



Napa County Housing Element Advisory Committee Meeting #2

15 November 2021

Topics to Discuss

- Meeting Overview 3
- Regional Housing Needs Allocation (RHNA) 4
 - Development & Status of the Draft RHNA
 - Availability & Use of RHNA Transfers (65584.07)
- Sites Inventory Components 10
 - Single Family Dwellings & ADUs
 - Farmworker Housing
 - Potential Use of the Adequate Sites Alternative (65583.1(c))
 - Inventory of Suitable Land (65583(a)(3), 65583.2)
- Proposed Site Selection Criteria 21
- Exploration of Possible Sites 23
- Next Steps 30



Overview of the Housing Element Update

The Housing Element Update

- Updated Housing Needs Assessment
- Updated goals, policies, and programs to address the maintenance, preservation, improvement, and development of housing and affirmatively further fair housing
- A Housing Inventory that meets the County's Regional Housing Needs Assessment (RHNA) plus a buffer

Related Actions

- Conforming amendments to other elements of the County's General Plan to maintain internal consistency
- Amendments to the Safety Element of the General Plan to improve consistency with the 2020 Local Hazard Mitigation Plan and comply with recent changes in State law
- Amendments to the County's zoning map and zoning ordinance as necessary
- Environmental Review pursuant to the California Environmental Quality Act (CEQA)

Other

- Community Outreach
- State Department of Housing and Community Development (HCD) review and certification required
- January 31, 2023 Deadline!



Regional Housing Needs Allocation (RHNA)



Regional Housing Needs Allocation (RHNA)

- Represents each jurisdiction's share of a region-wide allocation provided to the Association of Bay Area Governments (ABAG) by HCD for the period between January 2023 and January 2031
- Assigned to each jurisdiction by ABAG based on a methodology developed with input from a housing methodology committee
- Much larger for this 6th housing cycle than for the last cycle in recognition of the region's housing challenges
- Allocations are considered drafts until finally adopted by ABAG following a decision on pending appeals (Dec 16)
- Includes numbers broken down by income group and represents the number and affordability of new units each jurisdiction must plan for



Napa County's Draft RHNA

Napa County Draft RHNA for the 6 th Cycle					
	Units by Income Group				Total Units
	Very Low	Low	Moderate	Above Mod	
Draft RHNA	369	213	120	312	1,014
% of Total	36%	21%	12%	31%	100%

- The Draft RHNA represents a substantial increase over the 5th cycle RHNA of 180 total units
- The Draft RHNA is subject to final adoption by ABAG in December 2021 and may change depending on the outcome of appeals



RHNA Transfer Agreements

- Section 65584.07 of the California Government Code allows unincorporated counties to reduce their RHNA if cities within the County agree to an equivalent increase
- ABAG must approve any transfer sometime between issuance of the final RHNA and January 31, 2023
- Napa County has pursued this option since 2010, entering into multiple agreements with cities that can be submitted to ABAG for approval once the RHNA is finalized
- Requesting transfers in early 2022 would facilitate updating the County's Housing Element based on an adjusted RHNA
- Caution against transferring 100%



Available RHNA Transfer Agreements

Table 2. Available RHNA Transfer Agreements

Agency and Date of Agreement	Units by Income Group				Total Units
	Very Low	Low	Moderate	Above Mod	
American Canyon (2010)	46	38	46	56	168
American Canyon (2017)	11	6	4	9	30
St. Helena (2017)	1	0	0	1	2
City of Napa (2019)	295	170	96	250	811
Total	374	216	122	317	1,029

Notes:

Unit distribution by income group may be adjusted via negotiations between the parties if needed to ensure that the transfer of low and very low units is proportional to the transfer of moderate and above moderate as required by CGC Sec. 65584.07(a)(3).

Numbers in the 2010 American Canyon Agreement add up to 186, but the agreement references 168 units.



