated.”⁹³ Second units are permitted on legal lots in the Agricultural Watershed (AW), Residential Country (RC), and Residential Single (RS) zoning districts. Units can be attached or detached from the principal residence and must be within 500 feet of the main residence, barring any agricultural constraints or environmentally sensitive areas. The County Building Department averages approximately 10 permits per year for new second units in the unincorporated area. Limited to 1,200 square feet, second units are popular, particularly on larger parcels where they can be used as a caretaker’s quarters or for a vineyard manager.

Potential Affordability of Second Units

The potential affordability of second dwelling units produced in the unincorporated area of Napa County is estimated using data on current rental rates in the incorporated cities of Napa County,

⁹¹ Building Blocks for Effective Housing Elements, “Adequate Sites Inventory and Analysis: Zoning for a Variety of Housing Types”. http://www.hcd.ca.gov/hpd/housing_element/screen20_varhsytypes.pdf. Accessed on June 13, 2008.

⁹² Napa County Code, Title 18 Zoning. <http://www.co.napa.ca.us/code2000data/title18/index.html>. Accessed June 13, 2008.

⁹³ Napa County Code, Title 18 Zoning. http://www.co.napa.ca.us/code2000data/title18/Chapter_18_08_DEFINITIONS/index.html. Accessed June 13, 2008.

and based on the fact that second units are, by definition not for sale as individual units, and limited to a maximum of 1,200 square feet in size. Of the rental rates listed in Table 20, four complexes of townhomes or apartment complexes have units of 1,000 square feet or greater, including the Bristol and Marina Park Townhomes in the City of Napa, and Stonebridge and Pinecrest Apartments in St. Helena. All of the units in the Stonebridge Apartments are affordable units with rent fixed as a function of income, thus the monthly rental rates listed are not truly market rate and are not considered in this analysis of rental rates. The remaining three complexes had units of 1,000 square feet and a median rent of \$1,325 a month. When the median rent per square foot for these units (\$1.33 per square foot) is applied to the 1,200 square foot limit that the Napa County Zoning Code Chapter 18.08.550 places on the size of second dwelling units, then the estimated rental cost of these is \$1,590 a month for a 1,200 square foot unit. In addition, it is possible that some new second units would be smaller than the maximum allowable square footage, and units of 1,100 and 1,000 square foot would rent for around \$1,460 and \$1,330, respectively.

Using the same methodology employed for calculating the affordability levels in Table 21, monthly rent for a 1,200 square foot unit of \$1,590 is affordable to moderate-income, four-person households. Rent of \$1,330 for a 1,000 square foot unit is affordable to moderate-income and low-income four-person households. For very low-income and extremely low-income, four-person households, subsidies would be necessary to make the units affordable.

Opportunities for Energy Conservation

Energy conservation plays a key role in affordability because low rates of energy usage decrease household expenditure requirements and generally promote the principles of sustainability. Government Code Section 65583 (a) (7) mandates a requisite “analysis of opportunities for energy conservation with respect to residential development.”⁹⁴ The following discusses the current planning and development standards in Napa County that promote energy conservation.

Originally established in 1978 in response to a legislative mandate to reduce California’s energy consumption, the Energy Efficiency Standards cover residential and nonresidential buildings. New housing construction in Napa County must comply with the State of California Section 6 Energy Efficiency Standards, when the 2008 revisions go into effect on August 1, 2009, as outlined in Title 24 of the California Code of Regulations, also known as the California Building Standards Code.⁹⁵ Also in this Housing Element Period the first ever statewide Green Building standards for all new construction are expected to become mandatory. The Green Building standards became law on July 17, 2008. The standards will become voluntary 180 days after passage, and mandatory by 2010.⁹⁶ The grace period before 2010 when the standards become mandatory is meant to give municipalities time to adapt their building codes.⁹⁷ Additional State standards including AB 32 and SB 375 will also begin taking effect in the 2009 to 2014 Housing Element planning period, with mandatory caps on carbon emissions set to begin in 2012.⁹⁸ The County will take steps in the future as necessary to update the Housing Element in accordance with implementation guidelines that are to be established by the State.

Beyond the basic state standards, Under Policy CON-67 of the General Plan, the County seeks to implement policies in support of achieving Leadership in Energy and Environmental Design (LEED) standards set by the U.S. Green Building Council, or other similar organizations. Supporting policy actions include amendment of the County Code to remove barriers and encourage “green” construction techniques, promote the use of LEED Silver construction standards

⁹⁴ HCD Building Block for Effective Housing Elements “Opportunities for Energy Conservation.”

⁹⁵ California Energy Commission. “Title 24, Part 6, of the California Code of Regulations: California’s Energy Efficiency Standards for Residential and Nonresidential Buildings.” <http://www.energy.ca.gov/title24/>. Accessed on June 10, 2008.

⁹⁶ Associated Press “California Adopts Statewide Green Building Code” *San Francisco Chronicle*. July 17, 2008. www.sfgate.com. Accessed on August 22, 2008.

⁹⁷ Gueverra, Leslie “California Adopts Statewide Green Building Code for All New Construction.” July 18, 2008. www.greenbiz.com. Accessed on August 22, 2008.

⁹⁸ Office of the Governor. “Press Release: Gov. Schwarzenegger Signs Landmark Legislation to Reduce Greenhouse Gas Emissions.” September, 27, 2006. <http://gov.ca.gov/index.php?/press-release/4111/>. Accessed on October 15, 2008.

for all new large development or renovation projects, and encourage the utilization of State and Federal “green building” incentive programs such as rebates and cost sharing programs. Another General Plan policy, CON-68, provides for the expedited processing of permits for photovoltaic, wind, and other alternative energy sources for use in residential, commercial, industrial, and agricultural uses.

