HOUSING

Source: Napa Valley Community Housing, Magnolia Park Townhomes and Apartments

INTRODUCTION

Since its establishment in 1969, California Housing Element Law has mandated that California local governments develop plans to supply housing to current and future residents, regardless of income level.

Under state housing laws (Government Code section 65583), the housing element must include (1) an assessment of the housing needs and an inventory of resources and constraints relevant to meeting those needs, (2) a statement of the community's goals, quantified objectives and policies relative to the maintenance, preservation, improvement, and development of affordable housing, and (3) a program which sets forth an eight-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element. After a review of the County's progress meeting objectives outlined in the 2009 Housing Element and a summary of the County's current housing needs, this Housing Element presents the County's overall housing goals. It then describes a series of housing policies, objectives, and programs that lay out how the County intends to achieve its goals. Proceeding along the path from goals to programs, the reader will note that each level is more specific and action-oriented than the last. Policies are intended to provide general guidance to the County's decision-making process in support of housing-related goals. Objectives define quantifiable outcomes for this Element. Programs are specific action steps or implementation measures that the County will take to achieve its goals. Goals, policies, and programs are valid until they are amended or updated by the County Board of Supervisors. The objectives are applicable for the Housing Element planning period (from January 31, 2015 through January 31, 2023, or as may be amended by State law). Definitions for specialized terms that are used in this Housing Element can be found in the glossary of terms contained in the Housing Needs

Assessment (2014). The Housing Needs Assessment is part of the County's Housing Element and is incorporated into the Housing Element by reference.

Although the goals are not categorized, the policies, objectives, and programs are classified into six different categories, as follows:

1) Rehabilitation
2) Affordability
3) Special Needs
4) Housing Development
5) Removal of Governmental Constraints
6) Energy and Water Conservation

In addition, Appendix H-1 of this document provides a summary of the sites that have been identified and will be made available for the development of housing during the eight year planning period (January 31, 2015 through January 31, 2023) to accommodate the County's regional housing need allocation (RHNA).[1]

Policies and programs that support the development of the mixed use Napa Pipe site are prominent in the 2014 to 2022 Housing Element. This site can accommodate up to 945 housing units, to serve residents with a range of housing needs, and households with a range of income levels. The County of Napa approved the zoning for the Napa Pipe development in 2013, including provisions for 202 units by right, at a minimum density of 20 dwelling units per acre. The County is working with the project applicant to finalize a development agreement, and working with the City of Napa to finalize infrastructure plans, so that development can commence at Napa Pipe by 2016.

Table H-H, at the end of this chapter, provides an easy-to-read summary of all of the programs, or action steps, along with timing, sources of funding, and County departments and other organizations responsible for implementation.

One Coordinated Vision

Although this Housing Element addresses a range of housing-related issues specific to the unincorporated County in compliance with State law, and is primarily intended to facilitate housing affordable to all economic segments of the community, this Housing Element also furthers a vision that is shared by all jurisdictions within the County. This vision is grounded in Napa County's rural character, its agricultural economy, and each jurisdiction's commitment to combat sprawl by directing growth to urban areas. Accordingly, the sites and programs presented in this Housing Element have been tailored carefully to focus primarily on land within already designated urbanized areas of the unincorporated County. The policies and programs of the Napa County Housing Element reflect ongoing cooperation among the County and the Napa County cities on housing issues. In addition to the coordination between the City of Napa and the County for development of the Napa Pipe project, examples of this cooperation include: the City/County task force on affordable housing, which completed its deliberations in 2013; the County's provision of funding assistance

[1] As provided in state law, the RHNA projection period - the period for which regional housing need is calculated - is slightly different from the Housing Element Planning Period and covers the period from January 1, 2014 through October 31, 2022.

for affordable and special needs housing projects and programs in the cities on a regular basis, and; the cooperation of the cities and County on a sub-regional regional housing needs allocation process, which was designed to ensure that agricultural land would be preserved to the greatest extent possible, while cities would provide adequate capacity in the incorporated areas for lower-income housing development, so that all jurisdictions within Napa County could collectively address the regional housing need.

This Housing Element's goals, policies, objectives and programs have also been coordinated with goals, policies, and action items in other sections of the Napa County General Plan. Specifically, the Housing Element is designed to further land use and transportation policies that support using a variety of strategies to address long-term housing needs (Policy AG/LU-30) and using a coordinated approach to land use and circulation, thereby promoting a healthier community (Policy CIR-4).

SB 375

Senate Bill 375 (2008) advances the State's goal of reducing greenhouse gas emissions by coordinating housing, land use and transportation policies on a regional level through a new *Sustainable Communities Strategy* as part of Regional Transportation Plans. In the Bay Area region, the Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG) collaborated to adopt the Sustainable Communities Strategy, known as Plan Bay Area, in 2013. As required by state law, ABAG subsequently adopted a Regional Housing Needs Allocation that is consistent with the growth pattern envisioned in Plan Bay Area. The regional plan seeks to direct most growth to urbanized areas throughout the Bay Area, with approximately 80 percent of the growth going to identified "Priority Development Areas." Given Napa County's character as largely rural and agricultural, Plan Bay Area envisions relatively low growth for the unincorporated area. This is reflected in the County's 180-unit RHNA for the new Housing Element RHNA compliance period. This Housing Element is consistent with Plan Bay Area by continuing the County's policy of focusing growth in the cities and existing urban areas while still accommodating the County's full share of regional housing needs as reflected in the RHNA.

This Housing Element also incorporates a number of policies and programs aimed at reducing vehicle miles travelled and greenhouse gas emissions consistent with policies and action items elsewhere in the General Plan (see Policy CON-65). This includes directing new housing development to urbanized areas, thus preserving open space and agriculture and placing homes close to existing job centers, transit, and services; promoting jobs/housing balance and affordable and workforce housing so that workers can find suitable housing near their places of employment; and encouraging and facilitating development of higher-density housing where appropriate. Collectively, these policies and programs will help to achieve the greenhouse gas emission reductions envisioned in Plan Bay Area by limiting the emissions from new housing development and creating opportunities to reduce greenhouse gas emissions from existing and future development.

General Plan Consistency

The proposed Housing Element Updates are minor and do not have potential to create inconsistency with the rest of the Napa County General Plan Update, with the exception of one item that has been identified. As part of the Housing Element Update process, Napa County updated its calculations for the annual allocation of housing construction permits under the County's Growth Management System, per General Plan policy AG/LU-119, which calls for periodic updates to the permit allocation numbers and prescribes the manner in which that is to be done. Before or concurrent with the adoption of the final Housing Element Update, the County will need to amend AG/LU-119 to reflect the updated permit allocation numbers.

Concurrent with the Housing Element Update, Napa County will undertake amendments to the Safety and Conservation Elements of the General Plan, as necessary to conform to the requirements of SB 1241. The

County will ensure consistency between these elements, the Housing Element, and the remaining General Plan Elements, by making any additional amendments, as necessary. The County has reviewed the requirements of SB 244 and has determined that none of the communities in the unincorporated area located outside of cities' spheres of influence meet the law's definition of disadvantaged unincorporated communities. The County has also updated fire safety portions of its Safety Element in compliance with SB 1241. In conjunction with the SB 1241 compliance process, the County also updated the flood portion of the Safety Element to comply with State law.

Once the Housing Element Update is adopted and any other necessary General Plan Updates completed, Napa County will ensure the General Plan's ongoing internal consistency by reviewing any additional amendments and identifying any conflicts that have been identified during the preceding year, as part of the County's annual General Plan implementation reporting process. Within the reporting process, County staff will recommend any further amendments needed to achieve consistency.

IN THIS ELEMENT

- **Summary of Housing Element Needs Assessment (Page H-5)**
- **Table H-F: Summary of Housing Sites Inventory (Page H-12)**
- **Housing Goals, Policies, Objectives and Programs (Page H-14)**
- **Table H-H: Summary of Housing Element Programs (Page H-26)**
- **Appendix H-1: Summary of Housing Sites Inventory (Page H-30)**
- **Figure H-1-1: Location of Affordable Housing Sites (Page H-33)**

SUMMARY OF HOUSING ELEMENT NEEDS ASSESSMENT

The Housing Needs Assessment that was prepared for this Housing Element contains the data, background analysis, and findings on local housing conditions, trends, and needs that are required to be included in the Housing Element and that helped to inform the process of updating the County's housing goals, policies, objectives and programs. Key findings from the Housing Needs Assessment relate to the County's achievements under the 2009 Housing Element, current demographic trends, special housing needs, governmental and non-governmental constraints on housing, and the housing sites analysis. The Housing Needs Assessment is integral to this Housing Element and key findings are highlighted below.

Review of 2009 Housing Element

The County made every policy change recommended as part of the 2009 Housing Element Program Actions. Some highlights of implementation actions completed since adoption of the 2009 Housing Element include:

- Rezoned the Napa Pipe property to allow 202 dwelling units by right, at 20 dwelling units per acre, up to 304 total units at 20 units per acre, and a total of 700 units (or 945 units, with a density bonus). In addition, the Napa Pipe zoning allows construction of a 150-unit senior housing facility.
- Modified the affordable housing guidelines to ensure that infrastructure costs are an eligible cost under the program, to facilitate development of affordable housing sites
- Amended the zoning ordinance to allow homeless shelters as a permitted use in the Industrial zone
- Amended the zoning ordinance to clarify that transitional and supportive housing facilities are not subject to special restrictions not applicable to other residential developments
- Modified the affordable housing guidelines to require a preference for farmworker households in affordable housing developments assisted with Affordable Housing Fund monies
- Amended the zoning ordinance to ensure consistency with State law regarding farmworker housing (California Health and Safety Code sections 17021.5 and 17021.6)
- Removed spacing requirements for medium and large residential care facilities and relaxed the location requirements for large residential care facilities.

Unincorporated Area Facts, 2000 and 2013

Resident Population
2000: 27,864
2013: 25,871
% Change: -7.2%

Median Age
2000: 41.7
2013: 47.0

Avg. Household Size
2000: 2.59
2013: 2.44

Population under 18
2000: 5,525
2013: 4,246
% Change: -23.2%

Population 65 & over
2000: 4,386
2013: 5,109
% Change: 16.5%

Median Household Income (nominal $)
2000: $65,400
2013: $78,000
% Change: 19.3%

Jobs
2010: 24,630

Sources: 2000 Census; Claritas Inc, 2013; ABAG, 2012; BAE, 2013.

- Amended the zoning ordinance to allow accessory residential units in commercial areas
- Exempted affordable housing projects from the 30-acre minimum parcel size requirement for PD zones
- Simplified the County Growth Management System
- Updated the building code to incorporate green building standards (the "CalGreen" Code)

These policy changes removed potential governmental constraints and provided incentives for the development of affordable housing. While some of the 2009 Housing Element Programs are no longer relevant due to completion of one-time tasks, many of the 2009 Programs are retained in some form as programs in this Housing Element. These include:

- Development of new housing in designated urban areas, including housing for low- and very low-income households.
- Encouraging and facilitating additional farmworker housing as recommended in the County's 2012 Farmworker Housing Needs Assessment report.

Overall, the 2009 Housing Element helped guide the County's activities to promote and facilitate the development, conservation, and rehabilitation of housing for all economic segments of the community through removal of a number of identified constraints to the development of housing, and through rezoning to allow development of housing at the Napa Pipe site.

Demographic and Economic Trends

Since 2000, the population and number of households in the unincorporated County actually declined. A significant part of this decline was an increase in the number of housing units used as second homes. The housing and population growth in the cities was responsible for the increases in the county as a whole, indicating that the incorporated cities are in fact a focal point of much of the County's population and housing growth. This adheres to the Napa County General Plan priorities of agricultural preservation and urban centered growth.

Although the household median income for all of Napa County is $65,285 per year, the median income in the unincorporated County is over $78,000 per year and the median age has increased to 47 years. Thus, the unincorporated County's population is increasingly older and more affluent, compared to Napa County as a whole and the Bay Area. However, given the legal definitions of extremely low-, very low-, and low-incomes presented below, it is evident that around 30 percent of households in the unincorporated County have an income at or below the low-income level and require affordable housing.

TABLE H-A:
NAPA COUNTY INCOME LIMITS, 2013

2013 Income Limits	Household Size 3-Persons	Household Size 4-Persons	Household Size 5-Persons
Extremely Low-Income	$23,300	$25,850	$27,950
Very Low-Income	$38,750	$43,050	$46,500
Low-Income	$59,200	$65,750	$71,050
Moderate Income	$92,950	$103,300	$111,550

Sources: CA HCD, 2013; BAE, 2014.

TABLE H-B:
UNINCORPORATED AREA HOUSEHOLD BY INCOME CATEGORY, 2006-2010

Income Category	Households	Percentage
Extremely Low-Income	645	7%
Very Low- and Low-Income	2,125	22.7%
Moderate- and Above Moderate Income	6,580	70.4%
All Income Levels	**9,350**	**100%**

Sources: ABAG, 2014; BAE, 2014.

Existing Housing and Market Conditions

Single-family detached units constitute the majority of the housing units in Napa County as a whole, leaving a limited number of alternative housing options. However, the housing stock is in relatively good condition and the incidence of overcrowding in the Unincorporated Area is below those of both Napa County as a whole and the Bay Area region.

TABLE H-C:
MAXIMUM AFFORDABILITY LEVEL OF FOR-SALE AND RENTAL UNITS

Household Size	Maximum Affordable Home Price	Maximum Affordable Monthly Rental Rates
3-Person Household		
Extremely Low-Income	$87,617	$505 (a)
Very Low-Income	$145,627	$891 (a)
Low-Income	$222,424	$1,402 (a)
Moderate-Income	$349,265	$2,246 (a)
4-Person Household		
Extremely Low-Income	$97,085	$548 (b)
Very Low-Income	$161,708	$978 (b)
Low-Income	$247,071	$1,546 (b)
Moderate-Income	$388,189	$2,485 (b)
5-Person Household		
Extremely Low-Income	$105,050	$580 (c)
Very Low-Income	$174,783	$1,044 (c)
Low-Income	$266,908	$1,657(c)
Moderate-Income	$419,148	$2,670 (c)

Notes: (a) Two-bedroom unit; (b) Three-bedroom unit; (c) Four-bedroom unit.

