



A Tradition of Stewardship  
A Commitment to Service

OK-2014

County Executive Office  
Housing & Intergovernmental Affairs

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Nancy Watt  
County Executive Officer

March 31, 2015

Ms. Lisa Bates, Deputy Director  
Division of Housing Policy Development  
Department of Housing and Community Development  
2020 W. El Camino, Suite 500  
Sacramento, CA 95833

Housing Policy Department  
Received on:

APR - 6 2015

RE: Annual report on Napa County General Plan and Housing Element

Dear Ms. Bates,

Attached, please find the annual General Plan status report for 2014, including (a) the Housing Element report and (b) a table of implementation action items from other elements in Napa County's General Plan.

This past year, the County moved forward with the Napa Pipe project and approved the design and development agreement paving the way for construction to start as soon as the Napa City Counsel makes their final decision. The project will include 140 units of affordable housing. County staff met with representatives of Pacific Union College in Angwin on a proposed development plan that will include at least 100 more units of affordable housing on one of the County's Affordable Housing Combination District sites that have been included in the 2009 and 2015 Housing Element.

In addition, Napa County Board of Supervisors has continued to fund the Proximity Housing project that provides down payment assistance to assist low to moderate income employees purchase a home within 15 miles of their place of employment. Not only are residents able to purchase a home, the program aids in minimizing commutes and the release of green house gasses, so it benefits the environment for the entirety in the Napa Valley.

Since the adoption of the updated General Plan in 2008, the County has maintained a comprehensive list of implementation action items in the elements other than the Housing Element. The list, included with this submittal, details each action item by element and status of implementation. The General Plan is also implemented through day to day decision making, which implements mitigation measures from the General Plan Update EIR, since many of the mitigation measures were adopted as policies within the General Plan.

The County of Napa will continue to provide annual progress reports on their adopted Housing Element and will continue our ongoing efforts to implement the action items of the General Plan.

Should you have any questions, please contact Charlene Galina at [Charlene.galina@countyofnapa.org](mailto:Charlene.galina@countyofnapa.org) or by phone at 707-299-1355.

Regards,

A handwritten signature in black ink, appearing to read 'LF', is written over the word 'Regards,'.

Larry Florin, Director  
Housing and Intergovernmental Affairs

CC: California Office of Planning and Research  
Napa County Board of Supervisors  
Napa County Planning Commission  
Nancy Watt, Napa County CEO  
Silva Darbinian, County Counsel  
Nancy Johnson, Housing and Community Development Program Manager



**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
(CCR Title 25 §6202 )

Jurisdiction County of Napa  
Reporting Period 1/1/2014 - 1/1/2015

**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its RHNA which meets the specific criteria as outlined in GC Section 65583.1(c)(1) units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	Low-Income		
(1) Rehabilitation Activity					0	
(2) Preservation of Units At-Risk					0	
(3) Acquisition of Units					0	
(5) Total Units by Income	0	0	0	0	0	

\* Note: This field is voluntary

**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate						0	

\* Note: This field is voluntary

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Jurisdiction County of Napa  
Reporting Period 1/1/2014 - 1/1/2015

Table B

**Regional Housing Needs Allocation Progress**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		Permitted Units Issued by Affordability										Total Units to Date (all years)	Total Remaining RHNA by Income Level
		2007	2008	2009	2010	2011	2014		Year 9				
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
	Very Low	Deed								18			18
Restricted Non-deed restricted		6										6	
Low	Deed								5			5	19
	Restricted Non-deed restricted	6										6	
Moderate	Deed	22										22	-42
	Restricted Non-deed restricted	7	9	7	3	9	13	4				52	
Above Moderate		63	58	31	47	40	40	27	20			326	-259
Total RHNA by COG. Enter allocation number:		106	67	38	50	49	53	31	43			437	-257
Total Units													
Remaining Need for RHNA Period													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.



**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***

(CCR Title 25 §6202 )

Jurisdiction County of Napa  
Reporting Period 1/1/2014 - 1/1/2015

General Comments:



Program	Due date	Status
<p><b>Program H-1a:</b> The County will continue to inspect housing in response to complaints and work with property owners to bring units up to current housing code standards</p>		Ongoing
<p><b>Program H-1b:</b> To the extent permitted by law, the County will modify the Affordable Housing Ordinance to enable non-profit organizations to apply for the use of up to 10 percents 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.</p>		Ordinance amendment complete June 2009
<p><b>Program H-1c:</b> In addition to the priorities identified in Policy AG/LU-118, the County's code enforcement program will assign high priority to abatement of illegal vacation rentals, ensuring that existing dwelling units are used as residences, rather than tourist accommodations.</p>		Ongoing
<p><b>Program H-2a:</b> The County shall amend its Affordable Housing Ordinance to prioritize the use of funds for development of Affordable Housing Combination District (AHCD) sites, and will continue to work with interested parties to encourage their development of the sites under the AHCD provisions. The County will see to work with a developer to process a development application on at least one AHCD site during the planning period. By undergoing this process, the County will be better able to evaluate the effectiveness of the AHCD and determine whether regulatory adjustments are necessary to best encourage development of affordable housing at these sites.</p>	Ordinance amendment and Notice of Funds Availability (NOFA) issued 2010	Board of Supervisors review April 2010, NOFA release May 2010
<p><b>Program H-2b:</b> If development occurs on parcels within the :AH Combination District that does not achieve the densities or the level of affordability associated with the :AH Combination District zoning provisions, the County will work to identify new sites to accommodate the shortfall in units originally anticipated when the :AH Combination District was applied to the parcel(s).</p>		Ongoing
<p><b>Program H-2c:</b> The County will encourage greater provision of affordable housing units in conjunction with market rate projects by modifying the Affordable Housing Ordinance to increase the inclusionary percentage from 10 percent up to 20 percent and by allowing the payment of in-lieu fees only for housing</p>		Ordinance amendment complete December 2009

projects of four or fewer units.		
<b>Program H-2d:</b> The County will update the Affordable Housing Ordinance to adjust the commercial housing impact fee not less frequently than every time the Housing Element is updated.		Ordinance amendment complete December 2014
<b>Program H-2e:</b> Through a Notice of Funds Availability (NOFA) process, the County will 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
<b>Program H-2f:</b> The County will continue its program of exempting all secondary residential units from the Growth Management System.		Ongoing
<b>Program H-2g:</b> The County will facilitate new affordable housing unit production by completing an inventory of surplus County owned land and, when appropriate, offering surplus land that is suitable for housing production to be used for affordable housing projects.	Inventory complete December 31, 2011	
<b>Program H-2h:</b> The County will require 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 units for a minimum of 40 years.		Ongoing
<b>Program H-2i:</b> The County will 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
<b>Program H-2j:</b> The County will remove the Affordable Housing (:AH) Combination District zoning from the three Monticello Road/Atlas Peak sites illustrated in Figure H-1 below.		Ordinance amendment complete December 2009
<b>Program H-2k:</b> The County will allow redevelopment of existing mobile home parks to provide 25 percent more units than the number of existing units consistent with their Planned Development (PD) zoning, if the existing number of affordable housing units is maintained and if the mobile home park owners provide current mobile home park residents with relocation assistance consistent with applicable state law.		Ongoing
<b>Program H-2l:</b> The County will ensure that infrastructure improvements are an eligible cost	December 31, 2009	Ordinance Amendment

<p>under the Affordable Housing Ordinance and will work with affected agencies to pursue grant money to improve water and sewer infrastructure on the Angwin, Moskowitz Corner, and Spanish Flat sites to facilitate the affordable housing development on these sites.</p>		<p>complete January 2010</p>
<p><b>Program H-3a:</b> The County Department of Environmental Health will continue its program of inspecting migrant farm labor camps to ensure compliance with state standards. Efforts will be made to seek compliance to avoid closure of such facilities.</p>		<p>Annually</p>
<p><b>Program H-3b:</b> The County will continue to contract with Greater Napa Fair Housing Center or another capable organization that will review housing discrimination complaints, attempt to facilitate equitable resolution of complaints and, where necessary, refer complaintants to the appropriate County, State, or Federal authorities for further investigation and action. The County's contract with Greater Napa Fair Housing Center will call for public outreach about housing discrimination, including dissemination of informational brochures.</p>		<p>Ongoing</p>
<p><b>Program H-3c:</b> The County will 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.</p>		<p>Ongoing</p>
<p><b>Program H-3d:</b> The County will amend the zoning ordinance to allow for the development of emergency shelters as a permitted use without a use permit or other discretionary action in areas zoned "Industrial" recognizing that these areas are better served by transit than other areas of the unincorporated County. The County may develop written, objective standards as permitted by state law.</p>		<p>Ordinance amendment complete December 2009</p>
<p><b>Program H-3e:</b> The County will amend the zoning ordinance to clarify that transitional and supportive housing are considered a residential use, and are subject to the same restrictions as other residential dwellings of the same type in the same zoning district.</p>		<p>Ordinance amendment complete December 2009</p>
<p><b>Program H-3f:</b> To the extent permitted by law, the County will amend its Affordable Housing Ordinance to require a preference for local workers, including farm worker households, in affordable housing developments assisted with Affordable Housing Fund monies, with a goal of including farm worker</p>		<p>Ordinance amendment complete December 2009, monitoring ongoing</p>