Furthermore, policies under the Conservation Element, in conjunction with other elements of the General Plan, encourage energy efficiency by limiting “scattered development” and focusing residential housing in the urbanized areas of Napa County.⁹⁹ These policies provide incentives for energy efficient modes of transportation, such as walking or public transit, and seek to “increase the supply of affordable and workforce housing to encourage local workers to live in the County, minimize commuting and reduce greenhouse gas emissions.”¹⁰⁰

In the 2007 General Plan Update Conservation Element, Napa County exceeds the standards set forth by the State of California General Plan Guidelines regarding the analysis dedicated to issues of conservation and the environment. Additional Conservation Element topics such as Climate Protection and Sustainable Practices for Environmental Health, and Vineyard Development, indicate that Napa County is actively establishing a framework for environmental conservation, greenhouse gas reductions, increased energy efficiency, and sustainable energy production.

⁹⁹ Napa County. “Napa County General Plan.” June 3, 2008. (Pg. CON-48).

¹⁰⁰ Napa County. “Napa County General Plan.” June 3, 2008. (Pg. CON-46).

Housing Sites Inventory and Analysis

State law requires that a Housing Element include an inventory of available land that is appropriately zoned and suitable for housing development to accommodate the County's total Regional Housing Needs Allocation (RHNA) of 569 housing units. This section presents Napa County's RHNA, and details progress already made in accommodating that need. Next, this section summarizes the results of a Housing Sites Inventory and Analysis process, which is detailed as Appendix H-1 of the Housing Element policy document. Finally, this section concludes with an assessment of the County's ability to accommodate the RHNA, given the inventory of sites that are, or will be made available for development of new housing units through June 30, 2014.

Regional Housing Needs Allocation

The Department of Housing and Community Development (HCD) identifies the supply of housing necessary to meet the existing and projected growth in population and households in California. Each of the 39 regional planning organizations the State receives a RHNA from HCD that specifies the number of units, by affordability level, that the region must plan to accommodate during their Housing Element planning period. Each organization then distributes the allocations throughout the cities and counties pursuant to article 65584 of the California Government Code. The allocation must be consistent with the following objectives:

- 65584(d)(1) "Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low and very low-income households"
- 65584(d)(2) "Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns."
- 65584(d)(3) "Promoting an improved intraregional relationship between jobs and housing."
- 65584(d)(4) "Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent decennial United States census."¹⁰¹

HCD determined the RHNA for the ABAG region, consistent with the objectives above.

¹⁶ California Government Code Section 65584.

Regional Housing Needs Allocation, 2007-2014

Table 34 presents the final RHNA for the unincorporated area, for the “compliance period” of January 1, 2007 through June 30, 2014. The unincorporated area’s original allocation from ABAG consisted of 224, 130, 116, and 181 units for above moderate-, moderate-, low- and very low-income households, respectively. Of the 181 very low-income units, approximately half of the units (90) are needed for extremely low-income households.¹⁰² In accordance with the County’s goal of concentrating housing development near urban areas the County has adopted a Memorandum of Understanding (MOU) and requested that ABAG adjust the County’s RHNA to allocate 82 units from unincorporated area RHNA to City of Napa as part of the formation of the City’s Soscol Redevelopment Project Area. Of the 82 units, the MOU will allocate to 28 above moderate-, 16 moderate-, 15 low- and 23 very low-income households.

Remaining Unmet RHNA Needs

Housing units completed since the beginning of 2007 count towards meeting the County’s RHNA. All units permitted in 2006 are assumed to have been completed in 2007 and therefore are included in the progress towards the RHNA as presented in Table 34. From January 1, 2006 through December 31, 2007, the County had issued permits for 119 above moderate-income units, meaning the County needs capacity for an additional 77 above moderate-income units by June 30, 2014. The County has also permitted 22 second dwelling units since the beginning of 2006, and it is assumed that all of these units are affordable to moderate-income households, based on the analysis of potential rents for second dwelling units in the Housing Conditions section. This leaves an outstanding RHNA need of 92 moderate-income units for the remainder of the compliance period. The County has not issued permits for any low or very low-income units since January 1, 2006, meaning that the remaining unmet needs for low- and very low-income units are 101 and 158, respectively.

Housing Development Sites Inventory

Appendix H-1 of the Housing Element policy document contains a detailed discussion of Napa County’s available land inventory to accommodate the County’s RHNA. Following is a brief summary of the process. After identifying an appropriate set of sites for possible consideration, as shown in Table 35, the County conducted a preliminary assessment of development constraints that could affect each of the sites. In accordance with State requirements, this assessment focused on:

- Whether infrastructure is or could be available to serve the site;
- Whether there are environmental factors such as floodplains, wetlands, major noise sources

¹⁰² To comply with Government Code Section 65583 (a) HCD recommends presuming “that 50 percent of the very low-income households qualify as extremely low-income households” as on way to calculate the needs of extremely low-income households.

or archaeological resources that would preclude development or severely reduce the amount of development capacity of the site; and

- Whether housing could feasibly be built on the site before the end of the current Housing Element cycle in 2014.

This preliminary assessment concluded that several sites identified for housing development in the 2004 Housing Element should be removed from further consideration.