Sources: HCD, 2013; HUD, 2013; City of Napa Housing Division, 2013; BAE, 2013.

In general, the median household for the unincorporated area would not quite be sufficient to afford the median-priced single-family home sold in the unincorporated area between November 2012 and April 2013. Rental housing is not affordable to most extremely low-, and very low-income households. The remaining low-income households, in addition to moderate- and above-moderate households, can afford a median-priced apartment without incurring excessive housing cost burdens. However, the rental market is focused on one- and two-bedroom units, with a limited supply of apartments available to larger households, regardless of income levels.

Special Housing Needs

The column on the right presents the total number of persons or households in each type of special needs category, based upon information from ABAG, California Employment Department, and Claritas. Many of these special needs populations can require non-conventional housing types that provide both shelter and supportive services to residents. Because many special needs households are on fixed or limited incomes, their ability to absorb market-rate housing costs is often limited, making the need for adaptive affordable housing options even more acute.

Unincorporated Area Special Needs Groups, 2013

Disabled Persons (Napa County as a whole): 14,142

Elderly (65+) Households: 2,952

Large Family (5+ members) Households: 803

Single Female-Headed (with children) Households: 309

Farmworkers (annual average, 2011): 4,550

Homeless Persons (Napa County as a whole): 245

Sources: Claritas Inc, 2013; ABAG, 2014; CA EDD, 2012; BAE, 2014

Farmworker housing continues to be an important issue in Napa County, and recent analysis of farmworker housing needs indicates that the County should continue to ensure that the existing supply of farmworker housing is maintained, including the County's farmworker centers, but should also place additional emphasis on expanding permanent farmworker family housing options.

The demand for emergency shelters, transitional, and permanent supportive housing units has actually declined since the 2009 Housing Element, but demand exceeds the available supply of emergency, transitional, and supportive housing. Based on information from a local consortium of service providers developed in 2013, which accounted for existing needs, available supply, and a planned project, there is still a shortfall of emergency shelter accommodations for 68 persons for the County as a whole. Given the unmet need for emergency within the County, State Law requires that Napa County, at a minimum, either identify a zoning district where emergency shelters can be built as of right, or enter into a multijurisdictional agreement to develop facilities to address the unmet need. In 2009, Napa County amended the Zoning Ordinance to permit emergency shelters without a use permit in the Industrial zone. With more than 350 acres of vacant land in the Industrial zone, there is more than sufficient land to accommodate development of emergency shelter facilities to address unmet countywide needs. In addition, emergency shelters are a permitted use within the Napa Pipe Mixed Use and Industrial areas.

As summarized in Table H-D, below, the 2013 Housing Inventory Count estimated that, broken out by facility type, there is a countywide unmet need for 18 additional emergency shelter beds, 20 transitional housing beds, and 65 permanent supportive housing beds.

TABLE H-D:
ESTIMATED UNMET NEED FOR EMERGENCY SHELTER, TRANSITIONAL HOUSING, AND PERMANENT SUPPORTIVE HOUSING, NAPA COUNTY AS A WHOLE

	Emergency Shelter	Transitional Housing	Permanent Supportive Housing
Unmet Needs	18 beds	20 beds	65 beds

Sources: Napa County Continuum of Care, 2014; BAE, 2014.

Nongovernmental and Governmental Constraints

With the implementation of the 2009 Housing Element, numerous steps were taken to remove potential constraints to housing. The two biggest remaining constraints to the development, conservation, and rehabilitation of housing in the unincorporated area are the availability of water and sewer services to support higher density housing, and County and State policies that support the preservation of farmland and open space in the unincorporated area. Development in the County is primarily served by well (groundwater) and septic system. However, incorporated cities and special districts provide some urban infrastructure and services. Since the development of higher density housing cannot generally rely upon individual wells and septic systems for services, the County will need to work closely with incorporated cities, special districts and property owners in extending the necessary infrastructure to unincorporated areas targeted for housing development, as it has done in cooperation with the City of Napa for the Napa Pipe project.

Housing Sites Inventory and Analysis

One of the threshold requirements for HCD to certify the adequacy of a local Housing Element is a determination that the jurisdiction has an adequate supply of land, appropriately zoned, to accommodate its RHNA, including allocations of housing for households at all income levels, including very low-, low-, moderate-, and above moderate-income households.

The Association of Bay Area Governments (ABAG) is charged with developing the RHNA for the Bay Area region, including Napa County. On July 18, 2013, the ABAG Board of Directors approved the final RHNA for the January 1, 2014 through October 31, 2022 period. The allocation for unincorporated Napa County is shown in Table H-E, below. Napa County assumes that 50 percent of the RHNA need for very low-income households is extremely low-income households.

TABLE H-E:
UNINCORPORATED AREA RHNA, 2014-2022

	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	TOTAL
Remaining Balance	51	30	32	67	180

Source: ABAG, 2013.

Generally, the County is able to accommodate its need for housing affordable to households in the above moderate-income level on parcels throughout the unincorporated area that allow the development of a single dwelling and on the Napa Pipe site. The County can accommodate the need for housing affordable to moderate-income households through a number of mechanisms, such as 50 deed restricted moderate income-units that are proposed to be included as part of the Napa Pipe development agreement, allowing the construction of secondary dwelling units (which must be less than 1,200 sq. ft. on parcels that already have one existing unit), market rate units that could be developed on sites where multifamily development is permitted, and moderate-income units that would be required in conjunction with development under AHCD zoning (i.e., 25% moderate-income units at Moskowite Corner, 25% moderate-income units at Spanish Flat, and 30% moderate-income units at Angwin Site A.

As provided in state law (§65583.2(c)(3)(B)), any site zoned for at least 20 dwelling units per acre is deemed appropriate to accommodate housing for lower income households. As shown in the summary of the sites

inventory analysis in Table H-F, and as discussed in the full sites inventory analysis in Appendix H-1, Napa County can accommodate much more than its full RHNA for lower-income housing on sites that are zoned for at least 20 dwelling units per acre. In addition, other sites at lower densities are also expected to provide the needed level of affordability. Table H-G provides an accounting of the County's ability to accommodate its RHNA obligation and shows that for the 1/1/2014 through 9/31/2022 time period, Napa will have excess development capacity for housing development to satisfy the RHNA needs for all income levels. This also takes into account the availability of permits for residential construction under the County's Growth Management System. As shown at the bottom of Table H-G, Napa County projects a total unit capacity of 1,677 housing units during the time period, substantially in excess of its RHNA obligations.

TABLE H-F: SUMMARY OF HOUSING SITES INVENTORY

Site	APN/ Location	Zoning	General Plan	Allowed Density (du/ac)	Acreage	Realistic Unit Capacity
Angwin – Site A	024-410-015 and 016	AHCD	Urban Residential	12 - 25 du/ac	11.4 (a) (entire site= 18.5 ac)	114 (b)
Angwin – Site B	024-080-035 and 036 024-080-033 part 024-080-028 part 024-300-027 part	AHCD	Urban Residential	12 - 25 du/ac	7 (a) (entire site= 44.5 ac)	77 (c)
Sub-Area Maximum = 191 Units (Minimum 80 Low & Very Low Income)						
Moskowite Corner – Site A	032-150-062	AHCD	Rural Residential	4 -10 du/ac	1 (a) (entire parcel = 8.7 ac)	3 (d)
Moskowite Corner – Site B	032-150-063	AHCD	Rural Residential	4 -10 du/ac	2 (a) (entire parcel = 11.4 ac)	6 (d)
Moskowite Corner– Site C	032-150-048	AHCD	Rural Residential	4 -10 du/ac	20.8	83 (d)
Moskowite Corner– Site D	032-150-047	AHCD	Rural Residential	4 -10 du/ac	11.4	45 (d)
Sub-Area Maximum = 100 Units (Minimum 25 Low & Very Low Income)						
Spanish Flat Site A	019-261-038	AHCD	Rural Residential	4 - 25 du/ac	1.5 (a) (entire parcel= 6.2 ac)	7 (e)
Spanish Flat Site B	019-261-035	AHCD	Rural Residential	4 - 25 du/ac	5 (a) (entire parcel = 6.7 ac)	25 (e)
Spanish Flat Site C	019-261-026	AHCD	Rural Residential	4 - 25 du/ac	1.7	8 (e)
Spanish Flat Site D	019-261-025	AHCD	Rural Residential	4 - 25 du/ac	0.9	4 (e)
Spanish Flat Site E	019-262-001	AHCD	Rural Residential	4 - 25 du/ac	3 (a) (entire parcel= 27.3 ac)	15 (e)
Spanish Flat Site F	019-050-003	AHCD	Rural Residential	4 - 25 du/ac	8.1	40 (e)
Sub-Area Maximum = 110 Units (Minimum 27 Low & Very Low Income)						
Napa Pipe	046-412-005	Napa Pipe Residential (NP-MUR-W:AC) (f)	Napa Pipe Mixed Use	20 du/ac	43.5 ac (entire parcel = 63 ac)	700 - 945 (f) (304 units must be built at a minimum density of 20 du/ac; of these, 202 units are allowed by right)

Notes: (a) The total parcel size is larger than the area proposed for development. (b) Affordable Housing Combination District (AHCD) requires that Angwin Site A units include the following affordability levels: 10% Very Low, 30% Low and 25 to 30% Moderate. (c) AHCD requires that Angwin Site B units include the following affordability levels: 50% Very Low and Low. (d) AHCD requires that Moskowite Corner units include the following affordability levels: 25% Very Low and Low, and 25% Moderate. (e) AHCD requires that Spanish Flat units include the following affordability levels: 25% Very Low and Low, and 25% Moderate. (f) On June 4, 2013, the Board of Supervisors approved zoning for development of 700 to 945 units, including 304 units of multifamily housing at a minimum density of 20 dwelling units per acre, 202 units by right, at Napa Pipe on a portion of APN 046-412-005. Additionally the Board approved a 150-unit senior continuing care development. APN 046-400-030 is not zoned for residential development.

Sources: Napa County GIS, Napa County General Plan and Zoning Ordinance, Napa County Existing Housing Element and Environmental Assessment, local infrastructure and service providers.

TABLE H-G:

SUMMARY OF RHNA AND RESIDENTIAL SITES CAPACITY, 1/1/2014 - 9/31/2022

	Suitability of Sites			
	Very Low and Low	Moderate	Above Moderate	TOTAL
Original RHNA Allocation (Units)	**81**	**32**	**67**	**180**
Less Units Produced Since 1/1/2014				
Single Family Homes	0	0	0	0
Second Units	0	0	0	0
Sub-Total Units Already Produced	*0*	*0*	*0*	*0*
Net Remaining Outstanding RHNA	**81**	**32**	**67**	**180**
Unit Capacity on Identified Sites				
SFR Capacity on Vacant Parcels (a)	0	0	317	317
Projected Additional 2nd Units	0	25	0	25
Napa Pipe (b)	304	50	346-591	700-945
Angwin Sites (c)	191	0	0	191
Moskowite Corner Sites (d)	25	25	50	100
Spanish Flat Sites (e) (f)	99	0	0	99
Total Unit Capacity on Identified Sites	***619 (g)***	***100 (g)***	***958 (h)***	***1,677***
"Buffer" or Excess Capacity	**538**	**68**	**891**	**1,497**

Notes:
(a) Vacant sites available for market rate (above moderate-income) units exceed this number, but the Growth Management System provides for construction of approximately 89 market rate units per year. Napa County staff estimate there are at least 2,000 parcels in the AW district alone where single-family residential units could be built. Actual SFR land capacity will be greater considering additional available sites in other zoning districts. 164 units represents balance of market rate units that could be permitted after accounting for market rate units that could be permitted on AHCD sites after allowing for lower-income unit development, and assuming 591market rate units built at Napa Pipe. Since these parcels are located in areas not served by public sewer systems, they are not identified on a site-specific basis (Government Code Section 65583.2(b)(6)).
(b) 20 acres at Napa Pipe were zoned to permit 304 units at a minimum of 20 dwelling units per acre, with 202 units by right. The balance would be allowed subject to approval of a development plan at densities up to 20 dwelling units per acre, resulting in a total unit count as high as 945 units if density bonus applies. It is anticipated that a development agreement for the project will include 140 very low- and low-income units and 50 units affordable for moderate-income households.
(c) With a use permit, Angwin sites can be developed at up to 25 du/acre. Thus, the Angwin sites can accommodate up to 191 units at densities suitable for lower income households.
(d) AHCD requires that Moskowite Corner units include the following affordability levels: 25% Very Low and Low, and 25% Moderate.
(e) With a use permit, Spanish Flat sites can be developed at up to 25 du/acre. Thus, the Spanish Flat sites can accommodate up to 99 units at densities suitable for lower income households. of housing affordable to lower-income households.
(f) Analysis of realistic unit capacity indicates that while AHCD regulations permit a total of 110 units, the sites can likely yield a maximum of 99 units.
(g) Assumes that very low- and low-income units and deed restricted moderate income-units will qualify for Category 4 permits. Napa County projects that 630 Category 4 permits will be available in 2014, and a minimum of 16 additional Category 4 permits will become available each year thereafter, for 7 remaining years in the RHNA projection period, for a total of at least 742 Category 4 permits. See Needs Assessment, Table 34.
(h) Napa County projects that there will be 335 market housing permits availabe in 2014, plus the GMS will allow 89 new market rate permits per year, for 7 years, for a total of 958 permits. See Needs Assessment, Table 34.

Sources: County of Napa, BAE, 2014.

GOALS, POLICIES, OBJECTIVES, AND PROGRAMS

The goals, policies objectives, and programs outline the County's plan to address the housing needs of residents of the unincorporated County during the planning period from January 31, 2015 through January 31, 2023. The section begins with a list of goals, which represent the County's overarching values related to housing. The list of Policies provides a framework for future actions and decision-making that will support those goals. These are followed by a list of Objectives that provide quantifiable targets for the County to measure its progress towards certain goals and policies. The last section defines specific Programs that the County will implement in order to achieve its goals and objectives.

