bae urban economics

Napa County Housing Element Update

Draft Housing Needs Assessment

Submitted to John McDowell, County of Napa

August 11, 2014

bae urban economics

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John McDowell
County of Napa

Via e-mail: john.mcdowell@countyofnapa.org

Dear John:

BAE is pleased to submit the attached revised Draft Housing Needs Assessment for the Napa County Housing Element Update. We have incorporated revisions in response to the California Department of Housing and Community Development's May 22, 2014 comment letter on the previous draft. Please do not hesitate to contact me in BAE's Davis office if you have any questions.

Regards,

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INTRODUCTION

This Housing Needs Assessment will serve as one component of the 2014 Housing Element of the Napa County General Plan. The Housing Needs Assessment provides background information and analysis used to help to inform updates to the County's housing goals, policies, and programs. Beginning Fall 2013, the County conducted public outreach, and collected input on potential changes in Housing Element goals, policies, and programs, to augment the technical analysis conducted in the preparation of the Housing Needs Assessment. Similar to the 2009 Housing Element, the County has combined all of the technical analysis into a Housing Needs Assessment document, and all of the updated goals, policies, and programs into an updated Housing Policy document, to comprise the complete 2014 Housing Element.