RHNA Transfer Agreements

- Just because the County could theoretically request a transfer of 100% of its RHNA to the cities, does not mean that this is the wisest course of action
- The County's request will require careful consideration based on a number of factors, including an understanding of all Housing Element requirements
- Whatever the request, the transfer must be approved by ABAG in a public forum
- The resulting final and adjusted RHNA will provide a basis for the sites inventory component of the Housing Element Update



Sites Inventory Components



Sites Inventory Components/Considerations

Sites Inventory Components

- Single Family Dwellings & ADUs
- Farmworker Housing
- Potential Use of the Adequate Sites Alternative (65583.1(c))
- Inventory of Suitable Land (65583(a)(3), 65583.2)

Considerations

- The sites inventory must provide sites suitable for lower income housing; the law specifies a “default density” of 20 DU per acre
- HCD recommends that the housing element provide a buffer in addition to simply providing sites to meet the RHNA
- Due to recent changes in State law, a generous buffer will also reduce the risk of having to identify additional sites before the next housing element update



Sites Inventory Components/Considerations

Considerations (Cont.)

- Per AB 686, sites must be evaluated through the lens of Affirmatively Furthering Fair Housing, meaning that we must ensure that the sites inventory doesn't concentrate sites for lower-income housing development in areas of low opportunity or contribute to segregation/isolation of racial and ethnic groups or creation or exacerbation of racially or ethnically concentrated areas of poverty (R/ECAPs). Ideally, lower-income housing sites should be located in areas of higher opportunity.



Single Family Dwellings and ADUs

- County zoning permits one single family dwelling (SFD) on each legal parcel (industrial zones excluded)
- In addition, one Accessory Dwelling Unit (ADU) and one Junior Accessory Dwelling Unit (JADU) are permitted within residential zoning and Agricultural Watershed (AW) zoning. Agricultural Preserve permits one JADU.
- The Housing Element Update can assume development of SFDs based on the number of developable vacant parcels



ADUs

- HCD allows the Housing Element Update to assume development of ADUs and JADUs at the existing pace and level of affordability or a projection if increases are expected/supported.
- The annual average for the last three years is used in the table below

Table 3. Projected ADU for 8 Year Housing Planning Period

	Units by Income Group				Total
	Very Low	Low	Moderate	Above Mod	
ADUs	8	8	24	32	72

Notes: Draft projection based on annual average production 2018-2020



Farmworker Housing

- County zoning permits up to 12 individual farmworker housing units (or 36 beds in group quarters) as an allowed use by right on every legal parcel in agricultural zones. Additional farmworker housing may be allowed with approval of a Use Permit.
- Track record of minimal production in the last housing cycle limits ability to project unit production in upcoming cycle
- County is participating in the ABAG Farmworker Collaborative
- The County can include implementation programs in the Housing Element Update to encourage production & identify sites, although it remains to be seen what HCD will “count”



Adequate Sites Alternative (CGC Section 65583.1(c))

- There are some conditions under which, the County could address up to 25% of its adequate sites requirement by substantially rehabilitating existing units, converting existing units to affordable units, or where existing unit (including mobile home spaces) affordability is preserved
- Examples include conversion of hotels/motels to residential use and making them available for people experiencing homelessness, or preserving a mobile home park by acquiring spaces



Inventory of Suitable Land

- Vacant sites that are zoned for multifamily development
- Vacant sites that are not zoned for multifamily development, but that allow such development
- Underutilized sites that are zoned for residential development and capable of being developed at a higher density or with greater intensity*
- Sites that are not zoned for residential development, but can be redeveloped for and/or rezoned for multifamily residential development*
- Sites owned or leased by the County that can be redeveloped for multifamily residential development within the housing cycle
- Sites controlled by the State, a city, or another public agency where there is agreement/documentation that the site can be developed within the housing cycle

* Non-vacant sites require additional justification, and the bar is even higher if more than 50% of lower income RHNA will be accommodated by non-vacant sites.



Inventory of Suitable Land (cont.)

A sites suitability analysis must demonstrate how the projected residential development capacity of the sites can be realistically achieved and consider such things as:

- Land use controls and site improvements
- Site size and realistic development capacity
- Typical densities of existing or approved residential development at similar affordability levels
- Current or planned availability and accessibility of sufficient water, sewer, and dry utilities
- Incentives for residential use
- Local or regional development trends

For any sites <0.5 acres or >10 acres, the housing element must provide an analysis demonstrating their ability to develop with housing during the planning period. Evidence can include developer interest or a development proposal, or a track record consolidating and/or developing sites of similar size. The housing element must also include policies or incentives to facilitate development of these sites.