Housing 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.

Housing Policies

REHABILITATION POLICIES

Policy H-1a: Improve the quality of the County housing stock over time by ensuring that new units meet applicable codes and existing units found to be in violation are brought into compliance as opposed to removed, whenever possible.

Policy H-1b: Seek state and federal funding to assist qualified owners of rental properties with rehabilitation of identified substandard units, to the extent that these units are reserved for lower-income households.

HOUSING AFFORDABILITY POLICIES

Policy H-2a: Work to reduce the cost of housing to extremely low-, very low-, low- and moderate-income households through available local, state, federal, and private rental and homeownership assistance programs, including the County's worker proximity housing program that encourages low- and moderate-income homebuyers, to purchase a home within 15 miles of their place of employment, by providing local downpayment assistance.

Policy H-2b: Encourage the construction of new affordable housing units within designated urban areas at densities that are commensurate with the availability of public or private water and sewer systems. These units shall be affordable to persons of extremely low-, very low-, low- and/or moderate-income.

Policy H-2c: Use inclusionary housing to promote development of a full range of housing types in the County and ensure that multifamily projects and subdivisions include onsite affordable housing components.

Policy H-2d: Continue to ensure that the Growth Management System does not constrain affordable housing production by allowing unused Category 4 permits to accumulate indefinitely. (Also see Policy AG/LU-119.)

Policy H-2e: Continue to use the Affordable Housing (:AH) combination zoning district as an incentive for affordable housing production.

Policy H-2f: Continue to cooperate with the incorporated municipalities in Napa County by using the Affordable Housing Fund to assist with the construction or rehabilitation of affordable housing units in suitable locations and at suitable densities consistent with the Affordable Housing Ordinance and criteria when funds are available.

Policy H-2g: Encourage the provision of second units, as described in Government Code section 65852.2, in suitable locations.

Policy H-2h: Maximize the length of time that affordable housing units stay affordable, particularly when units are developed using Affordable Housing Fund monies, produced through the inclusionary housing program, built upon County-owned land, or receive other

forms of County assistance. Typically such units shall be deed restricted as affordable for a minimum of 40 years.

Policy H-2i: Encourage the rehabilitation of mobile home parks to retain existing affordable units and/or provide new affordable units. To the extent allowed by law, prohibit the conversion of mobile home parks for replacement by housing for vacation use, second homes, or transient occupancy.

Policy H-2j: Support approaches to increasing funding for affordable housing that involve a range of industries that create demand for affordable housing units.

SPECIAL NEEDS HOUSING POLICIES

Policy H-3a: Work with the agricultural industry, its trade organizations, non-profit organizations, and public agencies to assess, plan for, and meet the needs of permanent and seasonal farmworkers, including farmworker families and unaccompanied farmworkers.

Policy H-3b: Work to ensure that migrant farmworker housing meets applicable health and safety standards.

Policy H-3c: Work in cooperation with other public and private agencies to prevent and remedy instances of housing discrimination within the unincorporated County.

Policy H-3d: Give priority to providing assistance for housing targeted to those groups with demonstrated special needs such as the elderly, disabled (including developmentally disabled), farmworkers (including increased emphasis on housing for farmworker families located near schools, retail, services, and transportation), and homeless, consistent with adopted funding criteria.

Policy H-3e: Support emergency and transitional housing programs through public and private service agencies.

Policy H-3f: Work with the cities to establish and operate adequate emergency shelters within the County and continue to provide adequate opportunity for the development of emergency shelters through County land use regulations.

Policy H-3g: Support design of residential structures to allow accessibility by all disabled and physically challenged residents and visitors to all future residential units (i.e., so called "Universal Design").

HOUSING DEVELOPMENT POLICIES

Policy H-4a: Permit multifamily housing within designated urban areas of the County where public services are adequate or can be made available. Individual single-family residences, legal accessory dwellings on commercially-zoned parcels, farm labor dwellings and farmworker housing, and second units may be located outside of designated urban areas.

Policy H-4b: Ensure that future housing growth continues to be consistent with the goals and policies of both the County's Growth Management System (See Policy AG/LU-119 and the policies and programs in this Housing Element.

Policy H-4c: Explore housing transfer agreements and other collaborations with incorporated jurisdictions aimed at providing housing within urbanized areas of the County.

Policy H-4d: Consistent with Agricultural Preservation and Land Use Element Policy AG/LU-15.5, continue to promote planning concepts and zoning standards, such as coverage and separation/buffering standards, to minimize the impact of new housing on County agricultural lands and conflicts between future residences and agricultural uses, including wineries.

Policy H-4e: Support housing production and maintain appropriate zoning in areas where the land and location can support increased densities and development of additional affordable housing units.

Policy H-4f: Consistent with Agricultural Preservation and Land Use Action Item 45.1 continue to facilitate the provision of accessory housing within commercial areas when compatible with adjacent commercial uses.

Policy H-4g: Establish preferences for local workers in new affordable housing projects, and provide similar "proximity" preferences for multifamily market rate housing to the extent permitted by law. As funds are available, provide assistance to households with local workers.

Policy H-4h: Manage housing growth to maximize protection of agricultural lands and recognize the County's limited ability to provide services.

Policy H-4i: To the maximum extent feasible, manage housing growth to keep pace with the creation of jobs.

POLICIES REGARDING THE REMOVAL OF GOVERNMENT CONSTRAINTS

Policy H-5a: Reduce, defer, or waive planning, building, and/or development impact fees when non-profit developers propose new affordable housing development projects.

Policy H-5b: Expedite permit processing for projects that meet or exceed the County's inclusionary requirements by providing affordable units on-site.

ENERGY AND WATER CONSERVATION POLICIES

Policy H-6a: Encourage mixed-use development and appropriate housing densities in suitable locations within designated urban areas to facilitate access by foot, bicycle, and/or mass transit to and from commercial services and job locations, educational facilities and to minimize energy and water usage.

Policy H-6b: In site development standards for major projects, promote and encourage design and landscaping to reduce the use of fossil fuels and water and encourage utilization of solar

energy and recycled water, through such means as mixed-use guidelines, drought-resistant vegetation, solar access design, shading standards, modified parking standards when appropriate, and reduced street widths.

Policy H-6c: Consistent with General Plan Policy CON-65 and CON-67, consider greenhouse gas emissions in the review of discretionary housing projects and promote "green building" design.

Policy H-6d: Use the County building code, including the County's implementation of the CalGreen code, to encourage and provide incentives for retro-fitting existing buildings and designing new buildings that reduce the use of fossil fuels and water through energy conservation and the utilization of renewable resources.

Note to readers: Please consult the Conservation Element for related policies about natural resources conservation and climate change.

HOUSING OBJECTIVES AND PROGRAMS

Rehabilitation Objectives

Objective H-1a: Through code enforcement efforts and funding assistance, the County will seek to facilitate the rehabilitation of 19 housing units in fair or dilapidated condition in the County or in the Cities that are occupied by low- (7 units), very low- (8 units), or extremely low-income (4 units) households during the planning period.

Objective H-1b: The County will seek to make available up to 10 percent of new Affordable Housing Fund money annually to leverage federal, state, and other public and private housing rehabilitation funds.

Rehabilitation Programs

Program H-1a: Continue to inspect housing in response to complaints, and work with property owners to bring units up to current housing code standards. (Ongoing)

Program H-1b: To the extent permitted by law, implement a program to enable non-profit organizations to apply for the use of up to 10 percent of new funds annually to fund projects and programs designed to correct health and safety hazards in owner-occupied and renter-occupied housing that is reserved for low-, very low-, or extremely low-income households. (December 31, 2016)

Program H-1c: In addition to the priorities identified in Policy AG/LU-118, assign high priority to abatement of illegal vacation rentals, ensuring that existing dwelling units are used as residences, rather than tourist accommodations. (Ongoing)

Affordability Objectives

Objective H-2a: The County will seek to facilitate the development of lower income units by prioritizing its Affordable Housing Fund monies to assist affordable housing development on Affordable Housing (:AH) Combination District sites and supporting affordable housing on the Napa Pipe site, with the objective of permitting and assisting development of at least 113 affordable units during the planning period (32 moderate, 30 low-, and 51 very low-income units, with a goal of half of the very low-income units serving the extremely low-income level)

Objective H-2b: The County will seek to facilitate the development of second units with the objective of permitting development of at least 25 second units in zoning districts where they are allowed during the planning period.

Affordability Programs[2]

Program H-2a: Prioritize the use of funds for development of Affordable Housing Combination District (AHCD) sites and Napa Pipe, and continue to work with interested parties to encourage their development of the sites under the AHCD provisions. The County will seek to work with a developer to process a development application on at least one AHCD site during the planning period. (Ongoing)

Program H-2b: Continue to encourage greater provision of affordable housing units in conjunction with market rate projects by implementing the Affordable Housing Ordinance, which requires an inclusionary percentage of 17 to 20 percent in for-sale projects, allows the payment of housing impact fees in for-sale housing projects only for developments of four or fewer units, and requires new rental developments to pay a housing impact fee. (Ongoing) The County will conduct a nexus study during the Housing Element planning period to verify the residential fee amounts and inclusionary percentages.

Program H-2c: Conduct a nexus study to verify the commercial housing impact fee during the Housing Element planning period. (Ongoing, each Housing Element Update cycle)

Program H-2d: Through a Notice of Funds Availability (NOFA) process, notify the public of available special assistance programs in coordination with the cities and other public and private agencies, using brochures and news releases. (Annually)

Program H-2e: Continue program of exempting all secondary residential units from the Growth Management System. (Ongoing)

Program H-2f: Continue to require new affordable housing development projects receiving Affordable Housing Fund monies or any other type of County assistance, as well as those units built as part of the County's inclusionary housing requirement, to apply deed restrictions that will require affordability of assisted low- and very low-income units for a minimum of 40 years. (Ongoing)

Program H-2g: Continue to use the Affordable Housing (:AH) Combination District as a tool to provide specific and reasonable development standards and stimulate affordable housing production in designated locations, as described in Appendix H-1. (Ongoing)

Program H-2h: Continue to implement the County's worker proximity housing program that encourages low- and moderate-income homebuyers, to purchase a home within 15 miles of their place of employment, by providing local downpayment assistance. (Ongoing)

Program H-2i: Continue to offer financial assistance to property owners who are interested in building second units that would be deed restricted for use by very low- or low-income residents.

[2] For the purposes of Affordability Programs, housing that is affordable to "very low-income" households and/or "lower-income" households may include housing that is affordable to extremely low-income households. Furthermore, it should be understood that various housing unit types encouraged and facilitated by the Special Needs Programs, such as emergency shelters, farmworker housing, transitional housing, and supportive housing typically serve extremely low-income households.

Program H-2j: Maintain the affordable housing provided in existing mobile home parks to the extent permitted by State law. Existing mobile home parks may be redeveloped, including adding up to 25 percent more units than the number of units allowed by their Planned Development (PD) zoning, provided that the adverse impact of such redevelopment on existing residents, including impact to housing affordability and displacement, is fully analyzed and mitigated. (Ongoing)

Program H-2k: Continue to allow infrastructure improvements as an eligible cost under the Affordable Housing Ordinance, and work with affected agencies to pursue grant money to improve water and sewer infrastructure on the Angwin, Moskowite Corner, and Spanish Flat sites to facilitate affordable housing development. (Ongoing)

Program H-2l: Analyze the County's inventory of vacant and/or underutilized County-owned properties and identify those that would be suitable to support affordable housing development. If at least one appropriate site is identified, select one site and issue an RFP to solicit proposals from affordable housing developers to develop the site in partnership with the County. (Issue RFP by December 2017)

Program H-2m: If the City of Napa does not commit by June 30, 2015 to provide water service to the Napa Pipe site, Napa County will pursue other water sources for the project. This may include, but is not limited to, utilization of groundwater and/or securing water supply from other water purveyors. (Initiate by July 1, 2015, if necessary, and seek to secure an alternate water source by June 30, 2016)

Special Needs Objectives

Objective H-3a: Work to maintain occupancy of publicly-run farm worker centers to a year-round average of 75% or more.

Objective H-3b: Provide Affordable Housing Fund resources for the development and operation of emergency shelter and transitional housing facilities for eight homeless families in a partnership between the County Department of Health and Human Services and a non-profit. (December 31, 2014)

Objective H-3c: Encourage and facilitate development of six new farm labor dwellings on agriculturally-zoned properties and encourage and facilitate development of one new multifamily housing complex targeted to families within the County.

