Napa County Housing Element Advisory Committee Meeting #3

15 March 2022
Topics to Discuss

- Meeting Overview

- Policies and Programs
  - Overview of Existing Policies and Programs
  - Exploration of New Policies and Programs

- Sites Inventory Analysis
  - Status Update

- Next Steps
## Key Housing Element Components

<table>
<thead>
<tr>
<th>Component</th>
<th>Description</th>
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<tbody>
<tr>
<td>Housing Needs Assessment</td>
<td>Analysis of demographic &amp; housing trends</td>
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<tr>
<td>Evaluation of Prior Housing Element</td>
<td>Report on progress during the last 8-year cycle</td>
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<tr>
<td>Constraints Analysis</td>
<td>Analyze possible barriers to addressing housing needs</td>
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<tr>
<td>Goals, Policies, &amp; Programs</td>
<td>Establish a plan to address housing needs</td>
</tr>
<tr>
<td>Housing Sites Inventory</td>
<td>Identify sites where new housing can be built</td>
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Goals, Policies, and Programs
Housing Element Analysis Requirements: Policies and Programs

Per HCD, each jurisdiction must identify specific programs in their Housing Element that will allow it to implement the stated policies and achieve the stated goals and objectives. Policies and programs must include the following considerations:

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Description</th>
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<tbody>
<tr>
<td>Specific action steps the locality will take to implement its policies and achieve its goals and objectives</td>
<td>Describe the jurisdiction’s specific role in implementation</td>
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<tr>
<td>Specific timeframe for consideration</td>
<td>Identify specific, measurable outcomes (wherever possible)</td>
</tr>
<tr>
<td>Identify the agencies or officials responsible for implementation</td>
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Existing Goals

GOAL H-1: Plan for the housing needs of all economic segments of the population residing in unincorporated Napa County.

GOAL H-2: Coordinate non-residential and residential goals, policies, and objectives with the cities and towns in Napa County to direct growth to urbanized areas, preserve agricultural land, and maintain a County-wide jobs/housing balance.

GOAL H-3: Support agricultural industries with a policy and regulatory environment that facilitates the provision of permanent and seasonal farmworker housing.

GOAL H-4: Maintain and upgrade the County’s housing stock and reduce the number of housing units lost through neglect, deterioration, or conversion from affordable to market-rate or to non-residential uses.

GOAL H-5: Maximize the provision of new affordable housing in both rental and ownership markets within unincorporated Napa County.

GOAL H-6: Maximize housing choice and economic integration, and eliminate housing discrimination in unincorporated Napa County based on race, age, religion, color, national origin, ancestry, physical or mental disability, medical condition, marital status, gender, self-identified gender or sexual orientation, or economic status.

GOAL H-7: Maintain an orderly pace of growth that helps the County preserve the public health, safety, and welfare and provide needed public services.

GOAL H-8: Increase energy efficiency and water conservation in new and existing residential structures in unincorporated Napa County.
Exploration of Possible Goal Updates

- Possible new goal related to reconstructing housing lost in wildfires.

- Possible modification of Goal H-6 to more explicitly reference Affirmatively Furthering Fair Housing

- Possible new goal related to removing constraints to housing production (and maintenance and conservation).

- Other?? *HEAC input needed!*
Existing Policies

- Rehabilitation Policies
- Housing Affordability Policies
- Special Needs Housing Policies
- Housing Development Policies
- Policies Regarding Removal of Government Constraints
- Energy and Water Conservation Policies
Exploration of Possible Policy Updates

- Potential New Fire Reconstruction Policies
- Potential New Affirmatively Furthering Fair Housing Policies
- Other?? *HEAC input needed!*
Existing Programs

• Rehabilitation Programs
• Housing Affordability Programs
• Special Needs Housing Programs
• Housing Development Programs
• Energy and Water Conservation Programs
Exploration of Possible Program Updates

- Housing Sites Rezoning for RHNA
- Affirmative Marketing of Affordable Housing Opportunities
- No Net Loss Monitoring
- Provide Housing Element copy to water and sewer providers
- SB 9 Updates
- Low-Barrier Navigation Centers (AB 101)
- Density Bonus Update (AB2345)
- Transparency for Fees on Housing
- Objective Development Standards/Streamlining (SB 35/SB330)
- Streamlining for Affordable Housing Projects (SB 35)
- Other?? HEAC input needed!
Update on Sites Inventory Analysis
Sites Inventory Status Update

Recap of Info from the Previous HEAC meeting – 11/15/2021

• Presentation on RHNA and Use of Transfers
• Summary of the Housing Element Requirements
• Summary of the Sites Inventory Requirements
• Feedback on Areas of Focus for Sites Inventory
Sites Inventory Status Update

Status since last HEAC meeting

• Community Workshop – January 20, 2022
  – Roughly 30 to 40 community members in attendance

• Stakeholder Input – Questionnaires
  – Sent to 12 different organizations with focus on housing

• Initiating RHNA Transfer Process
  – ABAG estimated to provide decision on transfers March 17, 2022

• Community Input on the Scope of the Environmental Impact Report
  – Received input on housing inventory sites

• Narrowing down sites to include in the inventory
  – From roughly 30 potential parcels, narrowed down to roughly 10 to 13

• Drafting Sites Inventory Analysis
Sites Inventory Status Update

RHNA Transfer Process

• State law allows unincorporated counties to transfer a portion of their RHNA to willing cities; transfers are subject to approval by ABAG

• County requesting transfers which if approved by ABAG would substantially reduce the County’s RHNA

• Napa County has pursued this option since 2010, entering into multiple agreements with cities

• Transfers would be based on signed agreements between the County and the cities of American Canyon, Napa, and St. Helena
## Site Inventory Status Update