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

Existing Housing Element Sites Inventory for 2014-2022

(many changes in State law since 2014!)



2014-2022 Housing Element Sites Inventory

TABLE H-G:

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

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



Proposed Site Selection Criteria



Proposed Screening Criteria

1. Sites must have access to existing or planned water, sewer, and other dry utilities with sufficient capacity available to support housing development; (*Source: State requirement*)
2. Sites must generally be between 0.5 and 10 acres in size; (*Source: State requirement*)
3. Sites must be located outside of areas designated in the General Plan as Agricultural Resource or Agriculture, Watershed & Open Space as of September 28, 2007 (the date specified in Measure P, approved by the voters in November 2008). Notwithstanding this requirement, sites within these areas may be identified for qualifying farmworker housing development and sites identified as an existing commercial establishment on General Plan *Figure AG.LU-2: Location of Parcels Subject to Policy AG/LU-45* may be identified for redevelopment.

Additional Goals

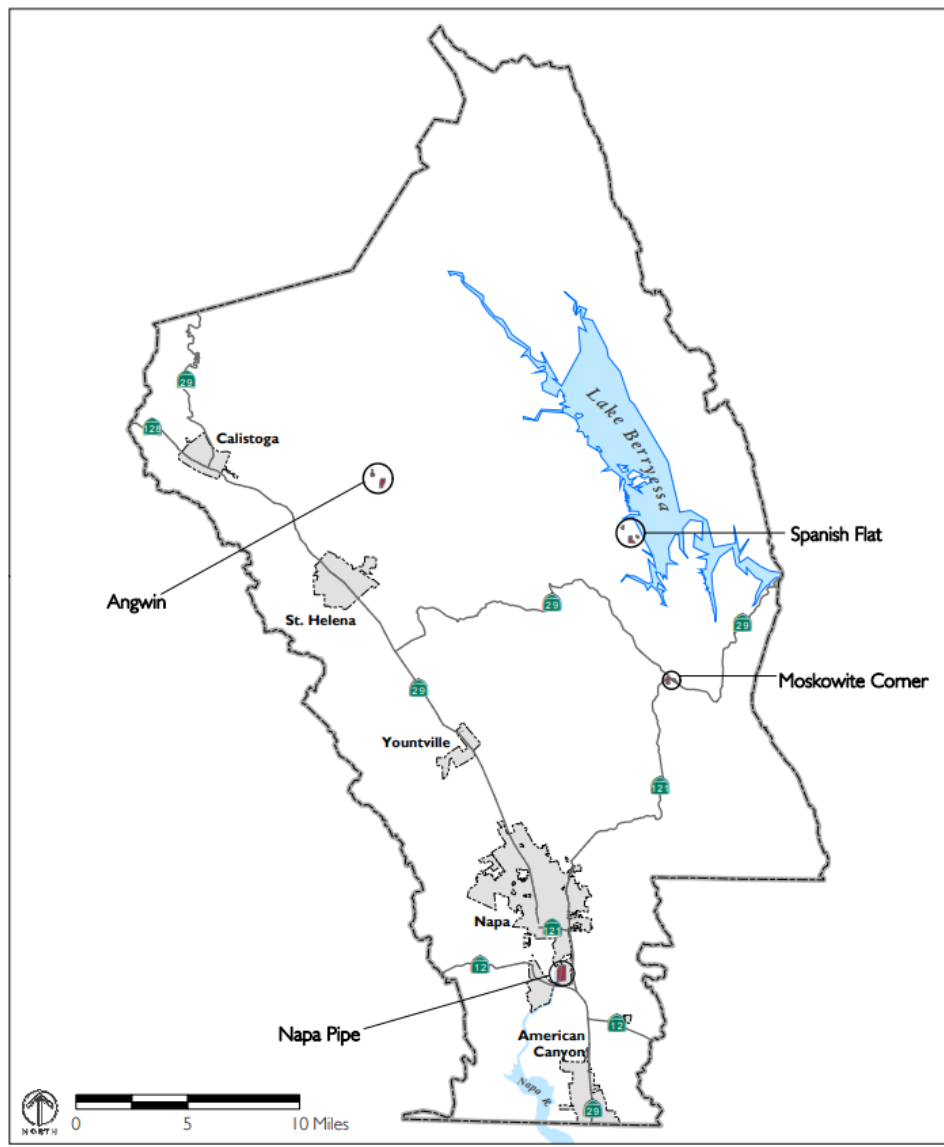
4. Located outside of high and very high fire severity zones as designated (in State Responsibility Areas) or recommended (in Local Responsibility Areas) by CalFire
5. Located outside of Zones A through D of the applicable Airport Land Use Compatibility Plan
6. Proximate to transit routes and/or employment opportunities and services (e.g. groceries)