Special Needs Programs

Program H-3a: Continue the County's program of inspecting migrant farm labor housing to ensure compliance with state standards. Efforts will be made to seek compliance to avoid closure of such facilities. (Annually)

Program H-3b: Continue to contract with Fair Housing Napa Valley or another capable organization that will review housing discrimination complaints, attempt to facilitate equitable

resolution of complaints and, where necessary, refer complainants to the appropriate County, State, or Federal authorities for further investigation and action. The County's contract with Fair Housing Napa Valley (FHNV) will call for increased public outreach about housing discrimination, including dissemination of informational brochures about available assistance, targeted to vulnerable populations, such as farmworkers. Napa County will amend the agreement with FHNV to call for regular and ongoing distribution of fair housing information, including increasing general public awareness of fair housing laws as well as publicizing availability of assistance for people who believe they are victims of unfair housing practices. The agreement will call for actions such as, but not limited to: public service announcements on radio, TV, and in newspapers; presentations and distribution of literature to key real estate organizations such as Realtors and residential property manager groups; presentations and distribution of literature to community groups associated with populations vulnerable to housing discrimination; and posting of notices publicizing fair housing resources in public locations likely to be visible to vulnerable populations. At a minimum, materials and announcements will be provided in English and Spanish. (Revise agreement with FHNV by July 1, 2015; outreach activities Ongoing)

Program H-3c: Continue to contribute towards the annual operating costs of local emergency shelters and transitional housing where such funds are available and their use legally permissible. (Ongoing)

Program H-3d: To the extent permitted by law, continue to require a preference for local workers, including farmworker households, in affordable housing developments assisted with Affordable Housing Fund monies, with a goal of including farmworker households in at least 10 percent of the units assisted with Affordable Housing Fund money. The County will monitor the percentage of farmworker households occupying housing units assisted with Affordable Housing Fund money in conjunction with income eligibility monitoring for affordable housing units. (Ongoing)

Program H-3e: Facilitate public/private partnerships and, when appropriate and available, use Affordable Housing Fund monies to help prevent the loss of privately owned farmworker housing facilities serving six or more individuals when private owners are no longer able or willing to do so. The County will approach farmworker housing owners at the time it becomes aware of a potential closure of a private farmworker housing facility. The County's Division of Environmental Services monitors the status of private farmworker housing facilities serving six or more individuals on an annual basis and will evaluate the efficacy of the program in helping to preserve existing units, and propose modifications to the program if units are lost. (Ongoing)

Program H-3f: Continue to monitor the need for farm worker housing throughout the harvest season. (Ongoing)

Program H-3g: Work to identify a site and funding for a new farmworker family housing development and prioritize use of resources available to support new farmworker housing accordingly. (December 31, 2020)

Program H-3h: Conduct an analysis to identify sites within the unincorporated area where up to 12 units of onsite farmworker housing could be developed, which are near cities and in locations

where schools, transit, services, and shopping are relatively easily accessible. The County will provide owners of identified properties with information about opportunities to build farmworker housing on their sites, including potential County assistance. (Conduct study and outreach to owners by January 31, 2016).

Program H-3i: In soliciting developer requests for Affordable Housing Fund monies, encourage developers to propose projects that can address unmet needs for housing with supportive services for the disabled (including the developmentally disabled). (Ongoing)

Housing Development Objectives

Objective H-4a: Make available permits for construction of up to 105 new dwelling units each year, exclusive of permits for secondary residential units, and exclusive of permits for "carryover" affordable housing units. Permits for non-affordable housing units not issued in one year may be issued in any of the following three years, thereby allowing the number of permits issued to exceed 105 in a given year when unused permits are available from prior years. The County will set aside a minimum of 16 permits each year for affordable housing units, as defined in the County's Growth Management System, in addition to 630 such permits that the County projects will be available in 2014 for issuance for units affordable to lower and moderate income households (See Needs Assessment, Table 34).

Housing Development Programs

Program H-4a: Consistent with Conservation Element Policy Con-66 continue the program of providing local worker or "proximity" preferences to new affordable housing projects and continue providing assistance to local workers who buy homes in market rate projects. (Ongoing)

Program H-4b: Continue to allocate Affordable Housing Fund monies to affordable housing developments in the cities when funds are available and such allocation is consistent with the Affordable Housing Ordinance and criteria. The County will continue to work with the cities to establish and update a list of criteria that will be used to evaluate proposals for use of Affordable Housing Fund monies, with priority for projects that serve extremely low-income households. The County will use a NOFA process to solicit applications on an annual basis. (Annually)

Program H-4c: Consistent with Agriculture and Land Use Policy AG/LU-15.5, staff of the County Department of Planning, Building and Environmental Services will review and recommend to the Planning Commission and the Board of Supervisors appropriate changes to planning and zoning standards that minimize any conflicts between housing and agriculture. (Ongoing)

Program H-4d: Continue to allow accessory residential units in commercial zones where compatible with neighboring land uses, and where infrastructure is available to support the residential units. (Ongoing)

Program H-4e: When requested by Mid-Peninsula Housing, the designated developer for affordable housing at Napa Pipe, Napa County will assist in identifying and securing funding for the 140 low- and very low-income housing units that are contemplated as part of the

Napa Pipe Development Agreement. This will include providing information and other assistance in the preparation of applications to third parties for funding assistance. The County also anticipates that the development agreement for the Napa Pipe property will specify that a significant portion of affordable housing impact fees paid by development at Napa Pipe will be dedicated to assisting affordable housing onsite. Finally, consistent with Program H-2a, the County's Affordable Housing Ordinance gives funding priority for all available housing trust fund monies to projects located in the unincorporated area. (Ongoing)

Program H-4f: Continue to allow development of Single Room Occupancy (SRO) Units in all zones that allow multifamily housing. (Ongoing)

Programs for the Removal of Government Constraints

Program H-5a: Continue to provide fee waivers for non-profit affordable housing developers. (Ongoing)

Program H-5b: Expedite permit processing for housing projects that will serve very low-, low-, and moderate-income households when such projects provide adequate assurances of long-term affordability. (Ongoing)

Program H-5c: Exempt affordable housing projects from the 30-acre minimum parcel size requirement for PD zones. (Ongoing)

Program H-5d: Continue to implement the Growth Management System by (i) continuing the practice of accumulating unused Category 4 (affordable) permits indefinitely; (ii) continuing the practice of accumulating unused permits in other categories for three years; (iii) consolidating implementation of Category 1-3 permits except when a lottery is required; and (iv) simplifying periodic updates to the permit limit. Updates to the permit limit may occur on an annual basis, but in no case less frequently than this Housing Element is updated, and shall be calculated based on the population in unincorporated Napa County times one percent (0.01), divided by the estimated household size and adjusted to reflect the average annual growth rate of the nine Bay Area counties over the last 5-7 years (if less than 1%). In no instance shall the new permit limit be lower than the previous permit limit if the units are required to meet the County's Regional Housing Needs Allocation, except as needed to adjust for annexations within the planning period. (Also see Policy Ag/LU-119 in the Agricultural Preservation and Land Use Element.) (Ongoing)

Program H-5e: Staff will report to the Board of Supervisors on the status of housing entitlement processing, including Napa Pipe and other priority sites and, if necessary, recommend changes in policies and regulations as appropriate to promote their development. (Annually)

Energy and Water Conservation Objectives

Objective H-6a: Ensure that all new housing units constructed countywide meet or exceed State energy efficiency standards.

Energy and Water Conservation Programs

Program H-6a: As part of the development review process for major projects, encourage mixed-use development, such as Napa Pipe, where appropriate. (Ongoing)

Program H-6b: Continue to provide energy conservation assistance to homeowners, architects, developers, and contractors applying for building permits. (Ongoing)

Program H-6c: Continue to enforce current state-mandated standards governing the use of energy efficient construction, and continue to implement green building standards in building code. (Ongoing)

Program H-6d: Establish a Property Assessed Clean Energy (PACE) program to assist homeowners with financing to make sustainable energy improvements to their homes. (April, 2014)

Note to readers: Please consult the Conservation Element for related programs about natural resources conservation and climate change.

SUMMARY OF QUANTIFIED OBJECTIVES FOR THE HOUSING ELEMENT PLANNING PERIOD (JANUARY 31, 2015 THROUGH JANUARY 31, 2023)

Following is a summary of the County's quantified objectives for housing rehabilitation, preservation, and production to meet the needs of all economic segments of the population through January 31, 2023 (unless the planning period is amended by State law). These objectives reflect the County's realistic expectations as to what it can achieve during this period in the realm of housing rehabilitation, preservation, and production, given the resources available to the County and the various constraints that the County faces in attempting to meet its housing needs.

Rehabilitation of Existing Housing Stock

The County will utilize affordable housing fund monies to assist extremely low, very low, and low-income households to make repairs to their housing units, to ensure their continued suitability for residential use.

Income Category	Rehabilitation Objectives
Extremely Low	4 units
Very Low	8 units
Low	7 units
Moderate	0 units
Total	**19 units**

Conservation of Existing Farmworker Housing and Mobilehome Parks

Through the policies and programs referenced in this Housing Element, including programs H-2j, H-3a, and H-3e, Napa County endeavors to conserve all existing farmworker housing and mobilehome units serving moderate- and lower-income households as sources of lower-cost housing that can help to address the housing needs of lower- and moderate-income households in the unincorporated area. At a minimum the County will seek to conserve its three County-owned farmworker centers, which include 180 total beds, plus 30 mobilehome units. The farmworker centers are considered group quarters housing facilities and, therefore, state law considers each farmworker center as a single housing "unit". Thus, the quantified objective shown below relating to conservation of the County farmworker centers is for three units of very low-income housing. As mentioned above, the County's goal is to conserve all of the roughly 565 existing mobilehome units, which serve as a resource for housing affordable to moderate- and lower-income households, through its supportive Housing Element policies and programs. For the purpose of stating a quantified objective for conservation of mobilehome units, the County anticipates that it could potentially be directly involved, through provision of assistance with code compliance, rehabilitation assistance and/or other financial assistance, in the conservation of 15 units for moderate-income households and 15-units for low-income households.

Income Category	Conservation Objectives
Extremely Low	0 units
Very Low	3 units (3 County-owned farmworker centers)
Low	15 units (mobilehome units)
Moderate	15 units (mobilehome units)
Total	**33 units**

Preservation of Assisted Units at Risk of Conversion

Napa County does not have any assisted (i.e., affordable) housing units that are at risk of conversion to market rates during the next ten years. Thus, objectives for preservation of assisted units at risk of conversion to market rate are non-applicable for this Housing Element.

Production of New Housing Units

The County's objectives for new housing construction during the planning period within the unincorporated area are as follows:

Income Category	Production Objectives
Extremely Low	26 units
Very Low	25 units
Low	30 units
Moderate	32 units
Above-Moderate	67 market rate units under Growth Management System
Total	**180 units**

Table H-H: Summary of Housing Element Programs (Page 1 of 4)

Plan Program	Action Step	Source of Financing	Action Agency	Action Date (a)
1. Rehabilitation				
Program H-1a: Inspect housing in response to complaints and work with property owners to achieve compliance.	Continue current program.	County budget	PBES	Ongoing
Program H-1b: Low-interest loan program designed to correct health and safety hazards in housing reserved for low- or very low-income households.	Market the program to potential non-profit partners.	AH Fund, State, Federal, other funding sources	HIA, BOS	Dec. 31, 2016
Program H-1c: Ensure homes are used as residences rather than tourist accommodations.	Prioritize the abatement of illegal vacation rentals.	County budget	PBES	Ongoing
2. Affordability				
Program H-2a: Prioritize use of Affordable Housing funds for AH sites and Napa Pipe Site.	Work with interested parties to encourage their development of sites prioritized for affordable housing development.	County budget	HIA, BOS	Ongoing
Program H-2b: Continue implementing the Affordable Housing Ordinance requirements for residential development.	Conduct a residential nexus study to verify inclusionary %s and in-lieu fee amounts.	County budget	HIA, PBES, PC, BOS	Ongoing; nexus analysis during planning period
Program H-2c: Conduct a nexus study to verify the housing impact fee charged to commercial development.	Conduct a nexus study to verify the housing impact fee charged to commercial dev- opment.	County budget	HIA, PBES, PC, BOS	Ongoing; nexus analysis during planning period
Program H-2d: The County will notify the public of available special assistance programs.	Issue notices of funding availability.	County budget	HIA	Annually
Program H-2e: Continue program of exempting secondary residential units from the GMS.	Continue current program.	County budget	PBES, PC, BOS	Ongoing
Program H-2f: Continue to require housing projects receiving County assistance or constructing housing units pursuant to inclusionary requirements to apply 40-year deed restrictions.	Continue current practices.	County budget	HIA	Ongoing
Program H-2g: Continue to use the AH Combination Districts as a tool to provide specific and reasonable standards to stimulate affordable housing development.	Work with eligible property owners/applicants.	County budget	PBES, PC, BOS	Ongoing

Note:
(a) All actions are targeted for completion/implementation by January 31, 2023.

Sources: County of Napa, BAE, 2014.

Table H-H: Summary of Housing Element Programs (Page 2 of 4)

Plan Program	Action Step	Source of Financing	Action Agency	Action Date (a)
Program H-2h: Continue to implement worker proximity housing program.	Provide downpayment assistance per program guidelines.	County budget	HIA	Ongoing
Program H-2i: Continue to offer financial assistance for creation of deed-restricted affordable second units.	Work with eligible property owners/applicants.	County budget	HIA	Ongoing
Program H-2j: 25 percent increase in units for redevelopment of existing mobilehome parks, subject to certain requirements.	Work with eligible property owners/applicants.	County budget	PBES, PC, BOS	Ongoing
Program H-2k: Continue to allow infrastructure costs as an eligible cost under the Affordable Housing Ordinance; work with water and sewer providers to pursue grant funding to assist with infrastructure improvements.	Continue current efforts.	County budget	HIA	Ongoing
Program H-2l: Offer County-owned land, when appropriate, for affordable housing projects.	Analyze inventory of available sites; issue RFP if appropriate site available.	County budget	HIA, Public Works	RFP by Dec. 2017
Program H-2m: Pursue alternative water source arrangements for Napa Pipe if City of Napa does not commit by June 30, 2015 to extend water service to the site.	Explore options such as ground water and/or extension of water service from other purveyors.	County budget	HIA, Public Works	July 1, 2015 begin work to secure alternate source by June 30, 2016 (if necessary)
3. Special Needs Housing				
Program H-3a: Continue program of inspecting migrant farm labor facilities. Efforts will be made to seek compliance and not closure of such facilities.	Inspect and promote code compliance of farm labor housing facilities.	County budget	Environmental Health Division	Annually
Program H-3b: Continue to contract with Fair Housing Napa Valley or another capable organization that will conduct fair housing outreach and education, and review and act upon housing discrimination complaints.	Increase emphasis on outreach to vulnerable populations to increase awareness of services available.	County budget	Fair Housing Napa Valley Napa County, media, Board of Realtors and the Chamber of Commerce	Update contract by July 1, 2015; activities Ongoing.
Program H-3c: Contribute funds towards the annual operating costs of local emergency shelters and transitional housing, when funds are available and their use legally permissible.	Continue to contribute funds.	County budget, the Gasser Foundation, and the Progress Foundation	HIA, HHSA	Ongoing

Note:
(a) All actions are targeted for completion/implementation by January 31, 2023.

