March 31, 2016

Mr. Ken Alex, Director

California Office of Planning and Research

P.O. Box 3044

Sacramento, CA 95812-3044

RE: Annual Report on Napa County General Plan and Housing Element

Dear Mr. Alex,

Attached, please find the annual General Plan status report for 2015, including (a) the Housing Element report and (b) a table of implementation action items from other elements in Napa County’s General Plan.

Pacific West Communities has received entitlements to develop a 20 unit affordable project on County owned property located at 535 Coombsville Road in the City of Napa. They have submitted an application for 9% tax credit financing in the March round. Oak Creek Terrace in the City of Napa was provided $1.8 million by the County towards a 41 unit project that is now complete and in the rent up process. The County lent $1.3 million in predevelopment funds to Bridge Housing for a 57 unit development at the end of Valle Verde Drive in Napa, but due to a lawsuit and costs that have gone up exponentially in the last 6 years. The developer has decided to end the projects and the City of Napa cancelled their entitlements. The County is hoping to get one of the two parcels that made up the project and develop it with workforce, for sale housing in exchange for the $1.3 we have in the deal. Furthermore the County has been working with the City of Napa on homeless issues as HUD moves (rapidly) to a housing first model, which requires jurisdiction to provide housing to the homeless regardless of where they are in dealing with sobriety/drug abuse/mental health. It has been demonstrated that providing housing is much cheaper than the cost of using the ER for medical services etc. The County and City will be looking at different ways of funding projects for the homeless that leverages County money with others (banks, medical, etc).

In addition, Napa County Board of Supervisors has continued to fund the Proximity Housing project that provides down payment assistance to assist low to moderate income employees purchase a home within 15 miles of their place of employment. Not only are residents able to purchase a home, the program aids in minimizing commutes and the release of greenhouse gasses, so it benefits the environment for the entirety in the Napa Valley.

Since the adoption of the updated General Plan in 2008, the County has maintained a comprehensive list of implementation action items in the 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 their adopted Housing Element and will continue our ongoing efforts to implement the action items of the General Plan. Should you have any questions, please contact Shaveta Sharma at shaveta.sharma@countyofnapa.org or by phone at 707-299-1358.

Regards,

David Morrison, Director

Director of Planning, Building, and Environmental Services

CC:

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