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Cover Letter to State Agencies



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Planning, Building & Environmental Services

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David Morrison
Director

March 25, 2019

Ms. Kate Gordon, Executive Director
California Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

RE: 2018 Annual Report on Napa County General Plan and Housing Element

Dear Ms. Gordon,

Attached, please find the annual General Plan status report for 2018, including (a) the Housing Element report and (b) a table of implementation action items from other elements in Napa County's General Plan.

Given Napa County's long standing commitment to preservation of agricultural lands and the environment, and in partnership with the cities and town of Napa County, the County has put great effort into promoting and supporting housing development within the urbanized areas of Napa County. These efforts include a variety of housing programs described below and recent adoption of a comprehensive update to the County's Circulation Element incorporating policies to encourage housing and other projects to reduce vehicle miles traveled (VMT) and facilitate multi-modal transportation.

In Fiscal Year 2017-18, the Napa County Board of Supervisors approved \$6,226,354 in funds for the following affordable and moderate income projects: Our Town St. Helena, Valley View, Napa Courtyards, Redwood Grove, Stoddard West and Turley Flats. Of that total amount approved, \$3,189,707 was disbursed during project construction, with disbursements of the approved County loan amounts to continue in FY 2019.

In addition, there are currently 4 multifamily projects in the pipeline for County, including the large Napa Pipe project, with Mid Pen Housing and Napa Valley Community Housing as joint developers.. In addition, \$500,000 in predevelopment financing was approved for Satellite Affordable Housing Associate's Manzanita project, a 50 unit project expected to move into construction later this year. A new project located in Calistoga emerged just after the close of

FY 2018, known as Lincoln Avenue, which if funded, will be the County's first funding in that city. Finally, the County worked with Burbank Housing to submit an application for No Place Like Home Funds for the development of 66 units of housing called Heritage House. Heritage House is currently going through the entitlement process within the City of Napa and if approved, will provide affordable housing units for very low income families and those experiencing or at risk for chronic homelessness.

The County Board of Supervisors has continued to fund the Proximity Housing project that provides down payment assistance to assist low to moderate income employees to purchase a home within 20 miles of their place of employment. Not only are applicants 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 of the Napa Valley. The County has also collaborated with the City of Napa to fund the Home Share Match Program, a program operated by a local nonprofit affordable housing developer that matches homeowners with extra room with those seeking affordable housing options. Health and Human Services has contracted with Abode Services to manage the shelter system and to help convert the program to the Housing First model.

In 2017 the County updated Accessory Dwelling Unit (ADU's) zoning regulations to fully align with State housing law, including adoption of by-right provisions for Junior Accessory Dwelling Units (JADU's). Beyond the requirements of State housing law, in June 2018, the Board of Supervisors approved the County's Junior Accessory Dwelling Unit (JADU) Loan Pilot program and dedicated \$250,000 for loans to create JADUs. Under the program, properties owners receive forgivable loans up to \$40,000 plus the cost of building permits and fees to create a JADU in the unincorporated County. The loans are forgivable over a 10 year period in exchange for renting the unit to a low income tenant at an affordable rent as defined by Housing and Urban Development guidelines. The County hosted two JADU workshops in July and August 2018 at which 37 households were in attendance. Of these, seven households expressed interest in applying for a JADU permit. Property owners that participate in the JADU loan program will select their tenants using the Home Share Match Program.

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, and implementation of policies and mitigation measures from the General Plan and General Plan EIR.

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 John McDowell at john.mcdowell@countyofnapa.org or by phone at 707-299-1354.

Regards,

A handwritten signature in black ink, appearing to read 'David Morrison', with a stylized flourish at the end.

David Morrison, Director
Director of Planning, Building, and Environmental Services

CC:
State Office of Housing and Community Development, Housing Policy Department
Napa County Board of Supervisors
Napa County Planning Commission
Minh Tran, Napa County CEO
Molly Rattigan, Deputy CEO