Sources: County of Napa, BAE, 2014.

Table H-H: Summary of Housing Element Programs (Page 3 of 4)

Plan Program	Action Step	Source of Financing	Action Agency	Action Date (a)
Program H-3d: Continue to require a preference for local workers, including farmworkers, in affordable housing developments assisted with Affordable Housing Fund monies, to the extent permitted by law.	Continue current practices.	n.a.	HIA	Ongoing
Program H-3e: Facilitate public/private partnerships and, when appropriate and available, use Affordable Housing Fund monies to help prevent the loss of privately owned farmworker housing facilities.	Form partnerships and allocate funds to preserve farmworker housing.	Affordable Housing Fund	HIA	Ongoing
Program H-3f: Monitor the unmet need for farm worker housing throughout the harvest season.	Continue current program.	County Budget	HIA	Annually
Program H-3g: Work to identify a site and funding for new multifamily farmworker housing	Work with cities to identify an appropriate site and prioritize use of available funds accordingly.	County Budget	HIA	December 31, 2020
Program H-3h: Work to identify parcels where farm labor dwellings may be constructed inform owners of opportunities.	Conduct GIS analysis and conduct outreach to property owners and provide information about potential County assistance.	County Budget	PBES, HIA, Ag Commissioner	January 31, 2016
Program H-3i: In soliciting developer requests for Affordable Housing Fund monies, encourage proposals that can address needs of develpmentally disabled.	Modify NOFAs.	County Budget	HIA, HHSA	Ongoing
4. Housing Development				
Program H-4a: Continue providing local worker preferences in new affordable housing projects and continue worker proximity program for workers who purchase homes in market rate projects.	Continue current programs.	County budget	HIA	Ongoing
Program H-4b: Continue allocating Affordable Housing Fund monies towards affordable housing developments in the cities, when available and appropriate.	Continue current program.	Affordable Housing Fund	HIA	Annually
Program H-4c: Recommend appropriate changes to planning and zoning standards that minimize the conflicts between housing and agriculture as needed.	Continue to monitor for conflicts and recommend changes if appropriate.	County budget	PBES, PC, BOS	Ongoing

Note:
(a) All actions are targeted for completion/implementation by January 31, 2023.

Sources: County of Napa, BAE, 2014.

Table H-H: Summary of Housing Element Programs (Page 4 of 4)

Plan Program	Action Step	Source of Financing	Action Agency	Action Date (a)
Program H-4d: Continue to allow accessory residential units in commercial zones where applicable.	Continue current regulations.	County budget	PBES, PC, BOS	Ongoing
Program H-4e: Work with Napa Pipe's affordable housing partner to identify funding for 140 units of planned low- and very-low-income housing units.	Cooperate with Napa Pipe and/ or their affordable housing partner.	Development Application Fees	HIA, PBES, BOS	Ongoing during planning period
Program H-4f: Continue to allow Single Room Occupancy units in all zones that allow multifamily housing.	Continue current regulations.	County budget	PBES, PC, BOS	Ongoing
5. Removal of Government Constraints				
Program H-5a: Continue to provide fee waivers for non-profit affordable housing developers.	Continue current program.	n.a.	BOS	Ongoing
Program H-5b: Expedite permit processing for long-term affordable housing projects .	Fast-track affordable housing applications.	County budget	PBES	Ongoing
Program H-5c: Exempt affordable housing projects from the 30-acre minimum parcel size requirement for PD zones.	Continue current regulations.	County budget	PBES, PC, BOS	Ongoing
Program H-5d: Continue to implement the Growth Management System with improvements and simplifications enacted under 2009 Housing Element	Continue current regulations.	County budget	PBES, PC, BOS	Ongoing
Program H-5e: Monitor entitlement processing and adjust policies and regulations as appropriate	Conduct monitoring as part of annual General Plan implementation review.	County budget	PBES, PC, BOS	Annually
6. Energy and Water Conservation				
Program H-6a: Encourage mixed-use development, where appropriate.	Provide technical assistance to project applicants.	County budget	PBES	Ongoing
Program H-6b: Continue to provide energy conservation assistance to homeowners, architects, developers, and contractors.	Provide technical assistance to project applicants.	County budget	PBES, Public Works	Ongoing
Program H-6c: Enforce current state-mandated standards governing the use of energy efficient construction, and continue to implement green building standards.	Continue to implement existing building codes.	Building permit fees	PBES	Ongoing
Program H-6d: Establish a Property-Assessed Clean Energy Program (PACE)	Roll out program to public.	Self-funded	Public Works	April, 2014

Note:
(a) All actions are targeted for completion/implementation by January 31, 2023.

Sources: County of Napa, BAE, 2014.

APPENDIX H-1: HOUSING SITES INVENTORY

State law requires that a Housing Element include an inventory of available land that is appropriately zoned and suitable for housing development to accommodate the County's RHNA. This section lists sites that are available for housing development that could be affordable to households with moderate, low, and very low incomes and identifies their development capacities based on environmental and infrastructure constraints.

Table H-1-1 lists the priority housing development sites identified for the Napa County Housing Element. Figure H-1-1 shows the general location of each of the four areas containing priority housing development sites. Table H-1-1 also shows the zoning and General Plan designations for each site, along with the estimated realistic unit yield for each site, after considering the relevant site constraints, including infrastructure availability, environmental constraints, development standards, existing uses, if any, and parcel size. Figures H-1-2 through H-1-5 provide maps showing the specific location of each of the parcels included in these areas.

Infrastructure & Environmental Constraints

Although the majority of the sites do not currently have water and sewer services available onsite, this inventory discusses how infrastructure will be extended to serve the sites, or new community systems will be constructed to serve the new development. Table H-1-1 and the discussion in this Appendix contain information on the status of water and sewer services for each site. In the unlikely event that any of the parcels identified in the sites inventory are determined to be infeasible for development due to lack of water and/or sewer services and as a consequence the County has inadequate sites to accommodate its RHNA, the County will identify a sufficient number of replacement sites elsewhere in the unincorporated area of the County.

The analysis of environmental constraints which follows below for each site revealed that most constraints can be avoided or mitigated. However, the presence of wetlands and prehistoric and historic resources resulted in a reduction in the amount of developable land on Angwin Site A and Moskowite Corner Sites A, B, C and D. Wetlands, hazardous materials, flooding, and airport restrictions were considered to ensure that 700 to 945 units could be accommodated at Napa Pipe.

Although the amount of developable land was reduced based on the environmental constraints for these sites, the only sites where realistic development capacity is also reduced based on the environmental constraints are Moskowite Corner Sites A and B.

Development Standards & Parcel Sizes

The site development requirements in the County's Zoning Ordinance that have the greatest effect on development capacity are the maximum lot coverage, maximum building height and off-street parking requirements. As analyzed in the Governmental Constraints section of the Housing Needs Assessment, the County's site development standards do not place undue constraints on the development of housing, including affordable housing. These standards were considered when determining realistic development capacity for the affordable housing sites, with a focus on the higher-density sites that could be the most constrained by development standards. For the Napa Pipe site, , the realistic development capacity considers the site development plan submitted to the County. These site plans show that 945 units of residential development can be accommodated in a mix of building types.

Almost all of the sites identified as priority housing development sites are greater than one acre in size. Spanish Flat Site D is 0.9 acres in size. This site was included because it is located adjacent to other, larger sites, and could be developed with these larger sites as one project.

Water and Sewer Infrastructure Availability

The water and sewer conditions differ in each of the following areas designated as suitable for lower income housing. When the County prepared its 2009 Housing Element, it identified the sites listed below as those where the extension of water and sewer service to serve lower income housing was the most feasible.

- Angwin –The Angwin Area currently relies upon a combination of septic systems and private water and sewer providers. Private water and sewer providers include the Howell Mountain Mutual Water Company, Pacific Union College water system and wastewater treatment, and St. Helena Hospital. Pacific Union College's own systems will provide water and sewer service to any new housing development in Angwin. At the time of the College's last discussions with the County about potential new development at the site, the College indicated that its water system could deliver 1.2 million gallons per day, but was only experiencing peak summer season demands of 0.7 million gallons per day. The Pacific Union College wastewater treatment facility also had additional capacity available; however, the College indicated that it planned to expand its sewer treatment capacity to fully serve its proposed additional development.

- Spanish Flat – The Spanish Flat Water District (SFWD) serves Spanish Flat with water and sewer service. All of the Spanish Flat sites in the housing sites inventory, with the exception of Spanish Flat site F, are within the SFWD service area. The SFWD water system is currently operating at capacity, and additional water treatment capacity would be required to serve the potential 99 new dwelling units. The SFWD does have rights to additional water supply from Lake Berryessa, so there will not be a problem extending water distribution facilities to the sites. In terms of sewer service, the SFWD does not have sufficient capacity and additional capacity would be required for the new housing development; however, the SFWD treatment facilities are located in close proximity to the Spanish Flat AHCD sites, so infrastructure distribution requirements should be minimal.

- Moskowite Corner - In the Moskowite Corner area, private water and sewer systems already serve the existing mobile home park. The Moskowite sites included in the housing sites inventory would be served by the Cappell Valley Water District (CVWD). The CVWD, which relies on surface water from the Moskowite Reservoir, has recently built a new water treatment plant to serve its district. It is likely that the treatment plant could accommodate new development, but a detailed assessment would be required to confirm capacity for the projected 100 new dwelling units. Because there is no wastewater utility in the Moskowite Corner area, existing development is served with septic systems. Septic system(s) for the affordable housing sites in the Moskowite Corner area are regulated by the Central Valley Regional Water Quality Control Board if the system(s) would serve more than 100 units, to ensure that the system meets certain criteria in areas such as distance to groundwater, percolation rate, soil depth, ground slope, and minimum disposal area. For projects less than 100 units in size, Napa County would regulate the septic systems, which would require a permit to ensure that wastewater disposal facilities operate without causing pollution or contamination of adjacent lands, surface waters or usable subsurface water. .

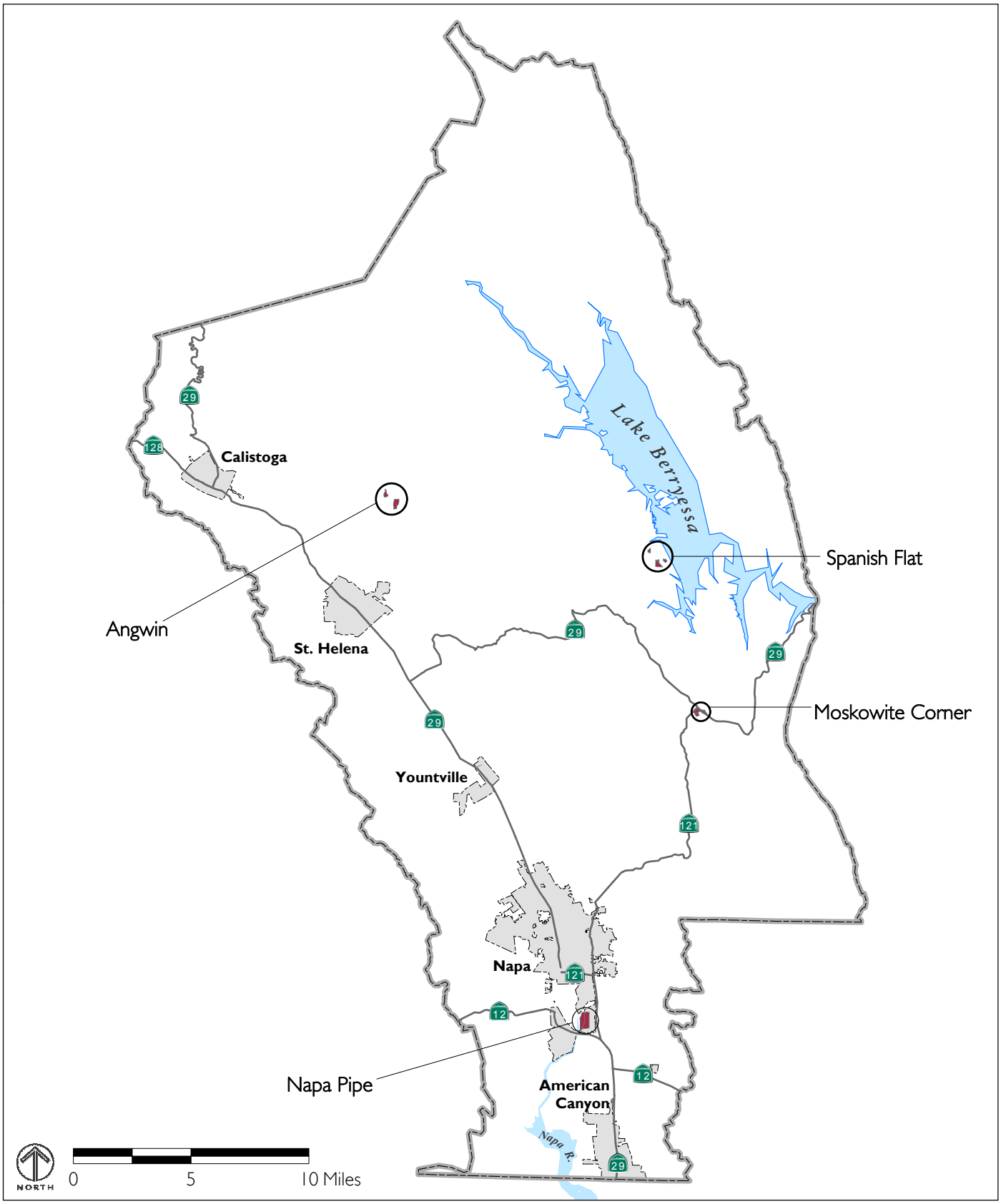
- Napa Pipe - The County is currently working with the applicant and the City of Napa to secure City water for the proposed project. On June 4, 2013, the County adopted a water supply assessment for the Napa Pipe project which concluded that the City has a projected available water supply, during

both normal and multiple dry water years, that is sufficient to meet the demands of the project plus the City's existing and projected future water demand, and the City concurred with this conclusion.[3] A final agreement on the use of City water will require City approval and the approval of the necessary Sphere of Influence adjustment and extension of service by the Local Agency Formation Commission (LAFCo). The County has committed (in Program H-2m) to pursue other water sources should agreement with the City not be possible. The Napa Sanitation District (NSD) already provides wastewater treatment on site, has the capacity to provide sewer service to the new development, and could provide recycled water to accommodate a portion of the proposed water need.[4] Service agreements with the City and NSD for the provision of services are currently being developed. The only foreseeable non-governmental constraint to housing development at the Napa Pipe site is the cost associated with infrastructure development, such as purchasing and installing underground piping and establishing new network interconnections; however, the developer has proposed several techniques to finance the required infrastructure.