- The Monticello/Atlas Peak sites were eliminated from consideration due to the challenges to providing adequate water and wastewater to these sites on an area-wide basis before 2014.
- Moskowitz Corner Site E was eliminated from consideration because of the existing mobile home park on the site.
- The Boca/Pacific Coast site were eliminated from further consideration because housing would potentially be incompatible with the active quarry operations on the Syar site immediately to the east, and because the existing industrial uses on the site would likely mean that no housing could be constructed before 2014.
- The sites scattered throughout the Monticello Road Rural Residential Area were eliminated from consideration due to the challenges to providing adequate water and wastewater to these sites before 2014 on an area-wide basis. Nevertheless, because owners of specific properties have expressed interest in developing plans for higher density housing on individual sites, the Housing Element Update proposes to redesignate a series of properties in this area from Rural Residential to Urban Residential, so that these owners may explore possible solutions to water and sewer service needs.
- Only the 49 acres included in Phase I of the Napa Pipe site were included as new housing development sites for the 2007 to 2014 RHNA, since Phase I is the only component of the project that would be expected to be completed before 2014.

Table H-1-1: Priority Housing Development Sites, in the Housing Element policy document, presents the results of the analysis of potential housing sites throughout Napa County. As summarized in Table H-1-1, the realistic unit capacity of the priority housing development sites that have been identified is 1,277 units, or more than double County's RHNA, after accounting for units that will be transferred to the City of Napa. In addition, the analysis in Appendix H-1 of the policy document demonstrates that, within the 1,277 unit capacity, the County also has the potential to accommodate the specific RHNA requirements for housing affordable to very low-, low-, and moderate-income households. In addition to the 1,277 unit capacity specifically identified in Table H-1-1, the County also has in excess of two thousand parcels where additional market rate single-family homes could be developed, to meet the housing needs of households at the above moderate-income level.

Non-Vacant Sites Inventory

The majority of the sites identified to accommodate the County's RHNA are undeveloped, and have no existing use that will impact housing development. Five parcels that are included in the affordable housing sites inventory do have existing improvements; however, they are included in the inventory because the existing uses do not prevent housing development within the planning period. The methodology used to determine the development potential of these five sites is described below, and, as required by State law, has considered existing uses as an impediment to development, development trends, market conditions, and regulatory incentives, among other factors.

Spanish Flat

Site B in the Spanish Flat area is currently owned by Napa County and used as a maintenance facility. Aside from the driveway and maintenance yard, the parcel is vacant. The realistic development capacity identified in Table H-1-1 of the Housing Element Policy Document assumes that the maintenance yard would remain on the site and that the vacant portion of the site would be developed for housing. Options for development on this parcel include having the County list the parcel as surplus property and offer the site to a nonprofit affordable housing provider to develop using the standards in the AHCD district, or the County could issue an RFP to seek the best candidate to design and construct an affordable project that again, meets the development standards set forth in the AHCD district. In either case, the project proponent and the County would work together to ensure that water and wastewater services are provided to the site.

Sites C, E and F in the Spanish Flat area are currently used for RV and boat storage. The investments in site improvements associated with these commercial uses are limited, suggesting that it would not take significant financial incentive to encourage their reuse for housing. In addition, there are existing incentives for redevelopment in place, as they are designated as part of the AHCD. Furthermore, housing market conditions are conducive to site redevelopment. Therefore, the development capacity figures for Sites C, E and F in the Spanish Flat area assumed that these sites would be fully redeveloped.

The potential attractiveness or market demand for development of the Spanish Flat sites is based on future expansion of recreational uses at Lake Berryessa per the Federal government's desire to find a suitable vendor to redevelop the resorts at the Lake. While businesses around the Lake may be operating at a modest level at best, it is anticipated that once the contract with a resort developer is secured, which was anticipated in 2008, and construction begins that revitalizes the economy in eastern Napa County, the properties with the AHCD zoning will become more attractive for housing development and property owners may seek to utilize the benefits of having additional development potential on their property.

Napa Pipe

Both Napa Pipe parcels are underutilized with existing industrial uses. A Union Pacific Railroad (UPRR) right-of-way also bisects the site, and would remain in UPRR's ownership during and following the completion of the Napa Pipe project with access easements for at-grade crossings. The realistic development capacity of this underutilized site is based on a development proposal that has been submitted to Napa County by an interested developer. Preparation of an environmental impact report is underway; however, because the development proposal would take many years to build out, only the first phase of the proposal (20 acres total) was included in the inventory of sites available to accommodate lower-income housing needs. Market demand for housing at this location is anticipated to be strong, due to the proximity to the job center in the Napa Airport Industrial Area Specific Plan, as well as proximity to jobs in the adjacent City of Napa.

Table 34: Unincorporated Area of Napa County RHNA, 2007 - 2014

	<u>Very Low- Income</u>	<u>Low- Income</u>	<u>Moderate</u>	<u>Above Moderate</u>	<u>Total</u>
Original ABAG Allocation	181	116	130	224	651
<i>Less M.O.U. Transfers to Cities</i>	<i>23</i>	<i>15</i>	<i>16</i>	<i>28</i>	<i>82</i>
Remaining Balance	158	101	114	196	569
<i>Less Permits Issued to Date (a)</i>	<i>0</i>	<i>0</i>	<i>22 (b)</i>	<i>119</i>	<i>141</i>
Remaining Balance	158	101	92	77	428

(a) Permits issued between January 1, 2006 and January 31, 2007.

(b) Second units.