<table>
<thead>
<tr>
<th>Summary of Requested RHNA Transfer</th>
<th>Very Low Income Units</th>
<th>Low Income Units</th>
<th>Moderate Income Units</th>
<th>Above Moderate Income Units</th>
<th>Total Units*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dec 2021 RHNA Allocation</td>
<td>369</td>
<td>213</td>
<td>120</td>
<td>312</td>
<td>1,014</td>
</tr>
<tr>
<td>Sum of Requested Transfers</td>
<td>324</td>
<td>197</td>
<td>106</td>
<td>281</td>
<td>908</td>
</tr>
<tr>
<td>County’s Revised RHNA (if Approved)</td>
<td>45</td>
<td>16</td>
<td>14</td>
<td>31</td>
<td>106</td>
</tr>
</tbody>
</table>

*The County must plan for the total number of units by income category plus a buffer.
Sites Inventory Status Update

Sites Inventory Considerations

• HCD recommends that the housing element provide a buffer in addition to simply providing sites to meet the RHNA which will also reduce the risk of having to identify additional sites before the next housing element update.

• The sites inventory must provide sites suitable for lower income housing; the law specifies a “default density” of 20 DU per acre.

• Per AB 686, sites must be evaluated through the lens of Affirmatively Furthering Fair Housing:
  - Evaluating the sites inventory for the ability to accommodate lower-income housing located in areas of higher opportunity.
Site Selection Criteria

1. Sites must have access to existing or planned water, sewer, and other dry utilities with sufficient capacity available to support housing development; (State requirement)

2. Sites must generally be between 0.5 and 10 acres in size; (State requirement)

3. Sites must be located outside of areas designated in the General Plan as Agricultural Resource or Agriculture, Watershed & Open Space as of September 28, 2007 (the date specified in Measure P, approved by the voters in November 2008). Notwithstanding this requirement, sites within these areas may be identified for qualifying farmworker housing development and sites identified as an existing commercial establishment on General Plan Figure AG.LU-2: Location of Parcels Subject to Policy AG/LU-45 may be identified for redevelopment. (Local Requirement)

Additional Goals Considered

4. Located outside of high and very high fire severity zones as designated (in State Responsibility Areas) or recommended (in Local Responsibility Areas) by CalFire

5. Located outside of Zones A through D of the applicable Airport Land Use Compatibility Plan

6. Proximate to transit routes and/or employment opportunities and services (e.g. groceries)
Sites Inventory Status Update

Sites Inventory Process

1) **Identify Sites** (and describe the characteristics of suitable sites including zoning, infrastructure availability, and environmental constraints)

2) **Very-low and low-income RHNA accommodation analysis**

3) **Capacity Analysis**

4) **Determine Adequate Sites** *(determination of whether sufficient sites exist to accommodate RHNA or if there is a shortfall requiring a program to rezone additional sites.)*
Sites Inventory Status Update

Sites Inventory Outline

1) Introduction
   • Regional Housing Needs Allocation – Context / Transfer Summary
   • Summary of Capacity to Accommodate RHNA
   • Summary of Sites Inventory Meeting AFFH

2) Sites Selection Process
   • Methodology/Evaluation of Possible Sites
     • Review of Prior HE Sites
     • Review of Single Family Residential and ADUs
     • Review of Vacant / Nonvacant Sites
     • Farmworker Housing
     • Infrastructure/Environmental Constraints
     • Sites for Rezoning
   • Realistic Capacity of Sites
   • Review of Sites to Accommodate Varied Income Levels

3) Draft Sites Inventory
   • List of Sites / Figures
   • Summaries of Development Sites
   • Evaluation of Sites Inventory and AFFH

• Appendix – Detailed Sites Inventory for HCD Submittal
Sites Inventory Status Update

General Areas of Focus for Sites:

• Spanish Flat

• Northeast of Napa

• Carneros

• Foster Road

• Public/Private Partnerships

• Opportunities (or Incentives) for Farmworker Housing Sites
Sites Inventory Status Update

Example: Spanish Flat Sites

- Up to 3 or 4 possible sites
- Review for:
  - Environmental Constraints
  - Infrastructure Constraints
  - Ownership / Potential for Development

<table>
<thead>
<tr>
<th>APN 019-261-035</th>
<th>Existing</th>
<th>Update</th>
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<tbody>
<tr>
<td>Site Acreage</td>
<td>6.89</td>
<td>6.89</td>
</tr>
<tr>
<td>Zoning</td>
<td>AW:AH</td>
<td>AW:AH</td>
</tr>
<tr>
<td>Average Allowable Density (units/acre)</td>
<td>1</td>
<td>20</td>
</tr>
<tr>
<td>Total Unit Potential</td>
<td>7</td>
<td>138</td>
</tr>
<tr>
<td>Realistic Unit Capacity (with Proposed)</td>
<td>55 to 68 TBD</td>
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</table>

Description of Sites and Factors Supporting Development: The site is publicly owned and would be served by the existing infrastructure at the site and has no apparent environmental constraints other than proximity to a High Fire Hazard Severity Zone. This site was identified as a site in the prior housing element.
Next Steps
Housing Element Progress

- January – County Requests RHNA Transfer Approval by ABAG
- EIR and CEQA Process
- Ongoing Community Outreach
- Updated Policies and Programs
- Site Inventory
- Future HEAC Meetings
- January 31, 2023 HCD Deadline
Next Steps

• Draft Housing Element Update Circulated for Public Review

• Meetings of the HEAC, Planning Commission, & Board of Supervisors

• Revised Draft Housing Element Update submitted to HCD for Review

• Draft EIR Circulated for Public Review

• Meeting of the HEAC to Review HCD Comments

• Re-Revised Draft Housing Element Considered by the Planning Commission and Board of Supervisors

• Adopted Housing Element Submitted to HCD for Certification