Exploration of Possible Sites



Exploration of Possible Sites

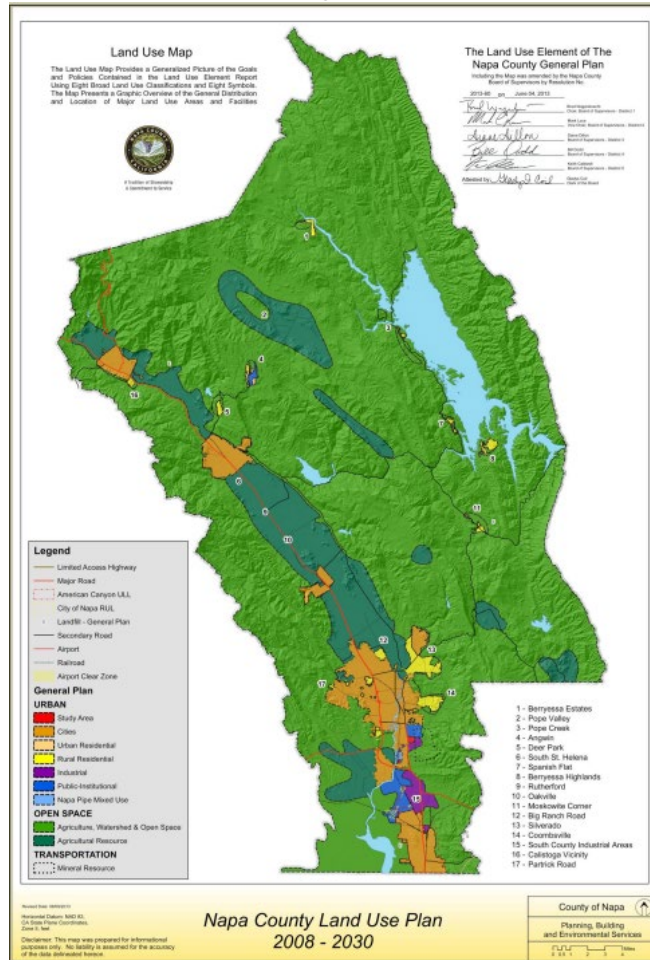


Review Sites from the
2014-2023 Housing
Element (Figure H-1-1)