households in at least 10 percent of the units assisted with Affordable Housing Fund money. The County will monitor the percentage of farm worker households occupying housing units assisted with Affordable Housing Fund money in conjunction with income eligibility monitoring for affordable housing units.		
<b>Program H-3g:</b> The County will facilitate public/private partnerships and, when appropriate and available, use Affordable Housing Fund monies to help prevent the loss of privately owned farm worker housing facilities serving six or more individuals when private owners are no longer able or willing to do so. The County will approach farm worker housing owners about working together at the time it becomes aware of a potential closure of a private farm worker housing facility. The County Department of Environmental Management monitors the status of private farm worker 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
<b>Program H-3h:</b> The County will continue to monitor the unmet need for farm worker housing throughout the harvest season.		Annually
<b>Program H-3i:</b> The County will clarify the zoning ordinance so that all sections uniformly conform with California Health and Safety Codes 17021.5 and 17021.6.		Ordinance amendment complete December 2009
<b>Program H-3j:</b> The County will amend the zoning ordinance to remove the spacing requirements for medium and large residential care facilities, and relax the requirements that large residential care facilities be located within ½ mile of a hospital, to allow large residential care facilities within 5 miles of a hospital.		Ordinance amendment complete June 2009
<b>Program H-4a:</b> Consistent with Conservation Element Policy Con-66, the County will establish local worker or "proximity" preferences in new affordable housing projects and will explore the extent to which such preferences may be applied to market rate projects.		Ongoing
<b>Program H-4b:</b> The County will continue its program allocating 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.	Establish criteria by December 2010	Complete: Board review April 2010, NOFA release May 2010

<p>The County will work with the cities to establish a list of criteria that will be used to evaluate proposals for use of Affordable Housing Fund monies, with a priority for projects that serve extremely low-income households. Once these criteria have been established, the County will use a NOFA process to solicit applications on an annual basis.</p>		
<p><b>Program H-4c:</b> Consistent with Agriculture and Land Use Policy AG/LU-15.5, staff of the County Department of Conservation, Development and Planning 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.</p>		Ongoing
<p><b>Program H-4d:</b> The County will amend the zoning ordinance to allow accessory residential units affordable to households with moderate incomes and below in commercial zones where compatible with the neighboring land uses, and where infrastructure is available to support the residential units.</p>		Ordinance amendment complete December 2009
<p><b>Program H-4e:</b> By June 30, 2011, the County will rezone 20 acres of the Napa Pipe property to allow housing development at a minimum density of 20 dwelling units per acres for 304 dwelling units with associated public open space and neighborhood serving retail. The new zoning designation will allow between 152 and 202 owner-occupied or rental dwelling units by right (i.e., without a use permit or other discretionary approval except subdivision approval if required), consistent with development standards that will be established as part of the new zoning, and that will incorporate mitigation measures identified in the 2009 Housing Element Update programmatic environmental impact report that are adopted to address potential impacts of the proposed rezoning and development.</p>	Rezoning complete by June 2011	
<p><b>Program H-4f:</b> The County will amend the zoning ordinance to allow development of Single Room Occupancy (SRO) Units in all zones that allow multifamily housing. The zoning ordinance will also provide development standards for SRO units</p>		Ordinance amendment complete December 2009
<p><b>Program H-5a:</b> The County will continue its program to provide fee waivers for non-profit affordable housing developers.</p>		Ongoing
<p><b>Program H-5b:</b> The County will expedite permit processing for housing projects that will serve very</p>		Ongoing

<p>low-, low-, and moderate-income households when such projects provide adequate assurances of long-term affordability.</p>		
<p><b>Program H-5c:</b> The County will exempt affordable housing projects from the 30-acre minimum parcel size requirement for PD zones.</p>		<p>Ongoing</p>
<p><b>Program H-5d:</b> The County shall implement and simplify its 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 shall be 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.</p>		<p>Ordinance amendment complete December 2009 Also see Policy Ag/LU-119 in the Agricultural Preservation and Land Use Element</p>
<p><b>Program H-6a:</b> As part of the development review process for major projects, the County will encourage mixed-use development, where appropriate.</p>		<p>Ongoing</p>
<p><b>Program H-6b:</b> The County will continue to provide energy conservation assistance to homeowners, architects, developers, and contractors applying for building permits.</p>		<p>Ongoing</p>
<p><b>Program H-6c:</b> The County will continue to enforce current state-mandated standards governing the use of energy efficient construction, and shall update its building code to incorporate green building standards.</p>		<p>Ordinance amendment complete December 2009</p>

**NAPA COUNTY GENERAL PLAN UPDATE  
IMPLEMENTATION ACTION ITEMS**

(Updated: March 2014)

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
<b>Agricultural Preservation and Land Use Element</b>				
Action Item AGLU-2.1	Amend County Code to reflect the definition of "agriculture" as set forth within this Plan ensuring that wineries and other production facilities remain as conditional uses except as provided for in Policy AGLU-16, and that marketing activities and other accessory uses remain incidental and subordinate to the main use.	A \$	PBES	Changes to "marketing" adopted 2010; changes to "agriculture" not yet complete
Action Item AGLU-7.1	Work with interested stakeholders to undertake an evaluation of new voluntary approaches to protecting agriculture, including implementation of a "Super Williamson Act" program, a conservation easement program or other permanent protections, and programs promoting the economic viability of agriculture.	Ongoing \$	PBES	Ongoing
Action Item AGLU-10.1	Maintain a data base of all wineries including their production capacity, marketing events and other characteristics that could influence analysis of cumulative effects or the winery's effect on neighbors.	A \$	PBES	Database maintained as ongoing part of PBES work program
Action Item AGLU-15.5.1	The County will prepare and adopt guidelines and regulations to assist in the determination of the appropriate type and scope of agricultural buffer areas needed in circumstances that warrant the creation of such buffer.	A \$→\$\$\$	PBES	Not yet programmed
Action Item AGLU-16.1	Consider amendments to the Zoning Ordinance defining "small wineries," a "small quantity of wine," "small marketing events," and "mostly grown on site," and establishing a streamlined permitting process for small wineries which retains the requirement for a use permit when the winery is in proximity to urban areas.	A \$	PBES	Not yet programmed
Action Item AGLU-30.1	Develop a Workforce Housing Ordinance, including revisions to the current Inclusionary Housing Ordinance, to define workforce housing and establish additional workforce and inclusionary housing requirements for all multi-family housing proposals consisting of eight or more units constructed in the unincorporated County. Such an ordinance could also require on-site workforce housing in place of in-lieu fees for any large commercial or institutional projects constructed outside of areas where housing would be inconsistent with the applicable airport land use compatibility plan.	Concurrent with 2008-09 Housing Element Update \$→\$\$\$	PBES CIA	Pilot program adopted in 2010
Action Item AGLU-33.1	Adopt local guidelines or zoning code definitions to clarify the distinction between single-family residences and commercial short-term guest accommodations, specifying the uses and ownership or rental arrangements associated with each. Also, analyze the prevalence of extremely large residences, and determine whether single family residences above a certain size should require environmental analysis.	A \$\$	PBES	First part addressed by ordinance adopted Dec. 2009.
Action Item AGLU-43.1	Consider amendments to the Zoning Code to allow additional commercial, residential, and mixed uses in the areas currently zoned for commercial use in the Spanish Flat, Moskowitz Corner, and southern Pope Creek areas in order to complement recreation activities at Lake Berryessa.	B \$	PBES	Deferred until BOR makes progress on concession agreements.
Action Item AGLU-45.1	Review and revise sections of the Napa County Code that provide the list of land uses permitted on existing commercially zoned parcels to encourage neighborhood-serving commercial uses and new limited accessory dwellings where appropriate.	B \$	PBES	Accessory dwellings now permitted in CL and CN. Additional uses not yet programmed



Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
Action Item AGLU-48.1	Review zoning code requirements for Home Occupation permits, and update those requirements to provide greater flexibility in situations where there will be no off-site impacts. For example, consider situations in which the use of legal, accessory structures could be permitted, or where home occupations could employ workers other than a single owner/proprietor.	B \$	PBES	Not yet programmed however cottage food ordinance adopted in early 2013 will allow one employee.
Action Item AGLU-49.1	Refer General Plan land use changes, proposed rezonings, and proposed developments in Airport Approach Zones to the Napa County Airport Land Use Commission for review and comment.	Ongoing \$	PBES	Ongoing. This referral is routinely accomplished by staff and required by State law
Action Item AGLU-54.5.1	Develop a definition of 'formula businesses' and amend County Code to ensure compatibility with ordinances related to this issue in Calistoga and St. Helena.	B \$	PBES	Not yet programmed
Action Item AGLU-94.1 (MM 4.2.1)	Prior to approving non-industrial development, the County shall adopt development standards for the Pacific Coast/Boca and Napa Pipe sites which shall include, but may not be limited to, buffering and visual screening from existing industrial uses and Syar Quarry, design features that include physical buffers (e.g., vegetation, landscape features, or walls in unique circumstances), building placement and orientation in a manner that physically separates these sites from incompatible operations of adjacent uses (e.g., truck traffic, odors, stationary noise sources), and implementation of other measures to address noise and vibration. Standards for the Napa Pipe site shall ensure conformance with the Napa County Airport Land Use Compatibility Plan.	A \$	PBES	Standards will be developed as part of site specific planning and prior to approval of non-industrial uses on these sites
Action Item AGLU-107.1	Undertake revisions to the zoning ordinance (County Code Title 18), simplifying and reorganizing to the extent feasible so that members of the public, applicants, planners, and decision makers can more easily access information and understand code requirements.	C \$\$\$	PBES	Not yet programmed
Action Item AGLU-114.1	Undertake a planning effort to re-evaluate areas of Angwin designated Urban Residential after June 2010, with the objective of re-designating areas to better reflect land uses existing or authorized at that time.	A \$\$\$	PBES	Some map changes in 2009, planning for future changes not yet programmed
Action Item AGLU-119.1	Complete the Review Following Census called for in Section (3) of Policy AGLU-119 during each update to the Housing Element required by State law.	Concurrent with 2008-09 Housing Element Update \$	PBES CIA	Completed with Housing Element adoption June 2009.
Action Item AGLU-125.1	Consider amendments to the Zoning Code that would reduce the number of zoning districts in which new churches and religious institutions may be located and provide siting criteria as part of the use permit process.	B \$	PBES	Programmed for 2012 but deferred due to other priorities.
<b>Circulation Element</b>				
Action Item CIR-10.1	County staff shall participate in the periodic updates of the Napa County Transportation and Planning Agency's Strategic Transportation Plan (STP), and use that forum for consideration and development of innovative strategies related to the movement of people and services without increasing the use of private vehicles. The County shall seek input from experts in sustainability, smart growth, and land use planning in developing potential new strategies.	Ongoing \$	PBES PW NCTPA	Ongoing as a part of regular planning process; consultation with experts as needed.



Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
Action Item CIR-11.1	The County shall adopt, periodically review, and revise as appropriate specific road and street standards for County roads. These standards shall include overall right-of-way widths, pavement widths, lane and shoulder widths, and other design details. The County's roadway standards shall be developed in consultation with the County Fire Marshal, County Public Works, and others to ensure adequate widths for safety and emergency access and evacuation.	Ongoing \$	PW PBES NC Fire	The road and street standards were recently reviewed and modified; staff will examine potential for additional changes in 2014.
Action Item CIR-13.1	Work with the Napa County Transportation and Planning Agency and other agencies to fund and implement the improvements listed in Policy CIR-13.	Ongoing \$\$\$	PW NCTPA	Ongoing
Action Item CIR-16.1	Work with the Napa County Transportation Authority, adjacent counties, the Metropolitan Transportation Commission, and the California Department of Transportation to monitor traffic volumes and congestion on the roadway system in Napa County.	Ongoing \$	PW NCTPA	Ongoing monitoring and coordination with other agencies
Action Item CIR-19.1 <i>(MM 4.4.1c)</i>	In cooperation with the Napa County Transportation and Planning Agency, develop a countywide traffic impact fee to address cumulative (i.e., not project-specific) impacts associated with new employment. Fees shall be used to pay for the cost of network improvements listed in Policy CIR-13 as well as other transportation improvements such as transit.	A \$→\$\$\$	PW PBES NCTPA: Cities of: Am Cyn, Calistoga Napa, St. Helena, and Town of Yountville	Travel behavior survey was begun in 2013 and serve as a basis for further planning.
Action Item CIR-22.1	The County shall work with the incorporated cities and town, the Napa County Transportation and Planning Agency, and Caltrans to develop a coordinated approach to roadway design to enhance driver and pedestrian safety, particularly for children and senior citizens.	Ongoing \$	PW PBES NCTPA all cities referenced in CIR-2.9.1	Ongoing; highway 29 corridor study underway w/NCTPA leadership.
Action Item CIR-26.1	The County will work with the Napa County Transportation and Planning Agency to conduct regular reviews of public transit use and opportunities for its expansion in Napa County.	Ongoing \$	PW NCTPA	Ongoing
Action Item CIR-26.2	The County shall establish targets for interim years to enable the County to monitor progress towards its objective of reducing the percentage of work trips that are by private, single occupant vehicles to 50%.	Ongoing \$	PW PBES NCTPA as part of its Strategic Trans. Plan Update	Target for 2020 will be inherent in the final Climate Action Plan (draft is being revised) and progress will be monitored as GHG emissions are monitored. (See Action Item CON CPSP-2).
Action Item CIR-28.1	Work with major employers and the Napa County Transportation and Planning Agency to offer incentives for carpooling and the use of cost-efficient ground transportation alternatives to the private automobile.	A \$	PW NCTPA CIA WIB	Same as Action Item CIR-26.2 above
Action Item CIR-28.2	Adopt hours of operations/schedules for County meetings (e.g., Planning Commission and Board of Supervisors) which are coordinated with public transit availability in order to make it easier for residents to use transit when doing business with the County. The County shall encourage schools and other public agencies to do the same.	Ongoing \$	PW PBES NCTPA	Ongoing



Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
Action Item CIR-32.1 (MM 4.4.1e)	Update the County Zoning Code to include requirements and standards related to carpooling, bicycling, and transit amenities in development projects.	A \$	PBES	Not yet programmed, however "best practices" for GHG reductions are being developed and will address this issue.
<b>Community Character Element</b>				
Action Item CC-3.1	Examine the County's sign ordinance and determine whether changes are needed to strike an appropriate balance between sign size and legibility.	C \$	PBES	Revised ordinance adopted Oct. 2008
Action item CC-10.1	Undertake a regular review of the viewshed protection program to ensure its effectiveness and consider adding protections for views from Lake Berryessa to the program.	Ongoing \$	PBES	Initial review completed Summer 2010
Action Item CC-19.1	In partnership with interested historic preservation organizations, seek funding to undertake a comprehensive inventory of the County's significant cultural and historic resources using the highest standard of professional practices.	Ongoing \$→\$\$\$	PBES Stakeholders	Not yet programmed
Action Item CC-19.2	Consider amendments to the County zoning and building codes to improve the procedures and standards for property owner-initiated designation of County Landmarks, to provide for the preservation and appropriate rehabilitation of significant resources, and to incorporate incentives for historic preservation.	A \$	PBES	Action Item completed 2012. Additional incentives may be pursued in future years.
Action Item CC-23.1 (MM 4.1.2.1)	In areas identified in the Baseline Data Report as having a significant potential for containing significant archaeological resources, require completion of an archival study and, if warranted by the archival study, a detailed on-site survey or other work as part of the environmental review process for discretionary projects.	Ongoing \$	PBES	Ongoing implementation by staff during project review.
Action Item CC-23.2 (MM 4.1.2.1)	Impose the following conditions on all discretionary projects in areas which do not have a significant potential for containing archaeological or paleontological resources: • "The Planning Department shall be notified immediately if any prehistoric, archaeological, or paleontologic artifact is uncovered during construction. All construction must stop and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action." • "All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed."	Ongoing \$	PBES	Ongoing: implemented by staff during project review and included as a standard condition of approval.
Action Item CC-28.1	Amend the Zoning Ordinance to provide a discretionary process such as a use permit by which owners may seek approval consistent with Policy CC-28 for an additional incentive for historic preservation. The process shall preclude reuse of buildings which have lost their historical integrity and prohibit new uses that are incompatible with the historic building or that require inappropriate new construction.	A \$→\$\$\$	PBES	Same as Action Item CC-19.2 above.
Action Item CC-32.1 (MM 4.1.4.2b)	The County shall review and update as necessary its public works standards for street lighting to require the installation of fixtures which reduce the upward or sideways spillover of light consistent with the requirements of state law.	Ongoing \$	PW	Not yet programmed
Action Item CC-45.1 (MM 4.7.7)	The County shall use avigation easements, disclosure statements, and other appropriate measures to ensure that residents and businesses within any airport influence area are informed of the presence of the airport and its potential for	Ongoing	PW (Airport) PBES	Ongoing: a requirement of adopted ALUC Compatibility Plans implemented by staff during project



Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
Action Item CC-53.1	creating current and future noise. Work with the BAAQMD to disseminate information regarding regulations, monitoring, and enforcement for noxious odors.	Ongoing \$	PW PBES EH	Ongoing as needed
<b>Conservation Element</b>				
Action Item CON-NR-1	Amend the Conservation Regulations to offer incentives such as a streamlined review process for new vineyard development and other projects that incorporate environmentally sustainable practices that avoid or mitigate significant environmental impacts.	A \$→\$\$\$	PBES	Not yet programmed, although some Conservation Regulation amendments may be undertaken in 2014 to clarify (not change) requirements.
Action Item CON-NR-2 (MM 4.6.1a)	The County shall seek grant funding and other support and establish a fisheries monitoring program(s) consistent with the efforts of the Watershed Information Center and Conservancy of Napa County in order to track the current condition of special-status fisheries and associated habitats in the County's watersheds. Programs will include tracking the effectiveness of BMPs, mitigation measures and ongoing restoration efforts for individual projects in the watersheds and the implementation of corrective actions for identified water quality issues that are identified as adversely impacting fisheries. Monitoring programs shall be conducted in coordination with the State and Regional Water Boards, California Department of Fish and Game, U.S. Fish and Wildlife Service, and National Oceanic and Atmospheric Administration National Marine Fisheries Service to the extent necessary.	Ongoing \$→\$\$\$	PBES W/CC	State funding has been obtained by the Napa County RCD to continue a local fisheries monitoring program through Spring 2013. Partial base-funding for the work is supported directly by the County through a JPA with the RCD with the use of W/CC funds. The State funding for the program recently expired as of February 2013. Future funding to support the program is needed. With financial help from a grant received through the SF Bay Water Quality Improvement Fund, Public Works and FCWCD staff are working with a consultant to develop a BMP tracking tool (also see b above). That work should be completed in June 2014.
Action Item CON-NR-3 (MM 4.6.5b)	The County shall amend its Local Procedures for Implementing CEQA to require gravel removal projects to result in no net adverse effects to stream temperature, bed attributes, or habitat necessary for native fisheries health. This may include restoration and improvement of impacted habitat areas (e.g., gravel areas and pools and woody debris areas).	B \$	PBES	Not yet programmed
Action Item CON-NR-4 (MM 4.6.5c)	The County shall adopt an ordinance that prohibits construction activities within the channel of any waterway identified to contain existing or potential spawning habitat for special-status fish species during limited time periods of spawning activities.	A \$	PBES	Not yet programmed, however objective is effectively accomplished via State and federal regulatory requirements.
Action Item CON-NR-5	The County shall maintain and update the Biological Resources and Fisheries chapters of the BDR as necessary to provide the most current data and mapping. Updates shall be provided online and made available for review at the Conservation, Development and Planning Department. The following specific data sets and maps shall be updated as needed: a) The County's Biological Database (through the use of the California Department of Fish and Game's California Natural Diversity Database (CNDDB) and information from the California Native Plant Society (CNPS)), including the addition of biological data to expand and improve the accuracy of the database and its usefulness to the public;	As needed \$	PBES	A GIS consultant has been retained to review the Dept's data and prioritize essential updates. The biological database (a) is updated monthly with data received from CNDDB (CA Fish & Wildlife) and from project bio-surveys. Updates to databases and mapping of sensitive biotic communities and habitats of limited distribution and others (b-e) are based



Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
Action Item CON NR-6	<p>b) Databases and mapping of sensitive biotic communities and habitats of limited distribution;</p> <p>c) Databases and mapping of oak woodlands and related sensitive biotic communities;</p> <p>d) Databases and mapping of riparian woodlands and related sensitive biotic communities;</p> <p>e) Databases and mapping of sloughs and tidal mudflats and related sensitive biotic communities.</p>	A	PBES	<p>on vegetation and land-cover data (primarily the ICE Vegetation layer). A limited update of the ICE vegetation coverage data was completed in January 2012 using 2010 imagery from the NRCSS NAIIP program in conjunction with previous imagery acquired by the county. Updated oak woodland mapping (e) was completed as part of the Voluntary Oak Woodland Management Plan. A PBES GIS intern program has been in place since June 2011.</p>
Action Item CON NR-7	<p>The County shall adopt protocols to be followed, including a methodology for analyzing the need for buffers, and establish setbacks where discretionary projects are proposed on parcels that may contain sensitive biotic communities or habitats/communities of limited distribution or sensitive natural communities</p>	A	PBES	<p>The SWRCB and RWQCB are developing a wetland/riparian area protection policy (scoping/NOP prepared) and assessment methodology for stream-riparian/wetland buffers. Protective buffers for discretionary projects are currently established via biological studies and consultant recommendations.</p>
Action Item CON WR-1	<p>The County shall adopt a voluntary Oak Woodland Management Plan to identify and mitigate significant direct and indirect impacts to oak woodlands. Mitigation may be accomplished through a combination of the following measures:</p> <p>a) Conservation easement and land dedication for habitat preservation;</p> <p>b) Payment of in-lieu fees;</p> <p>c) Replacement planting of appropriate size, species, area, and ratio.</p>	B	PBES	<p>Voluntary Oak Woodland Management Plan was adopted in 2010.</p>
Action Item CON WR-3	<p>Develop basin-level watershed management plans for each of the three major watersheds in Napa County (Napa River, Putah Creek, and Suisun Creek). Support each basin-level plan with focused sub-basin (drainage-level) or evaluation area-level implementation strategies, specifically adapted and scaled to address identified water resource problems and restoration opportunities. Plan development and implementation shall utilize a flexible watershed approach to manage water resource quality and quantity. The watershed planning process should be an iterative, holistic, and collaborative approach, identifying specific drainage areas or watersheds, eliciting stakeholder involvement, and developing management actions supported by sound science that can be easily implemented.</p>	B	PBES	<p>Tiering from regional water management watershed plans (IRWM Plans) currently under development, local basin-level plans for the Napa River, Putah Creek, and Suisun Creek basins could be developed as staffing resources and funding allow. The County continues to seek opportunities to support these planning objectives, limited grant funding is presently available from federal and state sources to support watershed management planning. Identification of additional local funding would be needed to achieve these objectives in the near-term.</p>
Action Item CON WR-3	<p>Update the Conservation Regulations to establish an appropriate protective buffer (e.g., a special protection zone) in areas that drain toward any intake structure</p>	A	PBES	<p>Initial analysis completed; can be addressed with next amendment to</p>



Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
Action Item CON WR-4	associated with the County's sensitive domestic water supply drainages, requiring specific development and performance measures to protect water quality and balance property owners' ability to use their land and stipulating that discretionary projects must be located outside of the protective buffer wherever this is feasible.	\$		the Conservation Regulations.
Action Item CON WR-5 (MM 4.13.3.1a)	Implement a countywide watershed monitoring program to assess the health of the County's watersheds and track the effectiveness of management activities and related restoration efforts. Information from the monitoring program should be used to inform the development of basin-level watershed management plans as well as focused sub-basin (drainage-level) implementation strategies intended to address targeted water resource problems and facilitate restoration opportunities. Overtime, the monitoring data will be used to develop overall watershed health indicators, and as a basis of employing adaptive watershed management planning.	B \$→\$\$\$	PBES PW WICC	Napa County Public Works, FCWCD and partner agency staff are currently focused on the development of a tracking and accounting system to effectively coordinate and report on TMDL compliance and stream habitat conditions. This work builds upon prior assessment work and data from past and current monitoring efforts, and it is funded by a grant from the EPA through June 2014. Long-term funding to support TMDL compliance tracking and long-term monitoring of watershed conditions will be necessary to address current and upcoming State regulatory requirements and inform effective local management actions. Out-migration fisheries monitoring also continues with support from the RCD JPA and grants.
Action Item CON WR-6 (MM 4.13.3.1a)	Identify, map, and disseminate information on groundwater recharge areas, to the extent feasible, and provide educational materials and resource information on ways of reducing and limiting the development of non-pervious surfaces in those areas.	A \$→\$\$\$	PW FCWCD PBES	Groundwater consultant studies completed & presented to the Board in February 2011. Follow-up analysis of recharge completed in 2014.
Action Item CON WR-7	Establish and disseminate standards for well pump testing and reporting and include as a condition of discretionary projects that well owners provide to the County upon request information regarding the locations, depths, yields, drilling and well construction logs, soil data, water levels and general mineral quality of any new wells.	A \$→\$\$\$	EH PW PBES	Planned for development by the groundwater resources advisory committee (GRAC) in 2014.
The County, in cooperation with local municipalities and districts, shall perform surface water and groundwater resources studies and analyses, and work towards the development and implementation of an integrated water resources management plan (IRWMP) that covers the entirety of Napa County and addresses local and state water resource goals, including the identification of surface water protection and restoration projects, establishment of countywide groundwater management objectives and programs for the purpose of meeting those objectives, funding and implementation.	B \$\$\$	PBES PW EH FCWCD	The County completed the Napa County Groundwater Monitoring Plan (Jan 2013/1SCE) and a Report on Updated Hydrogeologic Conceptualization and Characterization of Conditions (Jan 2013/1SCE), as well as the Napa County CASGEM Plan (Sept 2011). Community outreach efforts are currently underway to expanding the groundwater monitoring network and a grant is also being pursued for	



Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
<p>Action Item CON WR-8 (MM 4.11.5a)</p>	<p>The County shall monitor groundwater and interrelated surface water resources, using County-owned monitoring wells and stream and precipitation gauges, data obtained from private property owners on a voluntary basis, data obtained via conditions of approval associated with discretionary projects, data from the State Department of Water Resources, other agencies and organizations. Monitoring data shall be used to determine baseline water quality conditions, track groundwater levels, and identify where problems may exist. Where there is a EHonstrated need for additional management actions to address groundwater problems, the County shall work collaboratively with property owners and other stakeholders to prepare a plan for managing groundwater supplies pursuant to State Water Code Sections 10750-10755.4 or other applicable legal authorities.</p>	<p>Ongoing \$→\$\$\$</p>	<p>PW EH PBES</p>	<p>additional dedicated monitoring wells. An updated IRWM Plan for the Napa River and Suisun Creek basins is scheduled for completion by Fall 2013. A new IRWM Plan for the Putah Creek basin will be completed in June 2013. Water resource projects that benefit Napa County are included in both plans. Grant applications for Round 2 Prop 84 funding are currently being prepared with assistance from staff and regional partners for eligible projects listed in both IRWM Plans. Applications will be submitted to the State in late March 2013. If requests are fully funded, over \$4 million in funding for programs and projects would directly and indirectly benefit communities in Napa County. The IRWMP process and plans establish a long-term management strategy for water resource in the County. To fulfill the objectives in the plans, staff from PW, PBES &amp; FCWCD will continue to coordinate at a local level to effectively contribute to this and other regional efforts in the Bay Area and Sacramento River IRWMP Funding Areas.</p>
<p>Action Item CON WR-9 (MM 4.11.5c)</p>	<p>The County shall adopt a Water-Efficient Landscape Ordinance for multi-family residential, industrial, and commercial developments regarding the use of water-efficient landscaping consistent with AB 325.</p>	<p>A \$</p>	<p>PBES PW</p>	<p>State Model (WELO) Ordinance became effective Jan. 1, 2010 and is currently being implemented.</p>
<p>Action Item CON WR-9.5</p>	<p>The County shall work with the SWRCB, DWR, DPH, CalEPA, and applicable County and City agencies to seek and secure funding sources for the County to develop and expand its groundwater monitoring and assessment and undertake</p>	<p>Ongoing</p>	<p>PW PBES</p>	<p>See CON WR-8 above.</p>



Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
Action Item CON CPSP-1	community-based planning efforts aimed at developing necessary management programs and enhancements. The County shall develop a greenhouse gas (GHG) emissions inventory measuring baseline levels of GHGs emitted by County operations through the use of electricity, natural gas, fossil fuels in fleet vehicles and County staff commute trips, and establish reduction targets.	Ongoing \$	CIA CEO	County baseline inventory and action plan was presented and accepted by the Board of Supervisors in 2010
Action Item CON CPSP-2 (MM 4.8.7a)	The County shall conduct a GHG emission inventory analysis of all major emission sources in the County by the end of 2008 in a manner consistent with Assembly Bill 32, and then seek reductions such that emissions are equivalent to year 1990 levels by the year 2020. Development of a reduction plan shall include consideration of a "green building" ordinance and other mechanisms that are shown to be effective at reducing emissions.	2008 \$\$\$	PBES	NCTPA completed a community-wide inventory/framework in 2009. A proposed Climate Action Plan for the unincorporated county was developed and presented to the Board in 2012. Revisions were requested and are underway.
Action Item CON CPSP-3	The County shall conduct an audit within the next five years of County facilities to evaluate energy use, the effectiveness of water conservation measures, production of GHGs, use of recycled and renewable products and indoor air quality to develop recommendations for performance improvement or mitigation. The County shall update the audit periodically and review progress towards implementation of its recommendations.	A \$	PW	Periodic audits will follow the operational plan presented to the Board in March 2010 (See CON CPSP-1).
Action Item CON CPSP-4	The County shall map Napa County's biomass, wind, geothermal, solar photovoltaic, solar thermal, biofuel, landfill gas, and other potential renewable energy sources and partner with other organizations and industry to disseminate information about the potential for local energy generation.	B \$	PW PBES EH	Can be completed as part of revisions to the draft CAP in 2013.
Action Item CON CPSP-5	The County shall quantify increases in locally generated energy between 2000 and 2010, and establish annual numeric targets for local production of "clean" (i.e., minimal GHG production) energy by renewable sources, including solar, wind, biofuels, waste, and geothermal.	2010 \$	PBES	Can be completed as part of revisions to the Draft CAP in 2013.
Action Item CON CPSP-6 (MM 4.8.5)	The County shall periodically review and update the County Code to be consistent with requirements of CARB and the BAAQMD.	Ongoing \$	PW PBES EH	Ongoing.
<b>Economic Development Element</b>				
Action Item E-13.1	The County Board of Supervisors will be provided with periodic updates on the state of the County's economy, in order to more effectively utilize County resources to promote countywide economic health.	Ongoing \$→\$\$\$	CEO WIB	Periodic updates accomplished during budget presentations and other public hearing items.
<b>Recreation and Open Space Element</b>				
Action Item ROS-1.1	In cooperation with other public agencies and, in particular with the Napa County Regional Park and Open Space District, maintain a comprehensive inventory of public lands, including their existing and potential resource and recreational values.	Ongoing \$	RPOSD	Updated March 2014
Action Item ROS-1.2	Modify the Zoning Ordinance as necessary to reflect the policies included in this Element and provide the appropriate level of review of proposed improvements and activities.	A \$	PBES RPOSD	Zoning Ordinance amended in August 2009 (created Skyline Wilderness Park Combining District



Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
Action Item ROS-2.1 (MM 4.13.91b)	In partnership with the Napa County Regional Parks and Open Space District, establish numeric objectives for increased off-street trails and acreage of dedicated open space accessible to the public.	A \$	RPOSD PW PBES	and amended Rural Recreation and Campground (provisions) Numeric goals included in the RPOSD District Master Plan adopted January 2009 and updated in 2011.
Action Item ROS-2.2	Support the Napa County Regional Park and Open Space District in developing, and updating at appropriate intervals, a new park and recreation master plan that identifies priorities, implementation strategies, and funding needs.	A \$→\$\$\$	RPOSD PW PBES	RPOSD Master Plan for 2008-13 adopted January 2009 and updated in 2011.
Action Item ROS-2.3	Support sufficient and stable funding for the Napa County Regional Park and Open Space District.	Ongoing \$\$\$	RPOSD	BOS and NCRPOSD held joint meeting in May 2012 and agreed to work together to investigate the feasibility of a ballot measure to permanently fund NCRPOSD. The BOS in June 2012 approved funding for NCRPOSD until July 2017 using Special Projects Fund.
Action Item ROS-2.4	Investigate and, where feasible, transfer the ownership and/or operation of existing County park facilities to the Napa County Regional Park and Open Space District.	Ongoing \$	PW RPOSD	Napa River Ecological Reserve management transferred to the RPOSD District. Skyline Park transfer deferred until after it is possible to obtain fee title from the State. No current plan to transfer Cuttings Wharf.
Action Item ROS-2.5	Support the Napa County Regional Park and Open Space District in obtaining state, federal, and foundation grants, using methods such as preparing and adopting local plans and policies which may be required by various grant programs, and providing required local matching funds.	Ongoing \$→\$\$\$	RPOSD	NCRPOSD through June 2012 has obtained \$5.35M in non-county grants, \$305,400 in volunteer support, \$4.7M in donations and pledges, and \$1.17M in grants for project partners, matched by \$3.2 M in County grants.
<b>Safety Element</b>				
Action Item SAF-2.1	Participate in local, regional, and state education programs regarding fire, flood, and geologic hazards.	B \$	PBES PW FCWCD	An ongoing part of County and PBES training programs.
Action Item SAF-8.1	The County's seismic fault maps shall be reviewed regularly to ensure that they reflect the latest information available.	B \$	PBES PW	Map/database maintained as ongoing part of PBES work program.
Action Item SAF-8.2	Updated maps should be made available to the public at County offices, on the County's Web site, and through other appropriate channels.	Ongoing \$	PBES	Map layers are provided as an ongoing part of the PBES work program and are available (as allowed) via the online GIS data catalogue. The Flood Zones map was updated in 2011; the Hazardous Facilities map was completely overhauled and updated in 2012.







RESOLUTION NO. 2011-02

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NAPA, STATE OF CALIFORNIA, RESERVING \$4,550,921 FROM THE NAPA COUNTY AFFORDABLE HOUSING TRUST FUND FOR CONTEMPLATED AWARD OF SAID FUNDS TO TWO AFFORDABLE HOUSING PROJECTS KNOWN AS THE OAK CREEK TERRACE AND SILVERADO CREEK RESIDENCES**

**WHEREAS**, the County of Napa ("County") receives funds under its Inclusionary Housing and In-Lieu fee ordinance to further the development of affordable housing; and

**WHEREAS**, on June 30, 2010, the County issued a Notice of Funding Availability ("NOFA") for Development of Affordable Rental Housing and made Five Million Dollars (\$5,000,000) available through its NOFA for projects located anywhere in Napa County; and

**WHEREAS**, the City of Napa ("City") simultaneously made Three Million Five Hundred Thousand Dollars (\$3,500,000) of its trust fund available for any projects located within the City's boundaries; and

**WHEREAS**, County and City received five high-quality proposals for new affordable housing developments, all located within the City of Napa; and

**WHEREAS**, County and City staff jointly selected the proposals for the development of the Oak Creek Terrace and Silverado Creek Residences projects; and

**WHEREAS**, the Oak Creek Terrace project includes the development of Forty One (41) affordable apartment units at the northern edge of the Westwood neighborhood at 2662 First Street, and the Silverado Creek Residences project includes the redevelopment of the vacant Sunrise Senior Living Property at 3700 Valle Verde Drive and will provide Thirty Four (34) units of affordable rental housing and an additional Twenty Eight (28) units of affordable housing through acquisition of a contiguous site; and

