



Housing Element Programs

Program H-1a: The County will continue to inspect housing in response to complaints and work with property owners to bring units up to current housing code standards (Ongoing)

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

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

Program H-2a: The County shall amend its Affordable Housing Ordinance to prioritize the use of funds for development of Affordable Housing Combination District (AHCD) sites, and will continue to work with interested parties to encourage their development of the sites under the AHCD provisions. The County will seek to work with a developer to process a development application on at least one AHCD site during the planning period. By undergoing this process, the County will be better able to evaluate the effectiveness of the AHCD and determine whether regulatory adjustments are necessary to best encourage development of affordable housing at these sites. (Ordinance amendment complete and Notice of Funds Availability (NOFA) issued for Affordable Housing Funds for AHCD site development assistance, December 31, 2009)

Program H-2b: If development occurs on parcels within the AH Combination District that does not achieve the densities or the level of affordability associated with the AH Combination District zoning provisions, the County will work to identify new sites to accommodate the shortfall in units originally anticipated when the AH Combination District was applied to the parcel(s). (Ongoing)

Program H-2c: The County will encourage greater provision of affordable housing units in conjunction with market rate projects by modifying the Affordable Housing Ordinance to increase the inclusionary percentage from 10 percent to up to 20 percent and by allowing the payment of in-lieu fees only for housing projects of four or fewer units. (Ordinance amendment complete December 31, 2009)

Program H-2d: The County will update the Affordable Housing Ordinance to adjust the commercial housing impact fee not less frequently than every time the Housing Element is updated. (Ordinance amendment complete December 31, 2009)

Program H-2e: Through a Notice of Funds Availability (NOFA) process, the County will notify the public of available special assistance programs in coordination with the cities and other public and private agencies, using brochures and news releases. (Annually)



Program H-2f: The County will continue its program of exempting all secondary residential units from the Growth Management System. (Ongoing)

Program H-2g: The County will facilitate new affordable housing unit production by completing an inventory of surplus County owned land and, when appropriate, offering surplus land that is suitable for housing production to be used for affordable housing projects. (Inventory complete December 31, 2011)

Program H-2h: The County will require projects receiving Affordable Housing Fund monies or any other type of County assistance, as well as those units built as part of the County's inclusionary housing requirement, to apply deed restrictions that will require affordability of assisted units for a minimum of 40 years. (Ongoing)

Program H-2i: The County will continue to use the Affordable Housing (:AH) Combination District as a tool to provide specific and reasonable development standards and stimulate affordable housing production in designated locations, as described in Appendix H-1. (Ongoing)

Program H-2j: The County will remove the Affordable Housing (:AH) Combination District zoning form the three Monticello Road/Atlas Peak sites illustrated in Figure H-1 below. (Ordinance amendment complete December 31, 2009)

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

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

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

Program H-3b: The County will continue to contract with Greater Napa Fair Housing Center or another capable organization that will review housing discrimination complaints, attempt to facilitate equitable resolution of complaints and, where necessary, refer complaintants to the appropriate County, State, or Federal authorities for further investigation and action. The County's contract with Greater Napa Fair Housing Center will call for public outreach about housing discrimination, including dissemination of informational brochures. (Ongoing)



Program H-3c: The County will continue to contribute towards the annual operating costs of local emergency shelters and transitional housing where such funds are available and their use legally permissible. (Ongoing)

Program H-3d: The County will amend the zoning ordinance to allow for the development of emergency shelters as a permitted use without a use permit or other discretionary action in areas zoned "Industrial" recognizing that these areas are better served by transit than other areas of the unincorporated County. The County may develop written, objective standards as permitted by state law. (Ordinance amendment complete December 31, 2009)

Program H-3e: The County will amend the zoning ordinance to clarify that transitional and supportive housing are considered a residential use, and are subject to the same restrictions as other residential dwellings of the same type in the same zoning district. (Ordinance amendment complete December 31, 2009)

