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Cover Letter to State Agencies
(Draft)



A Tradition of Stewardship
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Planning, Building & Environmental Services

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David Morrison
Director

March 20, 2018

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

RE: 2017 Annual Report on Napa County General Plan and Housing Element

Dear Mr. Alex,

Attached, please find the annual General Plan status report for 2017, including (a) the Housing Element report and (b) a table of implementation action items from other elements in Napa County's General Plan.

During the last year, Napa County has continued to fund affordable projects in the incorporated cities at a pace not seen before in the County as follows:

- In St. Helena, the County has helped fund a new modular home development, the first of its kind in St. Helena as well as a sweat equity project that will allow eight families to own homes in one of the most expensive communities where housing prices average over \$1 million.
- In the City of Napa, the County has committed funding to Stoddard West and Napa Courtyards, both receiving the first 9% Tax Credit awards in the county.
- The Valley View project in American Canyon is under construction with \$1.8 million of County funds and use of the first VASH vouchers and the addition of three units of permanent supportive housing.
- Habitat for Humanity is constructing its first new build in Napa and the County was happy to contribute to their financing.
- Burbank Housing was able to purchase a pre-entitled property in Napa as for sale affordable housing. At their last informational event, Burbank counted more than 800 participants who are interested in 34 townhomes for those with incomes that range from 80-120% of Area Median Income.
- Napa Pipe's first round of affordable housing is moving forward with Mid-Pen Housing as developer.

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 partnered with the City of Napa to fund a home sharing 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.

Last year the County updated Accessory Dwelling Unit (ADU's) zoning regulations to fully align with recent updates to State housing law. The County has long allowed ADU's in the Agricultural Watershed zoning district in exceedance of State mandate, and in addition to by-right provisions for farmworker housing. Zoning Code updates included adoption of by-right provisions for Junior Accessory Dwelling Units (JADU's).

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 EIR, since many of the mitigation measures were adopted as policies with 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 John McDowell at john.mcdowell@countyofnapa.org or by phone at 707-299-1354.

Regards,

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
Silva Darbinian, County Counsel
Nancy Johnson, Housing and Community Development Program Manager