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

Table 35: Sites Receiving Preliminary Consideration for Housing Inventory, July 2008 (Page 1 of 5)

Site	APN/ Location	Existing Zoning	Existing General Plan	Acreage Acreage	Existing Use	Comments (c)
Angwin – Site A	024-410-007	Planned Development/ AHCD (a)	Urban Residential	11.4 (entire parcel= 18.5 ac) (b)	Undeveloped	Private water and sewer available; wetlands
Angwin – Site B	024-080-024	Planned Development/ AHCD (a)	Urban Residential	7 (entire parcel= 44.5 ac) (b)	Undeveloped	Private water and sewer available
Monticello/Atlas Peak – Site A	039-320-016	Planned Development/ AHCD (a)	Rural Residential	6.1	Undeveloped	City and NSD approvals required for water and wastewater; Seasonal wetlands, potential historically significant structure (d)
Monticello/Atlas Peak – Site B	039-320-006	Residential Country /AHCD (a)	Rural Residential	2.6	Single-family residence, convenience store, and RV/boat storage	City and NSD approvals required for water and wastewater; potential historically significant structure (d)
Monticello/Atlas Peak – Site C	049-110-005	Residential Country /AHCD (a)	Rural Residential	9.5	Warehouse, above-ground storage tanks, cattle pen	City and NSD approvals required for water and wastewater
Moskowite Corner – Site A	032-150-062	Agricultural Watershed /AHCD (a)	Rural Residential	8.7	Undeveloped	CVWD additional water supplies and wastewater infrastructure required; wetlands located on a majority of the site
Moskowite Corner – Site B	032-150-063	Agricultural Watershed /AHCD (a)	Rural Residential	11.4	Undeveloped	CVWD additional water supplies and wastewater infrastructure required; wetlands located on a majority of the site
Moskowite Corner – Site C	032-150-048	Agricultural Watershed /AHCD (a)	Rural Residential	20.8	Undeveloped	CVWD additional water supplies and wastewater infrastructure required; prehistoric archeological site; potential historically significant structure (d)

Notes

(a) AHCD = Affordable Housing Combination District Overlay Zone. AHCD allows for up to 25 dwelling units per acre, inclusive of density bonuses.

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

(c) Comments do not include environmental constraints that can be mitigated without reducing realistic development capacity of the site. See the text below, for a more detailed discussion of infrastructure and environmental constraints. CVWD = Capell Valley Water District, SFWD = Spanish Flat Water District, and NSD = Napa Sanitation District.

(d) The Office of Historic Preservation encourages that all historical resources over 45 years old be recorded and evaluated for inclusion on the California Register.

(e) The Study Area land use designation allows for industrial uses but envisions site-specific planning, rezoning and General Plan amendments prior to allowing for mixed or residential use.

(f) BSCD = Building Site Combination District. For Monticello Road Rural Residential Area Site S, the minimum lot area is 2 acres. For Monticello Road Rural Residential Area Site T, the minimum lot area is 5 acres.

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 35: Sites Receiving Preliminary Consideration for Housing Inventory, July 2008 (Page 2 of 5)

Site	APN/ Location	Existing Zoning	Existing General Plan	Acreage Acreage	Existing Use	Comments (c)
Moskowite Corner – Site D	032-150-047	Agricultural Watershed /AHCD (a)	Rural Residential	11.4	Undeveloped	CVWD additional water supplies and wastewater infrastructure required; prehistoric archeological site
Moskowite Corner – Site E	032-490-015	Planned Development	Rural Residential	16.5	Mobile Home Park	CVWD additional water supplies and wastewater infrastructure required
Moskowite Corner – Site F	032-430-016	Commercial Neighborhood/ Commercial Limited	Rural Residential	1.3	Automobile-related use	CVWD additional water supplies and wastewater infrastructure required
Spanish Flat– Site A	019-261-038	Commercial Limited /AHCD (a)	Rural Residential	1.5 (entire parcel= 6.2 ac) (b)	Undeveloped	SFWD additional water and wastewater infrastructure required
Spanish Flat – Site B	019-261-035	Agricultural Watershed /AHCD (a)	Rural Residential	6.7	Napa County Maintenance Corporation Yard	SFWD additional water and wastewater infrastructure required
Spanish Flat – Site C	019-261-026	Marine Commercial /AHCD (a)	Rural Residential	1.7	RV and boat storage	SFWD additional water and wastewater infrastructure required
Spanish Flat – Site D	019-261-025	Commercial Limited /AHCD (a)	Rural Residential	0.9	Undeveloped	SFWD additional water and wastewater infrastructure required
Spanish Flat – Site E	019-262-001	Agricultural Watershed /AHCD (a)	Rural Residential	3 (entire parcel= 27.3 ac) (b)	RV and boat storage	SFWD additional water and wastewater infrastructure required
Spanish Flat – Site F	019-050-003	Marine Commercial /AHCD (a)	Rural Residential	8.1	RV and boat storage	SFWD additional water and wastewater infrastructure required

Notes

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

(c) Comments do not include environmental constraints that can be mitigated without reducing realistic development capacity of the site. See the text below, for a more detailed discussion of infrastructure and environmental constraints. CVWD = Capell Valley Water District, SFWD = Spanish Flat Water District, and NSD = Napa Sanitation District.

(d) The Office of Historic Preservation encourages that all historical resources over 45 years old be recorded and evaluated for inclusion on the California Register.

(e) The Study Area land use designation allows for industrial uses but envisions site-specific planning, rezoning and General Plan amendments prior to allowing for mixed or residential use.

(f) BSCD = Building Site Combination District. For Monticello Road Rural Residential Area Site S, the minimum lot area is 2 acres. For Monticello Road Rural Residential Area Site T, the minimum lot area is 5 acres.