Program H-3f: To the extent permitted by law, the County will amend its Affordable Housing Ordinance to require a preference for local workers, including farm worker households, in affordable housing developments assisted with Affordable Housing Fund monies, with a goal of including farm worker households in at least 10 percent of the units assisted with Affordable Housing Fund money. The County will monitor the percentage of farm worker households occupying housing units assisted with Affordable Housing Fund money in conjunction with income eligibility monitoring for affordable housing units. (Ordinance amendment complete December 31, 2009, monitoring ongoing)

Program H-3g: The County will facilitate public/private partnerships and, when appropriate and available, use Affordable Housing Fund monies to help prevent the loss of privately owned farm worker housing facilities serving six or more individuals when private owners are no longer able or willing to do so. The County will approach farm worker housing owners about working together at the time it becomes aware of a potential closure of a private farm worker housing facility. The County Department of Environmental Management monitors the status of private farm worker housing facilities serving six or more individuals on an annual basis and will evaluate the efficacy of the program in helping to preserve existing units, and propose modifications to the program if units are lost. (Ongoing)

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

Program H-3i: The County will clarify the zoning ordinance so that all sections uniformly conform with California Health and Safety Codes 17021.5 and 17021.6. (Ordinance amendment complete December 31, 2009)

Program H-3j: The County will amend the zoning ordinance to remove the spacing requirements for medium and large residential care facilities, and relax the requirements that large residential care facilities be located within ½ mile of a hospital, to allow large residential



care facilities within 5 miles of a hospital. (Ordinance amendment complete December 31, 2009)

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

Program H-4b: The County will continue its program allocating Affordable Housing Fund monies to affordable housing developments in the cities when funds are available and such allocation is consistent with the Affordable Housing Ordinance and criteria. The County will work with the cities to establish a list of criteria that will be used to evaluate proposals for use of Affordable Housing Fund monies, with a priority for projects that serve extremely low-income households. Once these criteria have been established, the County will use a NOFA process to solicit applications on an annual basis. (Establish criteria by December 31, 2010)

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

Program H-4d: The County will amend the zoning ordinance to allow accessory residential units affordable to households with moderate incomes and below in commercial zones where compatible with the neighboring land uses, and where infrastructure is available to support the residential units. (Ordinance amendment complete December 31, 2009)

Program H-4e: By June 30, 2011, the County will rezone 20 acres of the Napa Pipe property to allow housing development at a minimum density of 20 dwelling units per acres for 304 dwelling units with associated public open space and neighborhood serving retail. The new zoning designation will allow between 152 and 202 owner-occupied or rental dwelling units by right (i.e., without a use permit or other discretionary approval except subdivision approval if required), consistent with development standards that will be established as part of the new zoning, and that will incorporate mitigation measures identified in the 2009 Housing Element Update programmatic environmental impact report that are adopted to address potential impacts of the proposed rezoning and development. (Rezone complete June 30, 2011)

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

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



Program H-5b: The County will expedite permit processing for housing projects that will serve very low-, low-, and moderate-income households when such projects provide adequate assurances of long-term affordability. (Ongoing)

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

Program H-5d: The County shall implement and simplify its Growth Management System by (i) continuing the practice of accumulating unused Category 4 (affordable) permits indefinitely; (ii) continuing the practice of accumulating unused permits in other categories for three years; (iii) consolidating implementation of Category 1-3 permits except when a lottery is required; and (iv) simplifying periodic updates to the permit limit. Updates to the permit limit may occur on an annual basis, but in no case less frequently than this Housing Element is updated, and shall be calculated based on the population in unincorporated Napa County times one percent (0.01), divided by the estimated household size and shall be adjusted to reflect the average annual growth rate of the nine Bay Area counties over the last 5-7 years (if less than 1%). In no instance shall the new permit limit be lower than the previous permit limit, if the units are required to meet the County's Regional Housing Needs Allocation, except as needed to adjust for annexations within the planning period. (Also see Policy Ag/LU-119 in the Agricultural Preservation and Land Use Element.) (Ordinance amendment complete December 31, 2009)

Program H-6a: As part of the development review process for major projects, the County will encourage mixed-use development, where appropriate. (Ongoing)

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

Program H-6c: The County will continue to enforce current state-mandated standards governing the use of energy efficient construction, and shall update its building code to incorporate green building standards. (Ordinance amendment complete December 31, 2009)