In summary, the County has selected sites for housing development where it is most feasible to provide water and sewer for higher density development, based on the extensive review of possible sites completed as part of its 2009 housing element. Increasing development in Angwin, Moskowite Corners, and Spanish Flat will require additional water supply or wastewater treatment capacity to reach full unit potential. With respect to Napa Pipe, the City of Napa, NSD, the County, and the developer are currently developing agreements to extend utilities to the site to accommodate the planned development.

[3] *See Revised Water Supply Assessment for the Napa Pipe Project* (May 14, 2013); letter dated May 17, 2013 to Board of Supervisors from Mike Parness, Napa City Manager.

[4] *See* Napa Pipe Final EIR (Draft EIR dated October 23, 2009; Supplement to the Draft EIR dated February 2011; 2012 Final EIR); and Supplemental Environmental Analysis of developer's revised proposal.



Priority Housing Development Sites

FIGURE H-1-1

LOCATION OF PRIORITY HOUSING DEVELOPMENT SITES

COUNTY OF NAPA
HOUSING ELEMENT UPDATE
SITES INVENTORY AND ANALYSIS

Summaries of Estimated Unit Yields for Affordable Housing Development Sites

Following are summaries of the key information for each of the priority housing development sites, including their realistic unit yields:

Angwin (Sites A and B)

Angwin is an unincorporated area approximately 10 miles northeast of St. Helena with certain "small town" characteristics. It is home to Pacific Union College, a private four year college (established in 1909). The largest concentration of residences in Angwin is located west of the college campus. The Angwin Airport is the second largest airport in the county and important due to its high elevation. Angwin has a local community council, volunteer Fire and Emergency Services, and is home to a small variety of businesses. Approximately 3,300 people live in Angwin. Pacific Union College, a Seventh Day Adventist institution, is a large landowner and employer in Angwin. St. Helena Hospital, a part of the Adventist Health organization, is located only about five miles away. Approximately 900 of Angwin's residents are college students who live in Pacific Union College dormitory units.

Angwin site A covers 18.5 acres (APN 024-410-015 and APN 024-410-016) and Angwin site B covers 44.5 acres (a portion of APN 024-080-033, APN 024-080-035, APN 024-080-036, a portion of APN 024-300-077, and a portion of APN 024-808-028). The Assessor's parcel numbers reflect new parcel boundaries created when Napa County recently approved lot line adjustments affecting the parcels with AHCD zoning to better conform the lot lines to the developable areas of the sites. See Figure H-1-2. These sites are currently designated Urban Residential and have Planned Development zoning with the Affordable Housing Combination District ("AHCD"), per the 2009 Housing Element. (In addition, the 44.5 acre site has an AC (Airport Compatible) overlay.) After considering site conditions, environmental conditions, and infrastructure availability, the developable acreage for Site A is reduced to 11.4 acres, and the developable acreage for Site B becomes 7.0 acres resulting in the estimated realistic unit capacity in Angwin of 191 units on 18.4 acres, with at least 40 percent of housing on Site A and 50% of housing on Site B affordable to households with low or very low incomes, if developed under the AHCD zoning

The PD zoning would permit development of mixed residential and commercial land uses. In December 2009 the College applied to the County for a mixed-use development that included 380 dwellings, including 86 lower income affordable units, on the two AHCD parcels plus other College-owned property. The application was consistent with the PD zoning, but Pacific Union ultimately withdrew the application in May of 2012. The County continues to receive inquiries regarding potential development in Angwin.

The AHCD zone permits development at a density of 12 dwelling units per acre by right if a developer complies with the applicable development standards set forth in the AHCD ordinance, or at densities of up to 25 du/ac with a use permit if the developer wishes to cluster development. Densities of 25 du/ac are, in excess of the default minimum density of 20 du/ac established in Government Code section 65583.2(c)(3) and therefore deemed appropriate to accommodate housing for lower income households; thus, these sites provide the potential for development of up to 191 units on sites suitable for lower-income households.

Environmental Constraints & Other Observations

Approximately 10 percent of the 11.4-acres of Angwin Site A that is targeted for development is constrained by wetlands. However, the 114 units allowed by right under the AHCD zoning designation at 12 units per acre could be accommodated on the 10.3-acre portion of the site that is unconstrained. At a density of 25

units per acre, only 4.5 acres would be needed. Therefore, the realistic development capacity was not reduced because of this environmental constraint.

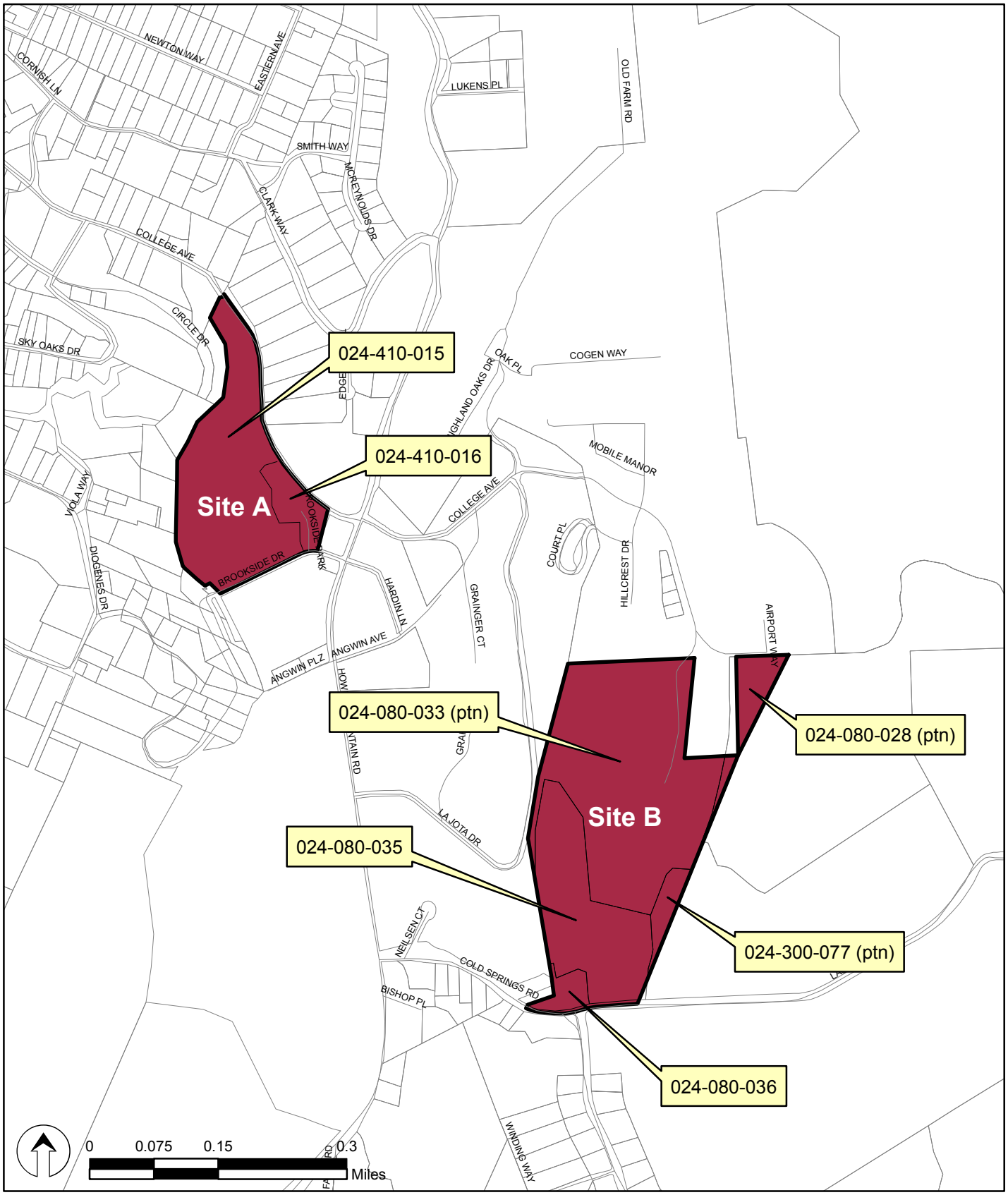


FIGURE H-1-2

ANGWIN SITES

COUNTY OF NAPA
HOUSING ELEMENT UPDATE

SITES INVENTORY AND ANALYSIS

Moskowite Corner (Sites A, B, C, and D)

The Moskowite Corner and Spanish Flat affordable housing sites are among the communities located along the shores of Lake Berryessa which, in addition to its function as a water storage facility, is also a recreation destination. Decisions that the Bureau of Reclamation makes with regard to the management of Lake Berryessa thus affect the Moskowite Corner and Spanish Flat housing sites, at least indirectly. For example, in the past, mobile home units were allowed in recreational areas around the lake, which likely reduced demand for permanent housing in the residential subdivisions that surround the lake. However, in a 2006 Record of Decision, the Bureau of Reclamation decided to order removal of mobile homes in conjunction with a decision not to renew the concession agreements with the operators of Lake Berryessa facilities located on federal land. While this might have helped to shift demand to locations around the lake that are intended to accommodate housing for permanent residents, the Bureau's decision also resulted in the shutdown of marinas and other recreational venues. With the ensuing lack of economic activity, along with the national recession, there was a lack of demand for housing development at Moskowite Corner, Spanish Flat, and other communities around the lake. However, the Bureau of Reclamation is now working on securing a master concessionaire to manage visitor-serving facilities around the lake, and targeting late 2015 to execute a master concession contract. The Bureau has recently released a draft assessment of market conditions at Lake Berryessa which supports additional recreation facilities (especially marinas and campgrounds).[5] The Bureau's current schedule anticipates completion of construction of improvements by mid-2017. This means that by the second half of the 2015-2023 Housing Element planning period, the Lake Berryessa area should experience renewed economic activity, which should help to generate demand for more housing for people who would be attracted to new employment opportunities in the area.

Moskowite Corner includes four parcels on the priority housing development sites list. Site A (APN 032-150-062) is an 8.7-acre parcel. Site B (APN 032-150-063) is an 11.4-acre parcel. Site C (APN 032-150-048) is a 20.8-acre parcel. Site D (APN 032-150-047) is an 11.4-acre parcel. See Figure H-1-3. The existing General Plan designation for each of these sites is Rural Residential. Sites A and B are zoned Residential Country (RC); Sites C and D are zoned Agricultural Watershed (AW). All four sites have the AHCD zoning. The realistic development capacities on each of the individual sites (after considering site constraints, environmental constraints, and infrastructure availability) sums to greater than 100 units, but the AHCD zoning limits the cumulative total units at Moskowite Corner to 100 units, so this is considered the realistic unit capacity for the area.

The AHCD zone permits development at a density of 4 dwelling units per acre by right if a developer complies with the applicable development standards set forth in the AHCD ordinance. In addition, densities up to 10 du/ac are allowed with a use permit.

As an alternative to developing under the AHCD development standards, the current zoning for these sites would also permit development of up to a maximum residential density of 10 du/ac with a use permit, which may accommodate up to 100 units on only 10 acres of the site.

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[5] *See* Bureau of Reclamation, *Draft Final Report, Assessment of Market Conditions for Outdoor Recreation Facilities and Services at Lake Berryessa* (May 2014).

Environmental Constraints & Other Observations

Approximately 85 percent of Moskowite Corner Sites A and B is constrained by wetlands. It would be difficult to accommodate the 60 units allowed by the AHCD zoning designation on the 3-acre portion of these two sites that is unconstrained. Therefore, the realistic development capacity was reduced to 9 units on the unconstrained portion of the site.

Approximately 15 percent of Moskowite Corner Site C is constrained by prehistoric and historic resources. However, the 83 units allowed by the AHCD zoning designation could be accommodated on the 17.7-acre portion of the site that is unconstrained. Therefore, the realistic development capacity was not reduced because of this environmental constraint.

Approximately 15 percent of Moskowite Corner Site D is constrained by prehistoric resources. However, the 45 units allowed by the AHCD zoning designation could be accommodated on the 9.7-acre portion of the site that is unconstrained. Therefore, the realistic development capacity was not reduced because of this environmental constraint.

While Moskowite Corner is some distance from traditional employment centers like downtown Napa, it is located at the cross roads of two State highway routes, and lies in proximity to Lake Berryessa, where Bureau of Reclamation efforts to secure a master concessionaire to develop and operate recreational facilities could lead to increased employment, which could in turn lead to increased permanent housing demand, by the second half of the Housing Element planning period.

FIGURE H-1-3

MOSKOWITE CORNER SITES

COUNTY OF NAPA
HOUSING ELEMENT UPDATE
SITES INVENTORY AND ANALYSIS

Spanish Flat (Sites A, B, C, D, E, and F)

As discussed previously in the section that describes the Moskowite Corner sites, new economic activity associated with the Bureau of Reclamation's anticipated execution of a new master concessionaire contract for the Lake Berryessa recreation sites will likely help to generate increased demand for permanent housing in the communities near Lake Berryessa by the second half of the 2015-2023 Housing Element planning period.