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 35: Sites Receiving Preliminary Consideration for Housing Inventory, July 2008 (Page 3 of 5)

Site	APN/ Location	Existing Zoning	Existing General Plan	Acreage Acreage	Existing Use	Comments (c)
Napa Pipe – Sites A and B	046-412-005 and 046-400-030	Industrial – Airport Compatibility	Study Area (e)	157.1	Union Pacific Railroad right and industrial	Existing City and NSD services designed for industrial use would have to be modified or supplemental
Boca/Pacific Coast – Sites A and B	046-370-021 and 046-370-024	Industrial	Study Area (e)	84.6	Industrial	Existing City and NSD services designed for industrial use would have to be modified or supplemental; wetlands
Monticello Road Rural Residential Area – Site A	039-222-007	Residential Country	Rural Residential	2	Undeveloped	City and NSD approvals required for water and wastewater
Monticello Road Rural Residential Area – Site B	039-300-018	Residential Country	Rural Residential	4.2	Undeveloped	City and NSD approvals required for water and wastewater
Monticello Road Rural Residential Area – Site C	039-320-015	Planned Development	Rural Residential	1.7	Undeveloped	City and NSD approvals required for water and wastewater
Monticello Road Rural Residential Area – Site D	039-290-016	Residential Country	Rural Residential	1	Undeveloped	City and NSD approvals required for water and wastewater
Monticello Road Rural Residential Area – Site E	049-040-013	Residential Country	Rural Residential	1	Undeveloped	City and NSD approvals required for water and wastewater

Notes

- (a) AHCD = Affordable Housing Combination District Overlay Zone. AHCD allows for up to 25 dwelling units per acre, inclusive of density bonuses.
- (b) The total parcel size is larger than the area proposed for development.
- (c) Comments do not include environmental constraints that can be mitigated without reducing realistic development capacity of the site. See the text below, for a more detailed discussion of infrastructure and environmental constraints. CVWD = Capell Valley Water District, SFWD = Spanish Flat Water District, and NSD = Napa Sanitation District.
- (d) The Office of Historic Preservation encourages that all historical resources over 45 years old be recorded and evaluated for inclusion on the California Register.
- (e) The Study Area land use designation allows for industrial uses but envisions site-specific planning, rezoning and General Plan amendments prior to allowing for mixed or residential use.
- (f) BSCD = Building Site Combination District. For Monticello Road Rural Residential Area Site S, the minimum lot area is 2 acres. For Monticello Road Rural Residential Area Site T, the minimum lot area is 5 acres.

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 35: Sites Receiving Preliminary Consideration for Housing Inventory, July 2008 (Page 4 of 5)

Site	APN/ Location	Existing Zoning	Existing General Plan	Acreage Acreage	Existing Use	Comments (c)
Monticello Road Rural Residential Area – Site F	049-040-028	Residential Country	Rural Residential	7.3	Undeveloped	City and NSD approvals required for water and wastewater
Monticello Road Rural Residential Area – Site G	049-242-011	Residential Country	Rural Residential	6.2	Undeveloped	City and NSD approvals required for water and wastewater
Monticello Road Rural Residential Area – Site H	049-242-024	Residential Country	Rural Residential	4.5	Undeveloped	City and NSD approvals required for water and wastewater
Monticello Road Rural Residential Area – Site I	049-310-016	Residential Country	Rural Residential	1.9	Undeveloped	City and NSD approvals required for water and wastewater
Monticello Road Rural Residential Area – Site J	049-310-008	Residential Country	Rural Residential	1.2	Undeveloped	City and NSD approvals required for water and wastewater
Monticello Road Rural Residential Area – Site K	049-310-012	Residential Country	Rural Residential	0.8	Undeveloped	City and NSD approvals required for water and wastewater
Monticello Road Rural Residential Area – Site L	049-310-013	Residential Country	Rural Residential	1.1	Undeveloped	City and NSD approvals required for water and wastewater
Monticello Road Rural Residential Area – Site M	049-320-003	Residential Country	Rural Residential	1.3	Undeveloped	City and NSD approvals required for water and wastewater

Notes

- (a) AHCD = Affordable Housing Combination District Overlay Zone. AHCD allows for up to 25 dwelling units per acre, inclusive of density bonuses.
- (b) The total parcel size is larger than the area proposed for development.
- (c) Comments do not include environmental constraints that can be mitigated without reducing realistic development capacity of the site. See the text below, for a more detailed discussion of infrastructure and environmental constraints. CVWD = Capell Valley Water District, SFWD = Spanish Flat Water District, and NSD = Napa Sanitation District.
- (d) The Office of Historic Preservation encourages that all historical resources over 45 years old be recorded and evaluated for inclusion on the California Register.
- (e) The Study Area land use designation allows for industrial uses but envisions site-specific planning, rezoning and General Plan amendments prior to allowing for mixed or residential use.
- (f) BSCD = Building Site Combination District. For Monticello Road Rural Residential Area Site S, the minimum lot area is 2 acres. For Monticello Road Rural Residential Area Site T, the minimum lot area is 5 acres.

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 35: Sites Receiving Preliminary Consideration for Housing Inventory, July 2008 (Page 5 of 5)

Site	APN/ Location	Existing Zoning	Existing General Plan	Acreage Acreage	Existing Use	Comments (c)
Monticello Road Rural Residential Area – Site N	049-320-002	Residential Country	Rural Residential	1.2	Undeveloped	City and NSD approvals required for water and wastewater
Monticello Road Rural Residential Area – Site O	049-241-008	Residential Country	Rural Residential	10.1	Undeveloped	City and NSD approvals required for water and wastewater
Monticello Road Rural Residential Area – Site P	049-320-007	Residential Country	Rural Residential	1	Undeveloped	City and NSD approvals required for water and wastewater
Monticello Road Rural Residential Area – Site Q	049-320-006	Residential Country	Rural Residential	1	Undeveloped	City and NSD approvals required for water and wastewater
Monticello Road Rural Residential Area – Site R	052-121-013	Residential Country	Rural Residential	1.3	Undeveloped	City and NSD approvals required for water and wastewater
Monticello Road Rural Residential Area – Site S	049-161-009	Residential Single /BSCD-2 (f)	Rural Residential	4.3	Single-family residence	City and NSD approvals required for water and wastewater
Monticello Road Rural Residential Area – Site T	049-190-002	Residential Single /BSCD-5 (f)	Rural Residential	6.9	Three single-family residences	City and NSD approvals required for water and wastewater

Notes

(a) AHCD = Affordable Housing Combination District Overlay Zone. AHCD allows for up to 25 dwelling units per acre, inclusive of density bonuses.