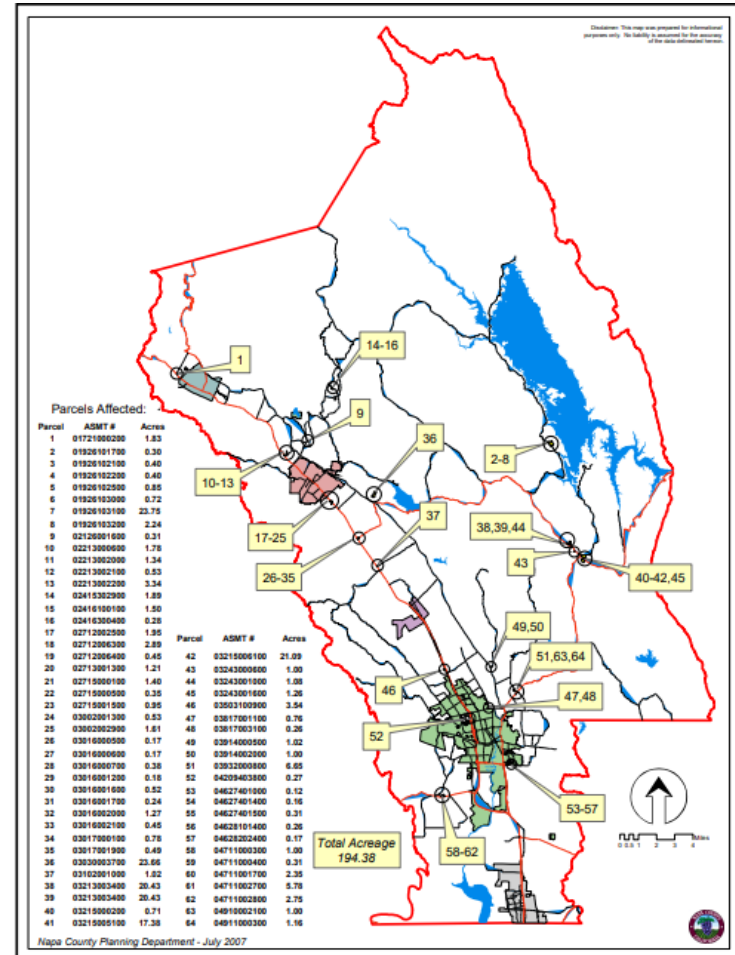


Exploration of Possible Sites

General Plan Figure AG/LU-3



General Plan Figure AG/LU-2

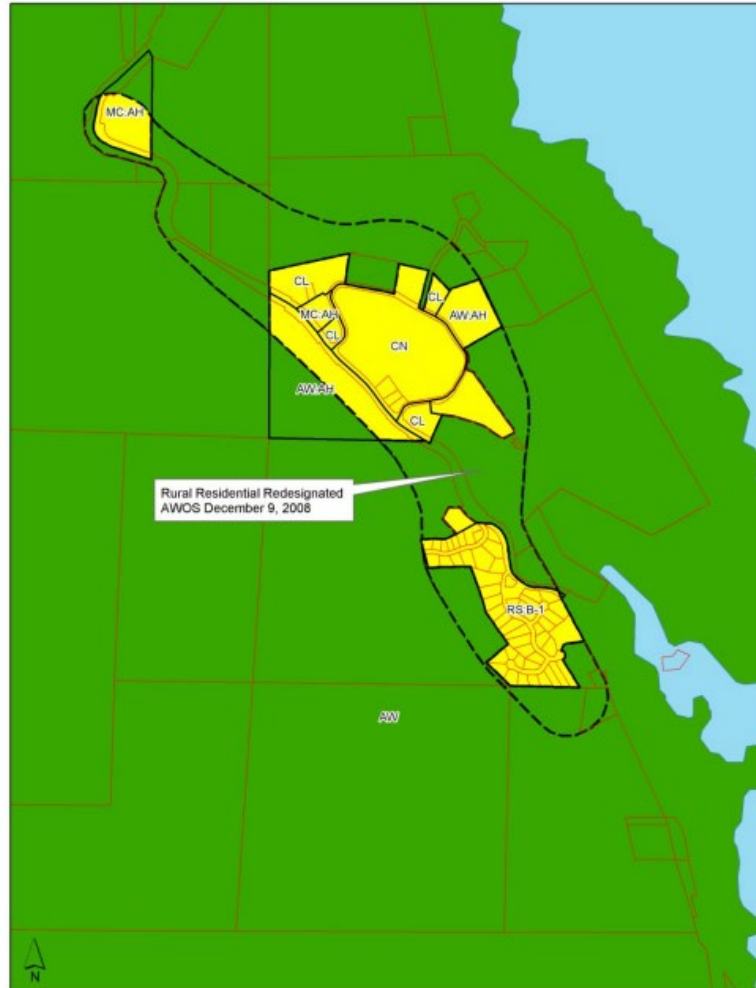