**WHEREAS**, it is contemplated that the County will commit Fifty Nine Percent (59%) of the funding for the two projects and the City will commit Forty One Percent (41%) of the funding for the two projects; and

**WHEREAS**, to promote the City's and County's mutual commitment to focusing new development in urbanized areas, the County requires that, as a condition of funding those projects located in the incorporated jurisdictions of the County of Napa, the City must agree to increase its share of the regional housing needs pursuant to Government Code Section 65584.07 (or successor provision) in the next housing cycle to be adopted by the Association of Bay Area Governments ("ABAG"), so that the County's share of the Regional Housing Needs Allocation ("RHNA") shall be reduced; and

**WHEREAS**, in consideration for the County's award of housing trust fund monies



toward these affordable housing projects, the City will enter into an agreement with the County accepting an increase in the City's RHNA allocation and a reduction in the County's RHNA allocation for the fifth revision of the housing element, so that the County's share of the RHNA shall be reduced in proportion to the percentage of funding provided by County towards the affordable housing projects; and

**WHEREAS**, before the County can grant funding to the Oak Creek Terrace and Silverado Creek Residences projects, the developers of those two projects must provide satisfactory complete applications for funding; and

**WHEREAS**, it is expected that such applications will be submitted in the near future.

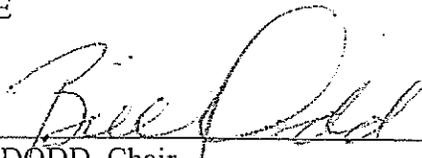
**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of the County of Napa hereby reserves a total of Four Million Five Hundred Fifty Thousand Nine Hundred Twenty One Dollars (\$4,550,921) from its Affordable Housing Trust Fund for the above referenced projects. In particular, One Million Six Hundred Forty Seven Thousand Fifty Nine Dollars (\$1,647,059) shall be reserved for the Oak Creek Terrace project, and Two Million Nine Hundred Three Thousand Eight Hundred Sixty Two Dollars (\$2,903,862) shall be reserved for the Silverado Creek project.

**THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED** by the Board of Supervisors of the County of Napa, State of California, at a regular meeting of said Board held on the 11th day of January 2011 by the following vote:

AYES: SUPERVISORS WAGENKNECHT, CALDWELL, DILLON, LUCE and DODD

NOES: SUPERVISORS NONE

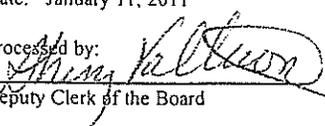
ABSENT: SUPERVISORS NONE

  
\_\_\_\_\_  
BILL DODD, Chair  
Napa County Board of Supervisors

ATTEST: GLADYS I. COIL  
Clerk of the Board of Supervisors

By: 

APPROVED AS TO FORM  
Office of County Counsel  
By: Silva Darbinian (by e-signature)  
Chief Deputy County Counsel  
Date: December 29, 2010

APPROVED BY THE NAPA COUNTY  
BOARD OF SUPERVISORS  
Date: January 11, 2011  
Processed by:   
Deputy Clerk of the Board





A Tradition of Stewardship  
A Commitment to Service

Agenda Date: 1/11/2011

Agenda Placement: 10B

## NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

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**TO:** Board of Supervisors

**FROM:** Florin, Lawrance - Director  
Community and Intergovernmental Affairs Division

**REPORT BY:** Nancy Johnson, HOUSING AND COMMUNITY DEV COOR - 707-299-1352

**SUBJECT:** Request for two loans from the Affordable Housing Fund for Napa Valley Community Housing and Bridge Housing

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### RECOMMENDATION

Community and Intergovernmental Affairs Manager requests adoption of a resolution reserving Affordable Housing funds, in the amount of \$4,550,921, in response to the Notice of Funding Availability (NOFA) for two affordable housing projects in the City of Napa pursuant to completion of a final application for funding and approval of a Regional Housing Needs Assessment transfer agreement with the City of Napa and authorizing for the Chair to sign all associated documents.

### EXECUTIVE SUMMARY

In compliance with the Housing Element of the County's General Plan, in June 2010, the County issued a Notice of Funding Availability (NOFA) in order to allocate up to \$5.0 million of Affordable Housing Trust Fund dollars to potential rental housing developments. Simultaneously, the City of Napa made \$3.5 million available for any projects located within the City's boundaries. The County received five proposals, all of which were for development of properties located in the City of Napa. After a rigorous selection process, County and City staff selected two developments for funding: Oak Creek Terrace and Silverado Creek Residences.

This letter seeks the Board's authorization to reserve funding in the amount of \$1,647,059 for the Oak Creek Terrace development and in the amount of \$2,903,862 for the Silverado Creek Residences. Staff will seek final Board approval to make these subsidy loans upon receipt of satisfactory full applications from each of the developers.

These loans would be made pursuant to a Regional Housing Needs Assessment (RHNA) transfer agreement with the City of Napa. The transfer agreement would result in a RHNA credit for 61 low and very low-income affordable housing units and would demonstrate compliance with County's Housing Element policies.

**PROCEDURAL REQUIREMENTS**

1. Staff reports.
2. Public comments.
3. Motion, second, discussion and vote on the item.

**FISCAL IMPACT**

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	The funding for both projects is budgeted in the Affordable Housing Fund account 11200.
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	The monies in the Affordable Housing Fund are a result of impact fees collected when a building permit is issued to offset the need for affordable housing. The funding is used to help subsidize affordable housing projects in exchange for Regional Housing Needs Assessment (RHNA) housing credit from the incorporated cities. The first project is 41 units of which the County would receive 24 housing credits and the second project is 62 units, which would give the County an additional 37 units of housing credit. The funds are restricted to the creation and administration of affordable housing and budgeted for this use.
Is the general fund affected?	No
Future fiscal impact:	As the County continues to collect fees in the Affordable Housing Fund, new NOFA's will be issued to distribute the money to affordable housing providers.
Consequences if not approved:	The money will remain Affordable Housing Fund and not be used in the manner for which they were collected.
Additional Information:	

**ENVIRONMENTAL IMPACT**

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

**BACKGROUND AND DISCUSSION**

The Housing Element of the Napa County General Plan, adopted by the Board of Supervisors on June 23, 2009, recognizes the need for the development of affordable rental housing for low- and moderate-income households. Particular policies adopted include the following:

- The County shall 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 capable of purchase or rental by persons of extremely low, very low, low, and/or moderate-income as determined by applicable federal guidelines.

- The County shall continue to cooperate with incorporated municipalities in Napa County by using its 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.
- The County shall maximize the length of time that affordable housing units stay affordable, particularly when units are developed using Affordable Housing Fund monies.

Consistent with these policies, on April 27, 2010, staff recommended and the Board approved a specific set of policies and procedures for allocation and disbursement of Affordable Housing Trust Fund monies for the purpose of initiating new affordable multi-family developments. As outlined in these procedures, on June 30, 2010, the County issued a Notice of Funding Availability (NOFA) for Development of Affordable Rental Housing. The County made \$5.0 million available through its NOFA for projects located anywhere in Napa County. Simultaneously, the City of Napa made \$3.5 million available for any projects located within the City's boundaries. So, a total of \$8.5 million was potentially available depending on where projects would be located.

Staff is pleased to report that, on August 19, 2010, the County received five high-quality proposals for new affordable housing developments. All five of the proposals received were for developments to be located in the City of Napa.

#### Selection Process

All five applications received were reviewed for completeness by an independent third-party consultant. Each of the applicants was notified of the results of their completeness review on September 7<sup>th</sup> and, to the extent there were deficiencies, was given the opportunity to add to or amend their application by close of business on September 10<sup>th</sup>. Following receipt of additional items, each of the five projects was deemed complete.

For each of the development teams, qualifications and experience were reviewed, references were checked, and financial statements were analyzed. Each of the proposed projects was thoroughly underwritten, reviewed for viability of funding strategy, analyzed for adequacy of development budget, and reviewed for long-term financial viability. Ultimately, all five projects were determined to be reasonably feasible and all five development teams sufficiently experienced and capable of completing the projects as proposed.

Each of the projects was also given a preliminary score by the third-party consultant according to criteria set forth in the NOFA. County and City staff met with their consultants on September 30, 2010, to review each of the proposals and the scoring and to determine the best fit with County and City needs and budgets. Because it received the highest score of 7 out of 10 possible points, Silverado Creek Residences was selected. Then, after allocating funds to Silverado Creek, the next two highest scoring projects requested more money than was available under the NOFA. So, in order to make efficient use of the remaining funds, Oak Creek Terrace was selected as the second project.

These proposals were ultimately selected for the following reasons:

- Each of these two projects requested the lowest overall combined subsidy amount: \$2.8 million and \$4.9 million respectively. These relatively low subsidy amounts allowed the County and City to spread the

subsidy across two projects in different neighborhoods rather than concentrating all of the affordable housing units in one location (e.g. \$7.0 million of subsidy spent on one project in one neighborhood).