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

(c) Comments do not include environmental constraints that can be mitigated without reducing realistic development capacity of the site. See the text below, for a more detailed discussion of infrastructure and environmental constraints. CVWD = Capell Valley Water District, SFWD = Spanish Flat Water District, and NSD = Napa Sanitation District.

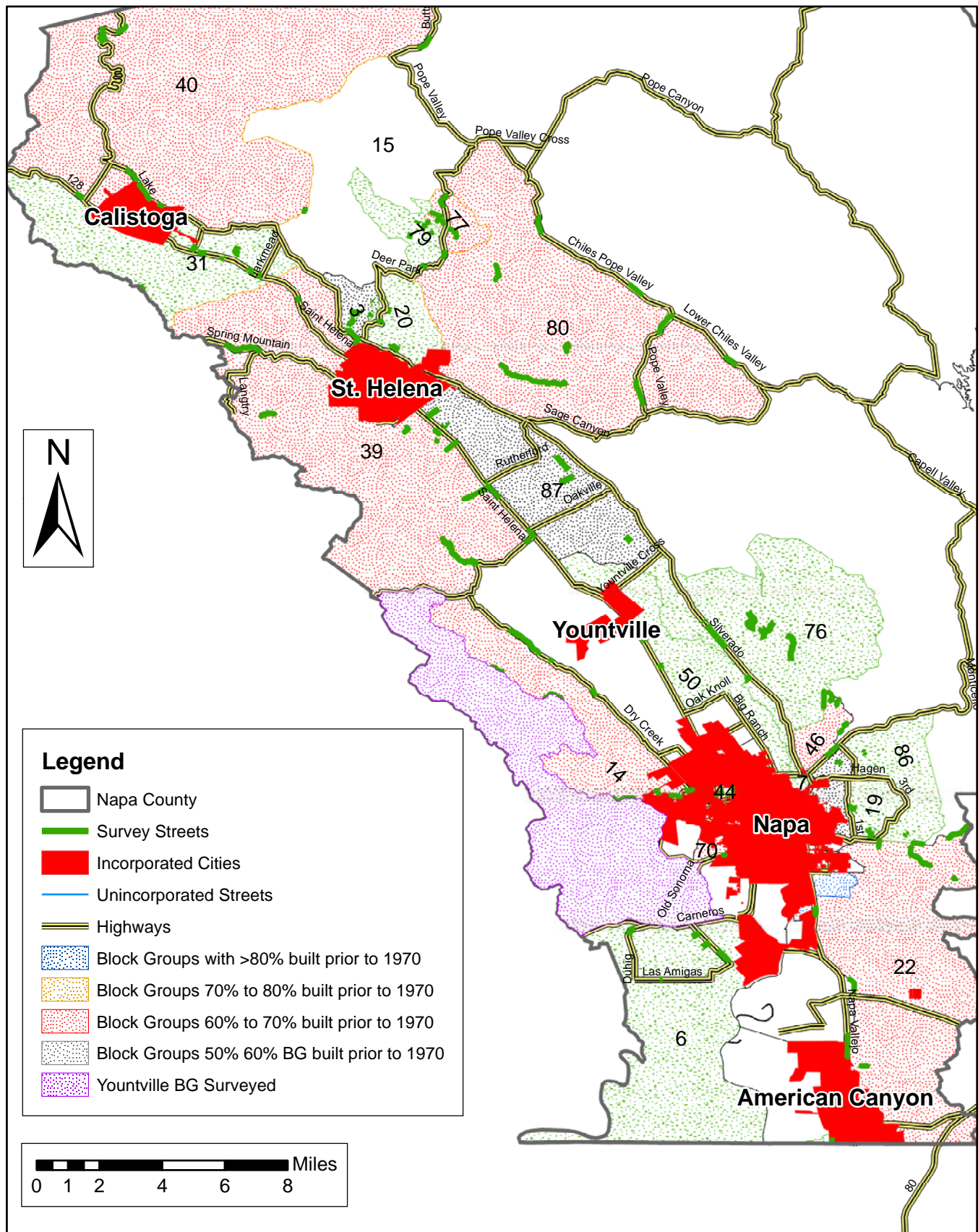
(d) The Office of Historic Preservation encourages that all historical resources over 45 years old be recorded and evaluated for inclusion on the California Register.

(e) The Study Area land use designation allows for industrial uses but envisions site-specific planning, rezoning and General Plan amendments prior to allowing for mixed or residential use.

(f) BSCD = Building Site Combination District. For Monticello Road Rural Residential Area Site S, the minimum lot area is 2 acres. For Monticello Road Rural Residential Area Site T, the minimum lot area is 5 acres.

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

Appendix A: Survey Streets in the Unincorporated Area 2000 Census Block Groups



Sources: 2000 Census, 2008; BAE, 2008.