The Spanish Flat area includes six parcels that are targeted as priority housing development sites. Site A (APN 019-261-038) is a 6.2-acre site with Commercial Limited (CL) zoning. Site B (APN 019-261-035) is a 6.7-acre site with Agricultural Watershed zoning. Site C (APN 019-261-026) is a 1.7-acre site with Marine Commercial zoning. Site D (APN 019-261-025) is a 0.9-acre site with CL zoning. Site E (APN 019-050-003) is a 27.3-acre site. Site F (APN 019-050-003) is an 8.1-acre site. See Figure H-1-4. All of these parcels currently have a General Plan designation of Rural Residential and AHCD zoning. The maximum number of units allowed in this area is 110, if developed under the AHCD zoning; however, as discussed below, considering site constraints, the realistic unit capacity of the sites is 99 units.

The AHCD designation for these sites permits development at a density of 4 dwelling units per acre by right and densities of up to 25 du/ac with a use permit if a developer wishes to pursue cluster development, consistent with the default minimum density of 20 du/ac established in Government Code section 65583.2(c)(3). Thus, these sites provide the potential for development of up to 99 units on sites suitable for lower-income households.

Environmental Constraints & Other Observations

Because sites B, C, E, and F at Spanish Flat contain existing uses, the analysis of these sites must include an explanation of the methodology used to determine the site's development potential, including the extent to which existing uses may constitute an impediment to additional residential development, development trends, market conditions, and incentives to encourage additional development on the site.

Existing Uses as an Impediment to Development. Napa County currently owns Site B in the Spanish Flat area and uses it for a maintenance facility. Aside from the driveway and maintenance yard, the parcel is vacant. The realistic development capacity was reduced because it assumes that the maintenance yard would remain on the site and that only the vacant portion of the site would be developed for housing. Sites C, E, and F in the Spanish Flat area are currently used for RV and boat storage, but these commercial uses are limited, with low floor area ratio, suggesting that their reuse for housing would be feasible with increased market demand.

Environmental Constraints. According to the 2009 Housing Element Update EIR, Spanish Flat Sites B and F are listed with the County as contaminated with hazardous materials. The associated EIR mitigation measure calls for completion of Phase I and Phase II studies prior to development approval and for any contamination to be cleaned up and disposed of per local, State, and federal law. Site B is the Napa County Maintenance Yard, and there was a MTBE-containing gasoline leak from an underground storage tank. The underground storage tank was removed and replaced with an above-ground storage tank. Soil remediation was initiated in 2008 and completion is anticipated within the 2017-2018 time frame, meaning that the site would be available for housing development. Site F also had an underground storage tank gasoline leak; the tanks, pipes and the contaminated soil have been removed. The County has received a letter from the Regional Water Quality Control Board indicating no further clean-up action is required, meaning the site could be utilized for housing development at any time.

The Housing Element EIR found few other environmental constraints at the Spanish Flat sites, all of which could be mitigated through such measures as site surveys and design. Development can be clustered on these sites to ensure that these required mitigations do not reduced the realistic capacity of the sites.

Development Trends and Market Conditions. As discussed in relation to development at Moskowite Corners, current planning efforts by the Bureau of Reclamation suggest that by the second half of the 2015-2023 Housing Element planning period, the Lake Berryessa area should experience renewed economic activity, which should help to generate demand for more housing for people who would be attracted to new employment opportunities in the area. While Spanish Flat is some distance from traditional employment centers like downtown Napa, it has some neighborhood services available and lies in proximity to Lake Berryessa. Once the Bureau of Reclamation is successful in its efforts to secure a master concessionaire to develop and operate recreational facilities, it is anticipated that the Spanish Flat properties will become attractive for residential development, and property owners will become more interested in site redevelopment.

Development Incentives. The County's Housing Element programs provide significant incentives for development on the Spanish Flat sites under AHCD zoning, including:

- By right development: Environmental review has been completed for development on the AHCD sites, and fixed standards have been adopted for development on these sites.
- Priority for use of Affordable Housing Funds.
- Financial assistance with any required water or sewer infrastructure.

Based on the range of environmental and site constraints at these sites, the estimated housing capacity of the Spanish Flat sites is 99 units, which can be built as of right at densities up to four units per acre, provided the developer complies with the AHCD requirements, or with a use permit at up to 25 units per acre.

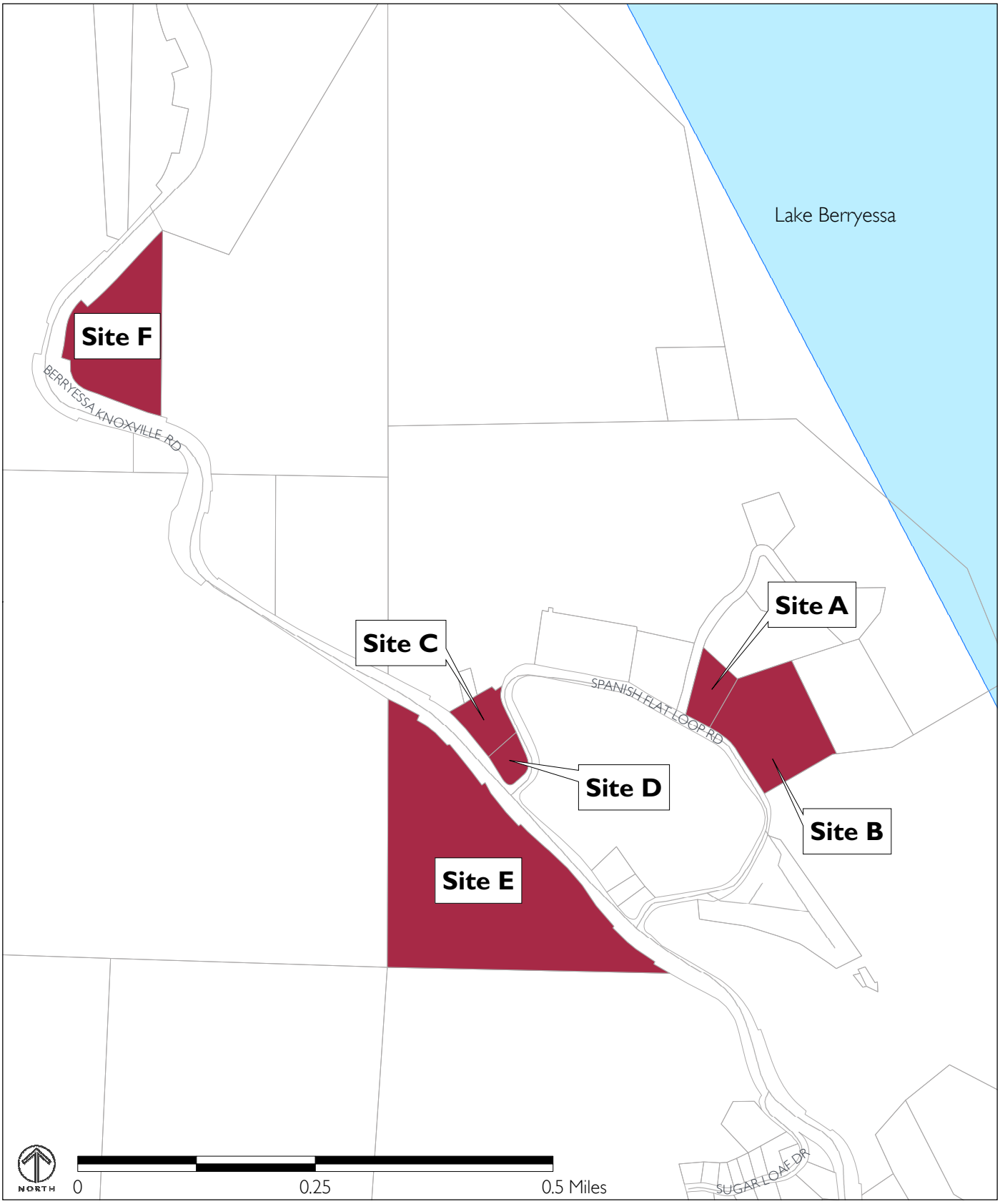

FIGURE H-1-4

SPANISH FLAT SITES

Napa Pipe

On June 4, 2013, the County approved General Plan and zoning amendments for the Napa Pipe site to allow 700 to 945 housing units on a 43.5-acre portion of the site, as shown in Figure H-1-5. The approved project includes 304 multifamily units (202 permitted by right) that must be constructed at a minimum of 20 dwelling units per acre, consistent with the default minimum density established by California Government Code section 65583.2(c)(3). The remaining units may be constructed at densities up to 20 units per acre (plus any permitted density bonus) after approval of design guidelines and a development plan. The Napa Pipe site is also approved for a 150-unit senior housing facility. The County is in the process of negotiating a development agreement that will require the developer to provide land and improvements necessary to construct 140 units of low- and very low-income housing and 50 units of moderate-income housing.

Environmental Constraints & Other Observations

As with the non-vacant sites at Spanish Flat, the analysis of Napa Pipe must include an explanation of the methodology used to determine the site's development potential, including the extent to which existing uses may constitute an impediment to additional residential development, development trends, market conditions, and incentives to encourage additional development on the site.

Overall, Napa Pipe's development potential was established through a multi-year planning process that included preparation of Draft, Supplemental, and Final EIRs, detailed analyses of such factors as hazardous materials, flood hazards, and utility availability, and the developer's preparation of site plans demonstrating how the approved development may be located on the site considering existing uses and environmental and other constraints. In particular:

Existing Uses as an Impediment to Development. The Napa Pipe site is underutilized with existing industrial uses. During World War II the historic Basalt Shipyard was located on the site. These facilities were converted to factories for steel fabrication, but the last steel fabricator closed in 2004, and the plant was largely dismantled. Since then, past owners and the current owner have demolished many of the older industrial buildings. While parts of the remaining buildings are currently leased, the owner does not consider industrial uses to be feasible or the highest and best use of the site on the portion of the site to be utilized for residential development.

A Union Pacific Railroad (UPRR) right-of-way bisects the entire Napa Pipe site and borders the area designated for residential development. Mitigation measures for noise and vibration impacts were adopted as part of the project approval and do not pose a constraint to development of 700 to 945 housing units.

Environmental Constraints. Constraints on development of the Napa Pipe site primarily relate to the cost of site preparation (including environmental remediation) and needed infrastructure. The applicant and County have studied the site development requirements extensively and have developed plans to address the issues identified while permitting the development of 700 to 945 units. Environmental constraints that were reviewed included:

- Hazardous materials. The Napa Pipe site is contaminated due to past industrial uses. The developer has prepared a Remedial Action Plan (RAP) and Remedial Design and Implementation Plan (RDIP) which were examined in the Final EIR. The San Francisco Bay Regional Water Quality Control Board has approved both the RAP and the RDIP.[6] The plans provide that the portion of the site designated for residential use will be cleaned up to residential use levels.

- Flood hazards. The approved project includes plans to raise the residential portion of the site above flood elevations, including increased height to accommodate possible sea level rise. Following completion of the development, the site will be removed from the flood hazard zone.

- Wetlands. Wetlands on the site will be restored but these do not reduce the realistic capacity of the site to accommodate 700 to 945 housing units.

- Airport. The portion of the site designated for residential development is located entirely in Zone E, as established by the Airport Land Use Commission. Zone E permits residential development.

Development Trends and Market Conditions. Napa Pipe is located on the floor of the Napa Valley in an urbanized area adjacent to the City of Napa. It is only 1/3 mile west of the Highway 221/Soscol Avenue intersection and is primarily surrounded by other industrial uses and the Napa Valley Corporate Park. Development on the site will serve as an extension of existing development. As shown in the Housing Needs Assessment, demand for housing in Napa County is strong. The developer's interest in and pursuit of the project approvals provide further evidence that development trends and market conditions support the demand for development on the site.

Development Incentives. The requirements for development at Napa Pipe are memorialized in a special zoning classification that specifies the permitted uses. Regulatory incentives include 'by right' zoning for 202 units; future entitlements given through a PD-type process (approval of a development plan) that does not require conformance with setback, lot coverage, and certain other zoning requirements and allows for heights up 55 feet; the site's priority for use of Affordable Housing Funds; and the County's intent to enter into a development agreement with the applicant. The development agreement will be complemented by an interagency agreement between the County and the City of Napa. The City of Napa is expected to provide water to the site, removing one of the constraints that previously existed for development of the property. The City is also expected to provide public services in exchange for a share of the revenue generated from the project.

Conclusion. Existing uses, environmental constraints, development trends/market conditions, and development incentives were all considered through extensive reports and public review in determining that the Napa Pipe site has a realistic capacity of 700 to 945 housing units.

[6] *See* Letter dated April 29, 2013, from Keith E. Roberson, Senior Engineering Geologist, SFBRWQCB.

