



A Tradition of Stewardship  
A Commitment to Service

**County Executive Office**  
Housing & Intergovernmental Affairs

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**Nancy Watt**  
County Executive Officer

April 1, 2014

Mr. Ken Alex, Director  
California Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

RE: Annual report to California Department of Housing and Community Development, Office of Planning and Research, and the Napa County Board of Supervisors

Dear Mr. Alex,

Attached, please find the annual General Plan status report for 2013, including (a) the Housing Element report and (b) a table of implementation action items from other elements in Napa County's General Plan.

Late in 2013, the California 1st District Court of Appeals determined that the County's Housing Element substantially complied with all statutory requirements with the exception of minor changes to the density bonus requirements, which were ultimately adopted by the Board of Supervisors in December 2013. Certification from the Department of Housing and Community Development came shortly after that. Also, during the 2013 calendar year, Napa County continued to work with several developers of affordable housing that will produce at least 130 new units. In addition, the County has closed on 14 worker proximity loans totaling \$452,800 to help reduce vehicle miles traveled to employment and increase the level of homeownership by providing down payment assistance. Last, the County is moving forward with the Napa Pipe project by coordinating with the City of Napa on design and development guidelines.

Since adoption of the updated General Plan in 2008, the County has maintained a comprehensive list of implementation action items in elements other than the Housing Element. The list, included with this submittal, details each action item by element and status of implementation. The General Plan is also implemented through day to day decision making, which implements mitigation measures from the General Plan Update EIR, since many of the mitigation measures were adopted as policies within the General Plan.

The County of Napa will continue to provide annual progress reports on the updated Housing Element adopted in June 2009 and will continue our ongoing efforts to implement the action items of the

General Plan. Should you have any questions, please contact Nancy Johnson at [nancy.johnson@countyofnapa.org](mailto:nancy.johnson@countyofnapa.org) or by phone at (707)299-1352.

Regards,

Larry Florin, Director  
Housing and Intergovernmental Affairs

Cc: California Department of Housing and Community Development  
Napa County Board of Supervisors  
Napa County Planning Commission  
Nancy Watt, Napa County CEO  
Silva Darbinian, County Counsel  
Nancy Johnson, Housing and Community Development Program Manager