Appendix B
CDBG HOUSING CONDITION SURVEY (Sample)

MAP # _____ ADDRESS _____
 Vacant (---Yes/---No)
 For Sale (---Yes/---No) CITY _____

CONSTRUCTION TYPE STRUCTURE TYPE
 Wood Frame _____ Single Family with Detached Garage _____
 Masonry _____ Single Family with Attached Garage _____
 Mobile _____ Duplex _____
 Modular _____ Multi-Family _____ # of Units _____
 Other _____ Other _____

FRONTAGE IMPROVEMENTS IF APPLICABLE:
 _____ CURBS _____ PAVED STREET
 (---Yes/---No) (---Yes/---No)
 _____ GUTTERS _____ SIDEWALKS
 (---Yes/---No) (---Yes/---No)
 _____ ADEQUATE SITE DRAINAGE _____ Driveway
 (---Yes/---No) (---Yes/---No)

#1 - FOUNDATION:

0 Existing foundation in good condition.
 10 Repairs needed
 15 Needs a partial foundation
 25 No foundation or needs a complete foundation.

#4 - WINDOWS:

0 No repair needed.
 1 Broken window panes
 5 In need of repair.
 10 In need of replacement.

#2 - ROOFING:

0 Does not need repair
 5 Shingles missing
 5 Chimney needs repair
 10 Needs re-roofing
 25 Roof structure needs replacement and re-roofing.

#5 - ELECTRICAL:

0 No repair needed.
 5 Minor repair.
 10 Replace main panel.

#3 - SIDING/STUCCO:

0 Does not need repair.
 1 Needs re-painting.
 5 Needs to be patched and re-painted.
 10 Needs replacement and painting.
 10 Asbestos/Lead-Based.

Sound 9 or less
 Minor 10 - 15
 Moderate 16 - 39
 Substantial 40 - 55
 Dilapidated 56 and over

56 Dilapidated-a unit suffering from excessive neglect, where the building appears structurally unsound and maintenance is nonexistent, not fit for human habitation in its current condition, may be considered for demolition or at a minimum, major rehabilitation will be required.

#1 Foundation	#2 Roofing	#3 Siding/ Stucco	#4 Windows	#5 Electrical	TOTAL
Points					

Comments:

Surveyor _____ Date _____

Appendix C: Definitions

Terms Related to Geography

Bay Area: For the purpose of General Plan Housing Element, the Bay Area is defined to include the counties of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Sonoma, and Solano.

Unincorporated Area: For the purpose of General Plan Housing Element, the unincorporated area is defined as the area occupied by Napa County, excluding the incorporated cities of American Canyon, Calistoga, Napa City, St. Helena, and Yountville.

Terms Related to Households

Average Household Size: Average household size equals the number of people living in households divided by the number of occupied housing units in a given area.

Disabled: “A long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.”¹⁰³

Elderly: Persons 65 years of age or older according to the 2000 Census. However the Comprehensive housing Affordability Strategy (CHAS) Dataset, published by the Department of Housing and Urban Development defines elderly as ages 62 and over.

Family Household: Two or more related persons occupying a dwelling unit.

Household: A person or group of persons occupying a single dwelling unit. This does not include persons living in group quarters, such as dormitories, convalescent homes, or prisons.

Large Family: A family of five (5) or more persons.

Non-Family Household: A single person living alone, or two or more unrelated persons sharing a dwelling unit.

¹⁰³

American Factfinder. http://factfinder.census.gov/servlet/DatasetMainPageServlet?_program=DEC&_sbmenuId=&_lang=en&_ts=. Accessed June 12, 2008.

Overcrowding: More than one person per room. Also see *Room*.

Terms Related to Income Levels

Extremely-Low Income Household: A household whose income, with adjustments for household size, does not exceed 30 percent of the Area Median Family Income (AMFI), as published annually by the State of California, Department of Housing and Community Development

Very Low-Income Household: A household whose income, with adjustments for household size, does not exceed 50 percent of the Area Median Family Income (AMFI), as published annually by the State of California, Department of Housing and Community Development.

Low-Income Household: A household whose income, with adjustments for household size, does not exceed 80 percent of the Area Median Family Income (AMFI), as published annually by the State of California, Department of Housing and Community Development.

Moderate-Income Household: A household whose income, with adjustment for household size, falls between 80 percent and 120 percent of the Area Median Family Income (AMFI), as published annually by the State of California, Department of Housing and Community Development.

Above Moderate-Income Household: A household whose income, with adjustment for household size, is greater than 120% of the Area Median Family Income (AMFI), as published annually by the State of California, Department of Housing and Community Development.

Terms Related to Housing Units

Affordable Housing: As defined by federal guidelines, a housing unit is affordable if the household spends less than 30 percent of its total gross income on the costs of housing, including rent or mortgage payments.

Building Component: “Any subsystem, subassembly, or other system designed for use in, or as part of, a structure, which may include structural, electrical, mechanical, plumbing, and fire protection systems and other systems affecting health and safety.”¹⁰⁴

Dwelling Unit: “A dwelling unit containing not more than one kitchen, designed to be occupied by not more than one family, and includes a manufactured home as defined in Section 18.08.360 which is installed on a permanent foundation and certified under the National Manufactured

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California Health and Safety Code Section 19965-19977, <http://www.leginfo.ca.gov/cgi-bin/displaycode?section=hsc&group=19001-20000&file=19965-19977>. Accessed June 12, 2008.

Housing Construction and Safety Standards Act of 1974.”¹⁰⁵

Emergency Shelter: “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.”¹⁰⁶

Factory Built Housing: “A residential building, dwelling unit, or an individual dwelling room or combination of rooms thereof, or building component, assembly, or system manufactured in such a manner that all concealed parts or processes of manufacture cannot be inspected before installation at the building site without disassembly, damage, or destruction of the part, including units designed for use as part of an institution for residents or patient care, that is either wholly or partially assembled onsite in accordance with building standards published in the California Building Standards Code and other regulations adopted by the commission pursuant to section 19990.”¹⁰⁷ Also see *Mobilehome*.

