

From: [ruralangwin](#)
To: [Hawkes, Trevor](#)
Cc: [Matt Kowta](#)
Subject: Comments on the Draft Housing Element Update
Date: Monday, April 4, 2022 2:18:00 PM

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Hi Trevor,

Please include my comments for the committee and consultants in the next agenda packet. My comments are below.

Thank you,

Kellie Anderson

1. Review current and future areas of proposed annexation by LAFCO. Including Browns Valley areas. Is Napa County losing parcels to annexation to cities? Are smaller acreage parcels being incorporated for high end home development?
2. Page 9. Angwin non-Hispanic Asians and non-Hispanic Blacks. Should be amended to reflect diverse population of residents possibly affiliated with college rather than limited to college student population.
3. Page 10 non-White population by block group. Needs further investigation.
4. Page 34 map L A County.....
5. Figure 27 low to moderate income by tract. This seems inaccurate to me.
6. Figure 31 Opportunity Map. Low resource areas are also the areas where current AH sites are located. Also these low resource areas are where Moskowwhite Corner and Spanish Flat Proposed AH sites are located.
7. Would be very helpful if all of the figures and maps showed location of Lake Berryessa for assisting user in evaluating data distribution.
8. Noteworthy information page 53 many census block groups in Unincorporated Napa County are excessively burdened by housing plus transportation. This includes the AH sites in Angwin, Spanish Flat and Moskowwhite Corner. These current sites are underserved, lower income, with low opportunity scoring. Will current sites be removed from further consideration? If so what land use designation and zoning will remain in those sites? Will market rate and above market rate housing be permitted once the AH a overlay is removed?
9. What information was used to develop the areas of high pollution scoring? reported Spills? Pesticide Use Reports? Storage facilities?
10. Risk of displacement . Sentence missing page 57 to 58.

Note statement page 70 is incorrect " Napa County is not aware of any other significant displacement issues in the unincorporated area."

This statement is false as Director Morrison is aware of the loss of mobile homes in both the Vineland Vista Mobile Home Park and Glass Mountain Mobile Home Park. The former with a pending application for park conversion to a hotel proposed by Katherine Hall/ Hall Brambletree Associates. In addition, the loss of Spanish Villa Mobile Home Park in the LNU Fire is potentially at risk to conversion to other housing types and higher cost/rents.

Lastly, Director Morrison is aware of the potential loss of 11 units of lower income housing on Lodi Lane at Hwy 29 due to development of the Kendall Jackson Inn at the Abbey Hotel project. This statement must be deleted and policy and enabling mechanisms should be included in this Housing Element Update that proactively prevent loss of low income/affordable housing units to non housing land uses.

This trend of conversion of mobile home communities and the potential loss of the multi family sites such as Freemark Abbey is affirmed on page 72 "Additionally, private investments in the form of redevelopment of existing residential buildings could lead to displacement of existing residents. In these situations, lower-income residents are at the greatest risk, as their limited incomes mean that they will have fewer viable choices to secure replacement housing. "

Followed by "In the unincorporated Area, major private investments take the form of luxury single-family homes, wineries, and visitor accommodations. As indicated above, these types of development create demand for increased number of supporting service workers, which tend to have lower wages and consequently struggle to afford market rate housing in the local area."

11. Municipal or State Services and Amenities. Where is distance to schools, churches, medical care, groceries, HHS and public assistance centers discussed in relation to proposed AH locations?

Statements on 'access' to wineries, golf, boating, fine dining are subjective in nature. Access to wineries or wine related festivals are irrelevant and unsupported and should be removed from the Draft Housing Element.