Examine General Plan & Zoning



Exploration of Possible Sites

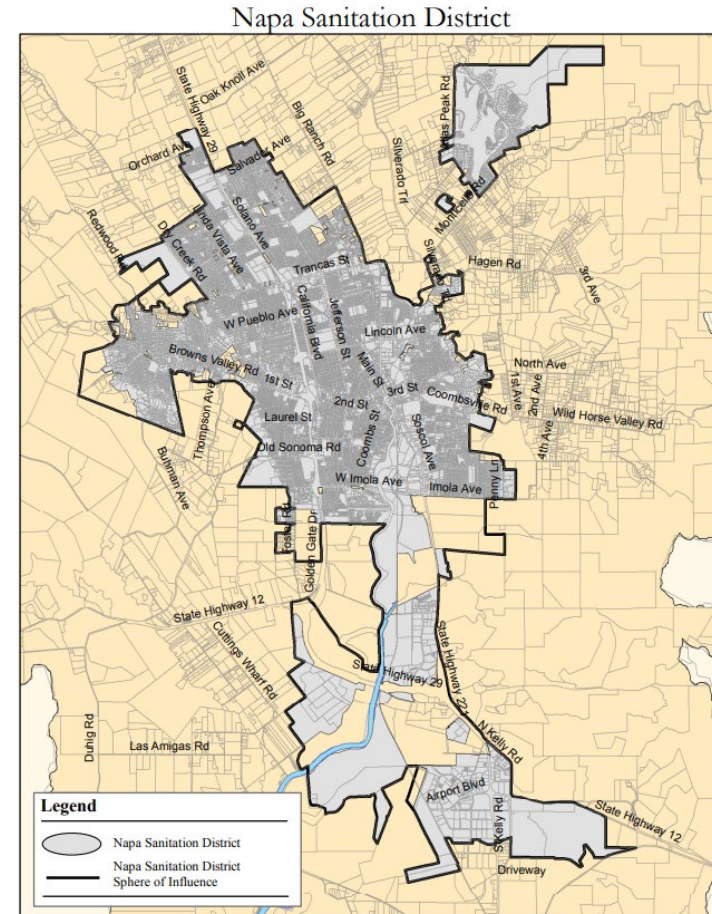
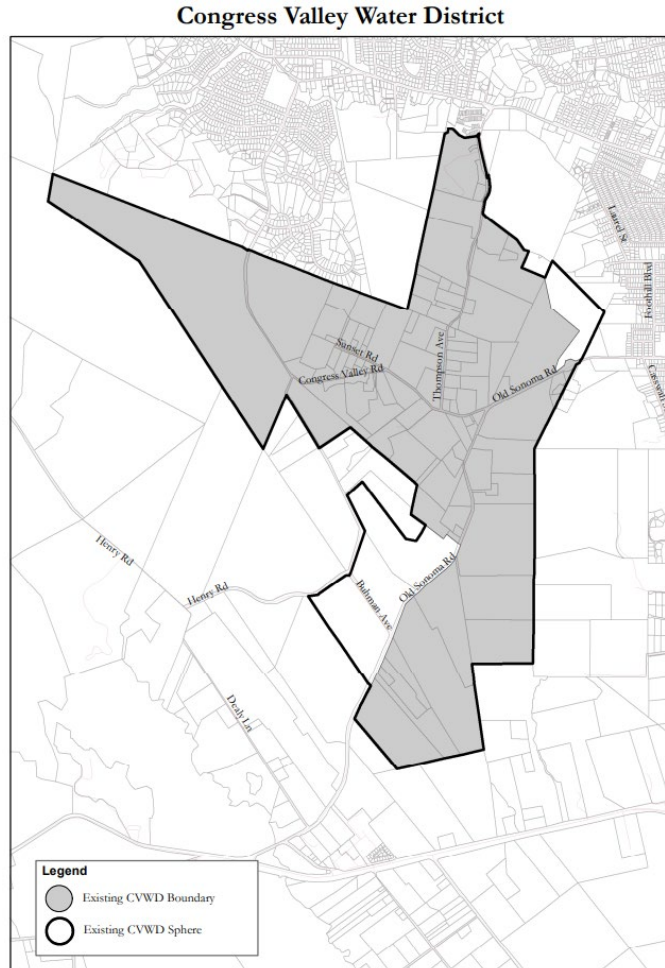
Sample General Plan Figure from p. AG/LU-47