Mobilehome: “Means a structure that was constructed prior to June 15, 1976, is transportable in one or more sections, is eight body feet or more in width, or 40 body feet or more in length, in the traveling more, or, when erected onsite, is 320 or more square feet, is built on a permanent chassis and designed to be used as a single-family dwelling with or without a foundation system when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein...includes any structure that meets all the requirements of this paragraph and complies with the state standards for mobilehomes in effect at the time of construction.”¹⁰⁸

Manufactured Home: A single-family residential structure, which conforms to the same

¹⁰⁵ Napa County Zoning Code. http://www.co.napa.ca.us/code2000data/title18/Chapter_18_08_DEFINITIONS/18_08_260_Dwelling_unit_.html. Accessed June 13, 2008.

¹⁰⁶ California Health & Safety Code 50801.

¹⁰⁷ *Ibid.*

¹⁰⁸ *Ibid.*

definitional description as a *Mobilehome*, but was constructed on or after June 15, 1976.¹⁰⁹ Also see *Mobilehome*.

Room: The 2000 Census defines a room as “whole rooms used for living purposes...including living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodgers' rooms. Excluded are strips or pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets.”

Supportive Housing: “Housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.”¹¹⁰ See *Target Population*

Target Population: “Adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people.”¹¹¹ Persons with a “developmental disability” are eligible for services under the Lanterman Act. “(A) ‘Developmental disability’ means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. As defined by the Director of Developmental Services, in consultation with the Superintendent of Public Instruction, this term shall include mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.”¹¹²

¹⁰⁹ *Ibid.*

¹¹⁰ California Health & Safety Code 50675.14.

¹¹¹ California Health & Safety Code § 53260

¹¹² California Welfare & Institutions Code 4512

Transitional Housing: “Means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.”¹¹³

Terms Related to Employment

Employed Residents: Employed residents equals the number of local area residents who are currently working. This is not the same as employment, as some residents may commute to work outside the jurisdiction where they live.

Employment: Area employment equals the number of jobs in an area for which employers pay workers wages or salaries. This is not the same as employed residents, since some workers may commute from outside the jurisdiction in which they work.

Terms Related to Government

Association of Bay Area Governments (ABAG): ABAG is the official comprehensive planning agency for the San Francisco Bay Area region. ABAG’s mission is to strengthen cooperation and coordination among local governments located in the nine Bay Area counties of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma.¹¹⁴

California Building Standards Code: Title 24 of the California Code of Regulations, contains the regulations that govern the construction of buildings, residential or nonresidential, in the State of California.

California Code of Regulations: The California Code of Regulations is the official publication of regulations adopted, amended or repealed by California State agencies under the Administrative Procedure Act (APA). Regulations that have been properly adopted and filed with the Secretary of State are considered to have the force of law.

California Energy Code: Section 6 under Title 24 of the California Code of Regulations, the 2005 Edition of the California Energy Code (CEC), sometimes referred to as “Title 24”, contains energy conservation standards applicable to all residential and nonresidential buildings in the State of California.

¹¹³ California Health & Safety Code 50675.2.

¹¹⁴ Association of Bay Area Governments, 2008. <http://www.abag.ca.gov/> Accessed June 6, 2008.

Countywide Land Use and Housing Strategy Committee (CLUHS): A committee of the NCLOG charged with assisting the County with housing, land use, transportation, tourism, and water issues. Also see *Napa County League of Governments (NCLOG)*.

Local Agency Formation Commission (LAFCo): LAFCOs are responsible for administering California Government Code Section 56000 et seq., also known as the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. LAFCOs are charged with encouraging orderly formation and development of local governmental agencies, promoting the efficient management of municipal services, and preserving agricultural lands and open space through municipal service reviews, annexations, and the establishment of spheres of influence. The Napa County LAFCO is comprised of two members of the Board of Supervisors, two city council members, and one member of the public.¹¹⁵

Napa County League of Governments (NCLOG): Established in early 2002, the purpose of the NCLOG is to address of common concern, such as transportation, housing, economic development, agricultural preservation, environmental protection, and social equity. The NCLOG consists of the cities of American Canyon, Calistoga, Napa, St. Helena and the Town of Yountville, along with the unincorporated area.¹¹⁶

Senate Bill 1087: Effective January 1, 2006, this California State Senate Bill “requires local governments to provide a copy of the adopted housing element to water and sewer providers. In addition, water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households.”¹¹⁷

Senate Bills 221 and 610: These companion measures became effective January 1, 2002. “Under SB 610, water assessments must be furnished to local governments for inclusion in any environmental documentation for certain projects (as defined in Water Code 10912(a)) subject to the California Environmental Quality Act. Under SB221, approval by a city or county of certain residential subdivisions requires an affirmative written verification of sufficient water supply.”¹¹⁸

Title 24: See California Building Standards Code, and California Energy Code.

¹¹⁵ LAFCO of Napa County. 2008. <http://www.napa.lafco.ca.gov/> Accessed June 6, 2008.

¹¹⁶ Napa County League of Governments, 2003. <http://www.nclog.org/> Accessed June 6, 2008.

¹¹⁷ Cathy E. Creswell. “Memo to Planning Directors, Public Works Directors, Water and Sewer Service Providers, Interested Parties, Department of Housing and Community Development”, Sacramento, CA. May 22, 2006. http://www.hcd.ca.gov/hpd/memo_sb1087.pdf Accessed June 6, 2008.

¹¹⁸ Office of Water Use Efficiency. “Draft Guidebook for Implementation of Senate Bill 610 and Senate Bill 221 of 2001 to assist water suppliers, cities, and counties in integrating water and land use planning, California Department of Water Resources”. September 25, 2002.