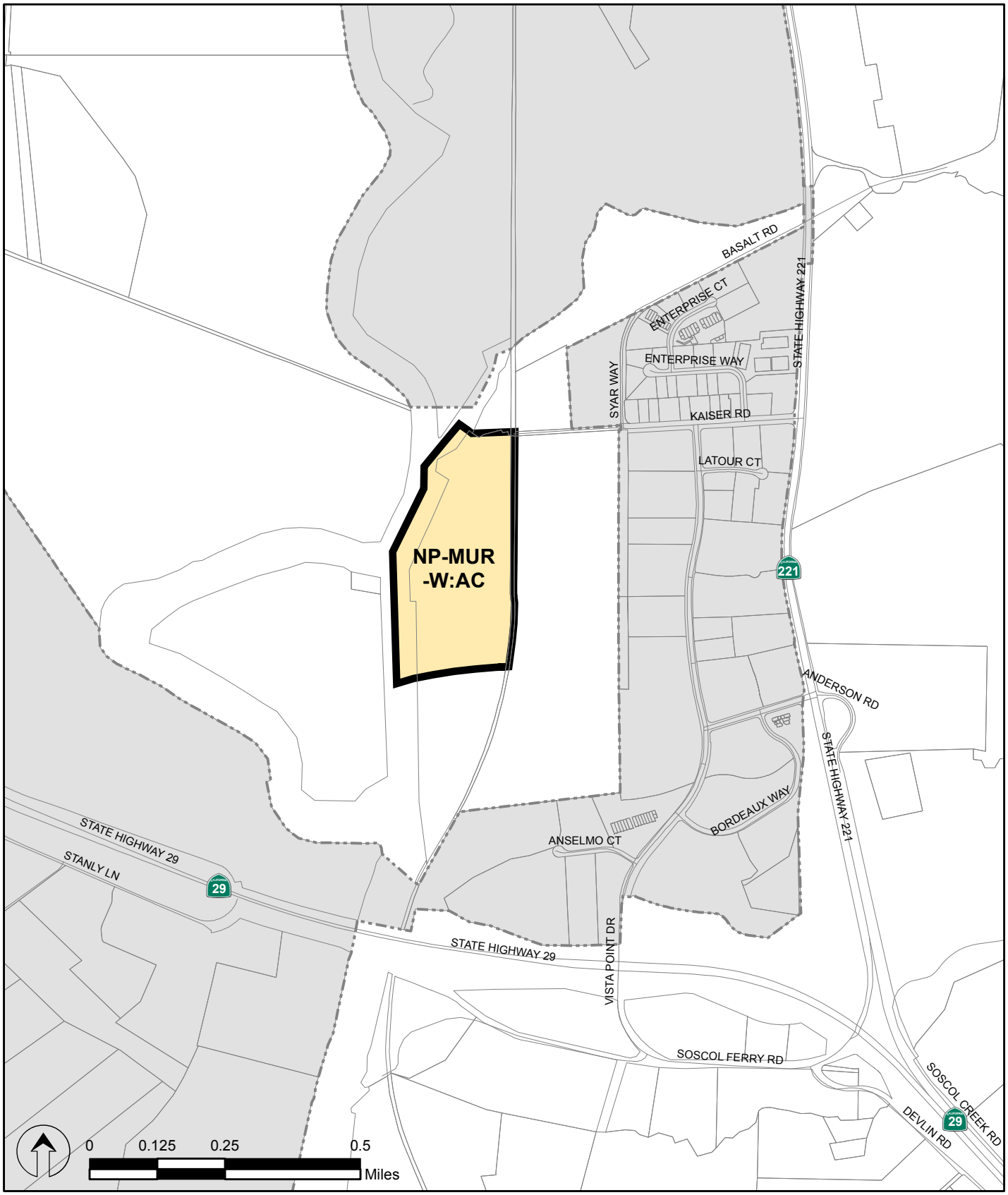

FIGURE H-1-5

NAPA PIPE RESIDENTIAL SITE

COUNTY OF NAPA
HOUSING ELEMENT UPDATE

SITES INVENTORY AND ANALYSIS

Summary

The total realistic development capacity of all sites listed in Table H-G is 1,677 units, which substantially exceeds the 180 units Napa County is required to accommodate for its RHNA. In addition to considering the aggregate number of units that the sites can accommodate, it is necessary to consider the potential for the sites to accommodate housing that is affordable to all income levels, in accordance with the RHNA allocations, as discussed below.

Capacity for Very Low- and Low-Income Housing Production

Per California Government Code section 65583.2(c)(3) all developable land zoned at 20 dwelling units per acre (or greater) is assumed to be available to accommodate outstanding RHNA allocations for very-low and low-income housing development. Napa Pipe is zoned to allow 304 multifamily units at a minimum of 20 dwelling units per acre, consistent with Government Code section 65583.2(c)(3). Two-hundred and two units may be built by right. An additional 396 to 641 units at Napa Pipe may be, but are not required to be, built at 20 dwelling units per acre. Even the lower by-right figure is more than sufficient to accommodate the County's RHNA for 50 very low- and 31 low-income units. Even though at these lower numbers are more than sufficient to accommodate the County's very low- and low-income RHNA numbers, the County is including additional sites to provide reserve capacity for additional lower-income housing development..

Specifically, in addition to the Napa Pipe Project, the available land inventory summary offers additional sites in Angwin, Spanish Flat, and Moskowite Corner for the production of very low- and low-income housing. As discussed in detail in the Housing Needs Assessment, and summarized in this Appendix, these sites were included in the County's 2004 Housing Element and the County's 2009 Housing Element. The maximum density permitted in Angwin and Spanish Flat is 25 dwellings per acre, exceeding the default minimum density of 20 dwelling units per acre, while the maximum density permitted in Moskowite Corner is 10 dwellings per acre. Angwin and Spanish Flat together can accommodate 290 units at the default density for lower-income units. While the allowable density on the Moskowite sites is below the default minimum density of 20 dwelling units per acre, the AHCD zone will encourage and facilitate 25 lower income units on the Moskowite sites. In addition the viability of affordable housing at lower densities is supported by, the fact that affordable housing has historically been built in Napa County at densities below 20 dwelling units per acre, the availability of Affordable Housing Fund monies, and the opportunities provided by the AHCD zoning for by right development of mixed-income projects, wherein market rate units cross subsidize the development costs for affordable units.

Capacity for Moderate Income Housing Production

Moderate-income housing units at Napa Pipe that are intended to be designated in the Napa Pipe development agreement (50 units) will more than address the County's RHNA obligation of 32 moderate-income units. In addition, excess very low- and low-income units that could be developed at Napa Pipe can also address moderate-income needs. As mentioned previously, the County's combined RHNA for lower-income units is 81, while the Napa Pipe site can accommodate 304 lower-income units on land that can be developed with multifamily housing at a density of 20 units per acre. Considering potential housing on sites suitable for development of housing for lower-income households, the sites inventory shows at least 538 excess lower-income units that could offset moderate-income housing needs. In addition, sites in Moskowite Corner are assumed to be able to accommodate 25 units which would be affordable to moderate-income households under AHCD zoning. Finally, any second units that are built within the planning period have the potential to address moderate-income housing needs. Thus, Napa County has more than adequate capacity to accommodate its remaining unmet RHNA for moderate-income housing units.

Capacity for Above Moderate-Income Housing Production

Excess capacity for very low-, low-, and moderate-income housing identified above could potentially offset the County's RHNA obligations for above moderate-income housing. Between 2004 and 2013 the County permitted an average of 36 market rate units per year (see Needs Assessment, Table 34). If typical patterns prevail, Napa County will produce well over its RHNA obligations for 67 units for above moderate-income households during the 2014-2022 RHNA period. The County's Growth Management System will make permits available in the 2014 to 2022 time period for development of up to 958 market rate units (335 permits projected to be available in 2014, plus 89 additional category 1, 2, and 3 units per year, for seven years). This could include market rate units at Moskowite Corner, and Napa Pipe, plus 317 additional market rate units that could be built on land zoned for single-family dwellings, which includes the following zones: AP, AW, RS, RD, and RC. The parcels available to accommodate construction of a single family dwelling number are in the thousands. For example, in the AW district, County staff estimates there are over 2,000 such parcels. Since these parcels are located in areas not served by public sewer systems, they are not identified on a site-specific basis (Government Code Section 65583.2(b)(6)).

Summary of RHNA Allocation and Housing Development Capacity

Table H-G summarizes Napa County's RHNA and the County's conservative estimate of its capacity to accommodate the remaining outstanding RHNA needs. As shown in the table, the County can accommodate its current RHNA allocation for very low-, low-, and moderate-income households with the Angwin, Moskowite Corner, and Spanish Flat AH sites, plus the approved Napa Pipe project. Planned moderate-income housing in Napa Pipe, projected second units, and excess capacity for very low- and low-income units would more than cover the moderate-income portion of the RHNA. Finally, the Growth Management System can provide permits for construction of more than enough market rate units to accommodate the County's remaining unmet RHNA need for above moderate-income households. These units may be built on a very large number of parcels within the unincorporated area (2,000+) upon which an additional single-family residential unit would be allowed.

Table H-1-1: Affordable Housing Development Sites (Page 1 of 2)

Site	APN/ Location	Zoning	General Plan	Maximum Density with Administrative Approval (du/ac)(a)	Maximum Density with Discretionary Approval	Acreage	Realistic Unit Capacity	Existing Use	Comments (h)
Angwin									
Angwin – Site A	024-410-015 024-410-016	AHCD	Urban Residential	12	25	11.4 (b) (entire parcel= 18.5 ac)	114	(c) Undeveloped	Private water and sewer available; wetlands
Angwin – Site B	024-080-035 024-080-036 024-080-033 part 024-080-028 part 024-300-027 part	AHCD	Urban Residential	12	25	7 (b) (entire parcel= 44.5 ac)	77	(d) Undeveloped	Private water and sewer available.
						Subarea Maximum (e)	**191**		
Moskowite									
Moskowite Corner – Site A	032-150-062	AHCD	Rural Residential	4	10	1 (b) (entire parcel = 8.7 ac)	3	(f) Undeveloped	CVWD is water and sewer provider. Additional water supplies and wastewater infrastructure required; wetlands located on a majority of the site.
Moskowite Corner – Site B	032-150-063	AHCD	Rural Residential	4	10	2 (b) (entire parcel = 11.4 ac)	6	(f) Undeveloped	CVWD is water and sewer provider. Additional water supplies and wastewater infrastructure required; wetlands located on a majority of the site.
Moskowite Corner – Site C	032-150-048	AHCD	Rural Residential	4	10	20.8	83	(f) Undeveloped	CVWD is water and sewer provider. Additional water supplies and wastewater infrastructure required; prehistoric archeological site; potential historically significant structure.
Moskowite Corner – Site D	032-150-047	AHCD	Rural Residential	4	10	11.4	45	(f) Undeveloped	CVWD is water and sewer provider. Additional water supplies and wastewater infrastructure required; prehistoric archeological site.
						Subarea Maximum (e)	**100**		
Spanish Flat									
Spanish Flat – Site A	019-261-038	AHCD	Rural Residential	4	25	1.5 (b) (entire parcel = 6.2 ac)	7	(g) Undeveloped	SFWD is water and sewer provider. Additional water and wastewater infrastructure required.

Notes:

(a) Defined in Municipal Code Section 18.82.040 in the Affordable Housing Combination Districts. Napa Pipe Site is zoned for 202 units of multifamily housing by right at a minimum density of 20 du/ac. With an approved development plan, the zoning will allow 700 total residential units (up to 945 with density bonus), plus a 150-unit senior housing complex.

(b) The total parcel size is larger than the area proposed for development.

(c) AHCD requires that Angwin Site A units include the following affordability levels: 10% Very Low, 30% Low and 25 to 30% Moderate.

(d) AHCD requires that Angwin Site B units include the following affordability levels: 50% Very Low and Low.

(e) Represents the maximum combined numbers of units that can be constructed in each subarea per Municipal Code Section 18.82.040. Sum of realistic units capacity for individual Spanish Flat parcels is less due to site constraints.

(f) AHCD requires that Moskowite Corner units include the following affordability levels: 25% Very Low and Low, and 25% Moderate.

(g) AHCD requires that Spanish Flat units include the following affordability levels: 25% Very Low and Low, and 25% Moderate.

(h) CVWD = Capell Valley Water District, SFWD = Spanish Flat Water District, and NSD = Napa Sanitation District.

Sources: Napa County, BAE, 2014.

Table H-1-1: Affordable Housing Development Sites (Page 2 of 2)

Site	APN/ Location	Zoning	General Plan	Maximum Density with Administrative Approval (du/ac)(a)	Maximum Density with Discretionary Approval	Acreage	Realistic Unit Capacity		Existing Use	Comments (h)
Spanish Flat – Site B	019-261-035	AHCD	Rural Residential	4	25	5 (b) (entire parcel = 6.7 ac)	25	(g)	Napa County Maintenance Facility-Corporation Yard	SFWD is water and sewer provider. Additional water and wastewater infrastructure required; however, existing sewer treatment facilities are in close proximity, and SFWD has access to Lake Berryessa water.
Spanish Flat – Site C	019-261-026	AHCD	Rural Residential	4	25	1.7	8.0	(g)	RV and boat storage	See comment above.
Spanish Flat – Site D	019-261-025	AHCD	Rural Residential	4	25	0.9	4	(g)	Undeveloped	See comment above.
Spanish Flat – Site E	019-262-001	AHCD	Rural Residential	4	25	3 (b) (entire parcel= 27.3 ac)	15	(g)	RV and boat storage	See comment above.
Spanish Flat – Site F	019-050-003	AHCD	Rural Residential	4	25	8.1	40	(g)	storage	See comment above.
						Subarea Maximum (e)	**110**			
Napa Pipe										
Napa Pipe	046-412-005	Napa Pipe Residential NP-MUR-W	Napa Pipe Mixed Use	20	20	43.5 (b) (entire parcel = 63 ac)	700-945 (i)		Union Pacific Railroad right-of-way and former industrial	Existing City and NSD services designed for industrial use will have to be modified or supplemented. City will provide services through interagency agreement.

Notes:

(a) Defined in Municipal Code Section 18.82.040 in the Affordable Housing Combination Districts. Napa Pipe is zoned for 304 multifamily housing at a minimum density of 20 du/ac., 202 units by right. With an approved development plan, the zoning will allow 700 total residential units (up to 945 with density bonus), plus a 150-unit senior housing complex.

(b) The total parcel size is larger than the area proposed for development.

(c) AHCD requires that Angwin Site A units include the following affordability levels: 10% Very Low, 30% Low and 25 to 30% Moderate.

(d) AHCD requires that Angwin Site B units include the following affordability levels: 50% Very Low and Low.

(e) Represents the maximum combined numbers of units that can be constructed in each subarea per Municipal Code Section 18.82.040. Sum of realistic units capacity for individual Spanish Flat parcels is less due to site constraints.

(f) AHCD requires that Moskowite Corner units include the following affordability levels: 25% Very Low and Low, and 25% Moderate.

(g) AHCD requires that Spanish Flat units include the following affordability levels: 25% Very Low and Low, and 25% Moderate.

(h) CVWD = Capell Valley Water District, SFWD = Spanish Flat Water District, and NSD = Napa Sanitation District.

(i) All units may be built at densities up to 20 du/ac. 304 units (202 units by right) must be built at a minimum density of 20 du/ac. 150-unit senior development also approved.

Sources: Napa County, BAE, 2014.