Examine General Plan & Zoning



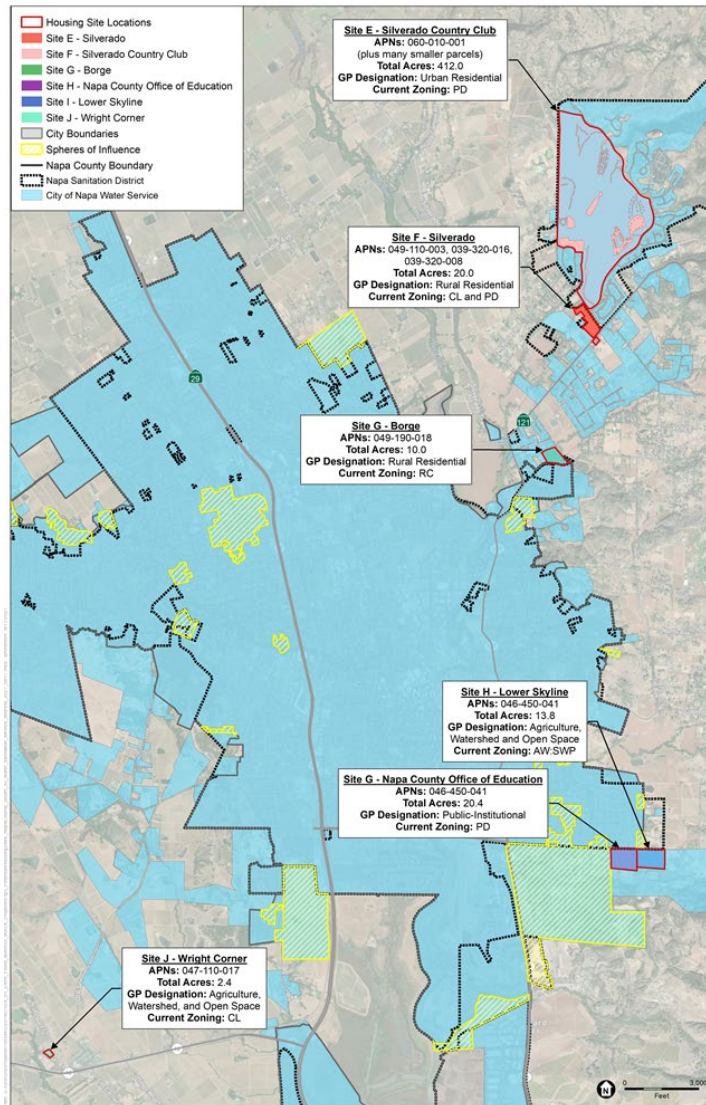
Exploration of Possible Sites



Assess Availability of Water & Sewer (maps by Napa County LAFCO)



Exploration of Possible Sites



Parcel-Specific Investigation/Screening

- Potential for water/sewer
- Fire danger
- Ownership
- Current uses
- Size
- Likelihood of developing
- Access to services

(ESA Map from 2018)



Exploration of Possible Sites

- Possible farm worker housing sites or incentives
- One or more existing housing element sites with additional incentives
- One or more small sites in the vicinity of Carneros Resort if utilities can be provided
- One or more sites between Foster Road & SR 29 w/in the City of Napa RUL
- One or more sites needing State agreement (Napa State Hospital)
- 9.8-acre former Stonebridge School site in Carneros
- One or more sites in the Silverado area
- One or more sites proximate to planned resorts at Lake Berryessa
- Other?? *HEAC input needed!*



Next Steps



Next Steps

- December 16 – ABAG Finalizes RHNA
- December 7, 2021 Board of Supervisor's Meeting
- December 15, 2021 County Planning Commission Meeting
- Late December or January -- County Issues Notice of Preparation (NOP) to start the EIR process
- January or February – County Requests RHNA Transfer Approval by ABAG
- Ongoing Community Outreach
- March -- Next HEAC Meeting