- The locations of these two projects were reasonably distant from each other and from other existing and pending affordable housing developments.
- Zoning and General Plan designations for each of these projects were already appropriate for the proposed developments: Both of the selected projects will require design review and entitlements, but no significant issues were identified and we expect a "fast track" review process. Competing projects needed significantly more entitlement work before they could proceed.
- The proposed projects' exterior facades materials palette, and site plans meet City of Napa residential design guidelines and seem to fit best with Napa's historic character and charm.
- Both proposed development teams included Napa's home-grown affordable housing developer, Napa Valley Community Housing (NVCH). These joint ventures with strong, experienced partners were seen as a way of strengthening a local nonprofit corporation and enhancing local expertise.

### **Project Descriptions**

County and City staff jointly selected the proposals for Oak Creek Terrace and Silverado Creek Residences.

**Oak Creek Terrace** will be developed by a partnership between Burbank Community Housing Corporation and Napa Valley Community Housing, both California nonprofit corporations. They propose to develop 41 affordable apartment units at the northern edge of the Westwood neighborhood at 2662 First Street. The apartments will be arranged in a 3-story structure around a central courtyard, including a tot lot and barbecue/picnic area. (Please see attached site plans and elevations.) Project amenities also include a small community room with a kitchen and computer workstations, as well as a landscaped, park-like area adjacent to the setback along Oak Creek.

**Silverado Creek Residences** will be developed by a partnership between Bridge Housing Corporation and Napa Valley Community Housing, also both California nonprofit corporations. The project will be located in the Vintage neighborhood at 3700 Valle Verde Drive and will involve the redevelopment of the vacant Sunrise Senior Living property. The reconfigured property would provide 34 1, 2, and 3-bedroom units. In addition, the developers intend to acquire a contiguous 1-acre site to build 28 additional units, so the development will encompass 62 apartments overall. Project amenities will include a community room, including kitchen, library, lounge, and computer room. The property will offer multiple landscaped green spaces, including a landscaped common, a wide lawn, and a landscaped corridor fronting Salvador Creek.

### **RHNA transfer agreement**

The City and County staff have been negotiating a Regional Housing Needs Assessment (RHNA) transfer agreement. A copy of that agreement, which is still in draft form, is attached to this report. Under the terms of this agreement the city will agree to increase its share of the regional housing needs pursuant to Government Code section 65584.07 in the next RHNA to be adopted by ABAG so that the County's share can be reduced. This increase and commensurate reduction in allocations shall be in proportion to the percentage of local funding provided by the County towards the affordable housing project. In this particular case the County will commit 59% of the funding for these projects. The City will therefore agree to absorb through the next RHNA cycle an additional 61 units. The Napa City Council is scheduled to consider this agreement at its January 18th City Council meeting.

**Loan Requests**

In order to bring the Oak Creek Terrace and Silverado Creek Residences to fruition, they will each need local subsidy dollars from both the City of Napa and the County of Napa as follows:

	Oak Creek Terrace	Silverado Creek Residences	Total Reservations Requested	Funds Remaining	Pro Rata Shares
City of Napa Subsidy	\$ 1,152,941	\$ 2,032,703	\$ 3,185,644	\$ 314,356	41%
County of Napa Subsidy	<u>1,647,059</u>	<u>2,903,862</u>	<u>4,550,921</u>	<u>449,079</u>	<u>59%</u>
Local Subsidy Required	\$ 2,800,000	\$ 4,936,565	\$ 7,736,565	\$ 763,435	100%

To that end, this Board Agenda Letter seeks the Board's authorization to:

1. Reserve Affordable Housing Trust Fund dollars in the amount of \$1,647,059 for the Oak Creek Terrace development. Subject to a full application in 2011 and subsequent approval by the Board, the funds would be loaned to the to-be-formed California limited partnership that will develop and operate the Oak Creek Terrace project. The general partners of that partnership must be Burbank Community Housing Corporation and Napa Valley Community Housing.
2. Reserve Affordable Housing Trust Fund dollars in the amount of \$2,903,862 for the Silverado Creek Residences development. Subject to a full application in 2011 and subsequent approval by the Board, the funds would be loaned to the to-be-formed California limited partnership that will develop and operate the Silverado Creek Residences. The general partners of that partnership must be Bridge Housing Corporation and Napa Valley Community Housing.

The ultimate terms of these loans would be in substantial conformance with the County's policies and procedures, including the Affordable Housing Trust Fund underwriting guidelines.

**Impact**

The County's investment in the Oak Creek Terrace and Silverado Creek Residences will total \$4,550,921. In return for this investment, the County will reap the following gains:

1. The proposed projects fulfill Housing Element policies by creating new housing opportunities for under-served segments of the population in the County's already urbanized areas.
2. Assuming a 59/41 split of Regional Housing Needs Assessment (RHNA) credit (according to the pro rata share of County/City investment in each project), the County can count 30 very low-income units and 31 low-income units toward the fulfillment of its RHNA requirements.
3. Silverado Creek Residences will remove moderate blight by redeveloping a property that has been vacant for more than five years.
4. Oak Creek Terrace and Silverado Creek Residences will provide 103 beautiful, safe, and sanitary homes for families to live and raise their children.
5. Recent studies show that the ability to reside in high-quality affordable housing results in (1) increased family stability (as some financial pressure is removed); (2) increased educational attainment (as children

are not forced to move from school to school as the family searches for better housing options); and (3) better health outcomes (as living conditions are more sanitary and funds are freed up to pay for health care).

6. Affordable housing creates jobs: the Construction Industry Research Board estimates that 5.72 person-years of employment are created in the construction industry for each \$1 million spent on construction. Using that estimate, the two proposed developments will create a total of 92 person-years of well-paying construction jobs in Napa.

#### **Potential Future Addition**

It should be noted that the Oak Creek Terrace project, as proposed, is being developed on a flag lot situated well back from First Street, adjacent to the creek. The City of Napa would like to see the vacant lot located between the Oak Creek Terrace lot and First Street also developed as affordable rental housing. To that end, the development team is in negotiations to acquire the site. If the developer is successful in those negotiations, and presuming that the expansion project is structured substantially in conformance with the structure of the original project application, City and County staff would propose to allocate the remainder of the \$8.5 million made available under the NOFA to the expansion project. It is expected that the split between County and City funds would remain the same at 59/41. Therefore, the County's portion of the subsidy for the expansion project would be \$449,079. In the event that this add-on project ends up with a reasonable probability of success, staff will return to the Board with a full report and a request for authorization to expend funds from the Affordable Housing Trust Fund.

#### **SUPPORTING DOCUMENTS**

- A . Resolution
- B . NOFA
- C . Oak Creek Terrace
- D . Silverado Creek
- E . Memorandum with two additional exhibits (Added after initial agenda posting)

CEO Recommendation: Approve

Reviewed By: Molly Rattigan

## City/County Shared RHNA Housing Units

2007-14 City/County Agreement regarding distribution of RHNA units.\*

Entity	Very Low	Low	Moderate	Above Mod	Total
County	23 (5%)	15 (4%)	16 (4%)	28 (3%)	82
City	466	381	381	882	2,110
<b>Total City</b>	<b>489</b>	<b>396</b>	<b>397</b>	<b>910</b>	<b>2,192</b>

### City Issuance of Building Permits 2007-2014

	Very Low	Low	Moderate	Above Mod	Total
2007	2 Second Units (SU)	1 SU	3 Duplex 41	178 SFDs, SF Attached, Multi Family -Riverfront	225
2008	1 SU	1 SU	1 SU, 20 condos at Silverado Villa	55 SFDs, SF attached	78
2009		4 restricted duplex units-		16 SFDs	20
2010	1 SU	1 SU	3 SU	45 SFDs, SF attached	50
2011	24 Apts		2 Duplex 1 SU	58 SFDs, SF attached	85
2012	2 SU	4 SU		40 SFDs, SF attached	46
2013	27 Apts.		7 SU	109 Apts. 45 SFRs	188
2014	31 Apts. (Oak Creek) 3 SU	9 Apts (Oak Creek) 3 SU	1 (Oak Creek) 1 SU	29 SFRs 3 SU	80
<b>Total</b>	<b>91</b>	<b>23</b>	<b>80</b>	<b>578</b>	<b>772</b>

### County Share of City Building Permits 2007-2012

	Very Low	Low	Moderate	Above Moderate
Total City building Permits**	30	11	71	392
County Multiplier	5%	4%	4%	3%
<b>County unit share per Agreement</b>	<b>2</b>	<b>1</b>	<b>3</b>	<b>12</b>

\*City agreed to provide sites for 82 units at various income levels (City Agreement 8428-A). County gets credit as units are built in each income category based on the proportion of county to city units.

\*\*Through 2012

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Napa County Agreement No  
City of Napa Agreement No

6903

CITY OF NAPA AND COUNTY OF NAPA  
MEMORANDUM OF AGREEMENT  
CONCERNING HOUSING AND REDEVELOPMENT

RECEIVED

OCT 12 2007

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

This Memorandum of Agreement ("Agreement") is made and entered into as of 10-7-07, 2007 by and between the County of Napa, a political subdivision of the state of California ("County") and the City of Napa, a municipal corporation ("City").

RECITALS:

- A. The City and the County share a mutual commitment to encourage land use policies that preserve agricultural uses and that focus new development in urbanized areas.
- B. The City and the County also share a mutual commitment to cooperate toward pooling available resources in order to meet the housing needs generated within the County, including the regional housing need allocations ("RHNA") identified by the State Department of Housing and Community Development ("HCD") and the Association of Bay Area Governments ("ABAG").
- C. The City and the County have mutual interests in reducing blight, encouraging economic development in distressed areas, and encouraging affordable housing development.
- D. The City and the Napa Community Redevelopment Agency ("NCRA") will consider adoption of the Soscol Gateway Redevelopment Project Area (as summarized during a staff presentation of the Draft Redevelopment Plan at the NCRA meeting of September 18, 2007). The goals of the Soscol Gateway Redevelopment Project Area include, among other goals, providing infill housing along the Soscol Corridor to assist in meeting the housing needs of the City and the County.
- E. On October 7, 2003, the parties entered into a Memorandum of Understanding ("MOU") identified as Napa County Agreement No. 6148, and City of Napa Agreement No. 8428. The MOU identified a range of actions the City and the County agreed to take in order to achieve, among other goals, many of the issues identified in these recitals. While this Agreement is intended to update and supplement some of the terms of the MOU, the parties intend the provisions of the MOU to remain in full force and effect unless specifically modified by this or another Agreement.

NOW THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES SET FORTH HEREIN, THE PARTIES AGREE AS FOLLOWS:

- 1. Support for Soscol Gateway Redevelopment Project Area. The County hereby supports the City's and NCRA's efforts to provide for needed infrastructure upgrades, economic development, and infill housing in areas subject to flooding by establishing the Soscol Gateway Redevelopment Project Area as described in the Draft Redevelopment Project Plan.
- 2. Repeal of Paragraph 4 of MOU. Paragraph 4 of the MOU relating to Revenue Sharing is hereby deleted in its entirety. The County shall have no obligation to make revenue sharing payments to the City as initially contemplated by Paragraph 4 of the MOU. The deletion of Paragraph 4 from the MOU shall survive any termination of this Memorandum of Agreement.
- 3. Allocation of City Housing Units to the County



- a. The parties agree to work together to obtain ABAG approval for the City to identify sites to accommodate 164 housing units to be allocated to the County's RHNA over two HCD planning periods; 82 housing units during the 2007-2014 planning period, and 82 housing units during the subsequent planning period. As soon as ABAG issues a letter accepting the allocation of housing units from the City to the County as set forth in this Agreement, the parties will begin the process of updating their respective Housing Elements in compliance with all laws, including conducting any public hearings, environmental reviews, and related requirements as may be set forth in federal, state, and local laws and regulations.
  - b. After the City Council and the County Board of Supervisors approve the respective update to each party's Housing Element consistent with this Agreement, and after HCD certifies the Housing Elements, the City agrees to allocate built housing units to the County for the life of the Soscol Gateway Redevelopment Plan, up to a maximum of 164 housing units, consistent with the approach described on Exhibit "A," attached hereto and incorporated herein by reference.
  - c. The parties acknowledge and agree that this Agreement is not intended to and shall not in any manner be used to change the baseline for the City's future RHNA determinations by ABAG (other than those specifically identified herein for the planning periods of 2007-2014 and the subsequent period).
4. Notices. All notices required or contemplated by this Agreement shall be in writing and shall be delivered to the respective party as set forth in this section. Communications shall be deemed to be effective upon the first to occur of: (a) actual receipt by a party's Authorized Representative, or (b) actual receipt at the address designated below, or (c) three working days following deposit in the United States Mail of registered or certified mail sent to the address designated below. The Authorized Representative of either party may modify their contact information identified in this section by providing notice to the other party. The Authorized Representative of each party shall be identified on the "Attn" line, below:

City of Napa:

Attn: City Manager  
P.O. Box 660  
Napa, California 94559-0660

Copy: City Attorney  
P.O. Box 660  
Napa, California 94559-0660

County of Napa:

Attn: Napa County Executive Officer  
1195 Third Street, Suite 310  
Napa, California 94559

Copy: County Counsel  
1195 Third Street  
Napa, California 94559



5. Governing Law, Jurisdiction, and Venue. The interpretation, validity, and enforcement of this Agreement shall be governed and interpreted in accordance with the laws of the State of California. Any suit, claim, or legal proceeding of any kind related to this Agreement shall be filed and heard in a court of competent jurisdiction in the County of Napa.
6. Severability. If any term of this Agreement (including any phrase, provision, covenant, or condition) is held by a court of competent jurisdiction to be invalid or unenforceable, this Agreement shall be construed as not containing that term, and the remainder of this Agreement shall remain in full force and effect; provided, however, this paragraph shall not be applied to the extent that it would result in a frustration of the parties' intent under this Agreement.
7. Attorney's Fees. In the event any legal action is commenced to enforce or interpret this Agreement, the prevailing party is entitled to recover reasonable attorney's fees, costs, and expenses incurred, whether or not such action proceeds to judgment.
8. Modifications. This Agreement may not be modified orally or in any manner other than an agreement in writing signed by both parties.
9. Waivers. Waiver of a breach or default under this Agreement shall not constitute a continuing waiver or a waiver of a subsequent breach of the same or any other provision of this Agreement.
10. Entire Agreement. This Agreement, including all documents incorporated herein by reference, comprises the entire integrated understanding between the parties concerning the matters described herein. This Agreement supersedes all prior negotiations, agreements, and understandings regarding this matter, whether written or oral. The documents incorporated by reference into this Agreement are complementary; what is called for in one is binding as if called for in all.
11. Each Party's Role in Drafting this Agreement. Each party to this Agreement has had an opportunity to review this Agreement, confer with legal counsel regarding the meaning of this Agreement, and negotiate revisions to this Agreement. Accordingly, neither party shall rely upon Civil Code section 1654 in order to interpret any uncertainty in the meaning of this Agreement.
12. Signatures. The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity, and authority to enter into and execute this Agreement on behalf of the respective legal entities of County and City.
13. Exercise of Discretion. The parties recognize and agree that nothing in this Agreement is intended to nor shall be interpreted to limit the ability of the individual members of the City Council and the Board of Supervisors to exercise their discretion in whatever manner appropriate.

IN WITNESS WHEREOF, this Agreement was executed by the parties hereto as of the date first above written

COUNTY OF NAPA



By: Jill Teckel  
Jill Teckel, Mayor

ATTEST:  
GLADYS COIL  
Clerk of the Board of Supervisors

By: Gladys Coil

APPROVED AS TO FORM:  
ROBERT WESTMEYER,  
County Counsel

By: Robert Westmeyer

CITY OF NAPA

By: Harold Modrow  
Chair, Board of Supervisors

ATTEST:  
SARA COX  
City Clerk

By: Sara J. Cox

APPROVED AS TO FORM:  
MICHAEL W. BARRETT  
City Attorney

By: Michael W. Barrett

Harold Modrow  
CHAIRMAN  
BOARD OF SUPERVISORS  
CITY OF NAPA  
GLADYS COIL  
CLERK OF THE BOARD  
Deputy



## EXHIBIT "A"

Page 1 of 1

1. For ABAG's RHNA planning period for 2007 – 2014, the City will allocate up to 82 housing units to the County. The total number of 82 housing units will be allocated to each income category (very-low, low, moderate, and above moderate) using a percentage distribution equal to the percentage allocated by ABAG to the unincorporated area of the County in the final RHNA allocation for the 2007 – 2014 planning period. Using ABAG's draft RHNA allocation dated June 29, 2007, it is anticipated that the 82 housing units will be allocated to each income category as follows:

<u>Dates</u>	<u>Very-low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Moderate</u>	<u>Total</u>
2007-2014	23	15	16	28	82

2. As each certificate of occupancy is issued for housing units in the City during the ABAG RHNA planning period of 2007-2014, the City will report to HCD the total number of housing units in each income category, and the City will credit the City and the County (respectively) in each income category based on the percentages set forth in the final RHNA allocation for the 2007-2014 planning period. Using ABAG's draft RHNA allocation dated June 29, 2007, it is anticipated that the credits will be distributed based on the percentages set forth below (based on the parenthetical number of units for each entity in each income category):

<u>Entity</u>	<u>Very-low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Moderate</u>
County	(23) 5%	(15) 4%	(16) 4%	(28) 3%
City	(466) 95%	(381) 96%	(381) 96%	(882) 97%

For example, if (in year one) the City issued certificates of occupancy for 20 very low income housing units, and 5 low income housing units; the City would credit the County with 1 very low income unit (5% of 20) and 0 low income units, and the City would credit the City with 19 very low income units and 5 low income units. If (in year two) the City issued certificates of occupancy for 10 very low income housing units, and 20 low income housing units; the City would credit the County with 0 very low income unit and 1 low income units (4% of 25), and the City would credit the City with 10 very low income units and 19 low income units.

3. For ABAG's subsequent RHNA planning period, the City will allocate up to 82 housing units to the County. The total number of 82 housing units will be allocated to each income category (very-low, low, moderate, and above moderate) using a percentage distribution equal to the percentage allocated by ABAG to the unincorporated area of the County in the final RHNA allocation for the planning period. The housing units allocated to the County will be credited to the City and the County in each income category annually for the life of the Soscol Gateway Redevelopment Plan based on the percentages set forth in the final RHNA allocations for the applicable planning period.

