

1/18/23

**Attachment 1: Planned Napa County HEU Edits and Corrections**

Napa County intends to make the following edits and corrections to the Housing Element Update. All page numbers shown reference the number at the bottom of the page in the redlined version of the document that the County has brought forward to Planning Commission on January 11, 2023.

**Changes to content – Include in Board Presentation**

1. Page 4: Replace “six (6) HEAC meetings have been conducted or have been identified to occur over the course of the Housing Element update schedule beginning in autumn of 2021 through summer 2022.” with “nine (9) HEAC meetings have been conducted over the course of the Housing Element update schedule beginning in autumn of 2021 through winter 2022.” Also update “In addition, the County provided notification to members of the public about the meetings and informed potential attendees about on-demand Spanish translation services being available upon request for the first four HEAC meetings, with the last two HEAC meetings having scheduled Spanish translation services available by default.” to “In addition, the County provided notification to members of the public about the meetings and informed potential attendees about on-demand Spanish translation services being available upon request for most HEAC meetings, with several of the HEAC meetings having scheduled Spanish translation services available by default.”
2. Page 22
  - a. Third paragraph: Update to “. . .hearing and the five HEAC meetings held between July through December 2022, including oral . . .”
  - b. Third paragraph, second bullet: Update to “July to December, 2022 HEAC Meeting: <https://www.countyofnapa.org/3250/2022-Housing-Element-Update>”
3. Page 28, fourth paragraph, first bullet: Update to “Nonvacant uses on sites within larger nonvacant . . .”
4. Page 54, Housing Element Programs Table 6: Include “Program 5-g, General Plan Consistency”, as follows:
- 5.

6th CYCLE HOUSING PROGRAMS	OBJECTIVE	TIMING	RESPONSIBLE DEPARTMENT
Program H-5g: Maintain General Plan Consistency	Objective H-5g: Ensure internal consistency within the General Plan and consistency between the General Plan and the Zoning Ordinance.	Review General Plan for inconsistency with Housing Element and required rezonings and adopt any required changes concurrently with adoption of required rezonings and zoning ordinance amendments. Review General Plan and Zoning Ordinance at least annually in conjunction with the annual General Plan implementation report to the Board of Supervisors and the Annual Progress Report to HCD. Make any necessary General Plan and/or Zoning Ordinance amendments within six months of identifying any consistency issues.	PBES

6. Page 262, first paragraph: Update to “. . . over the eight-year planning period, and 358 units on sites that have been identified for rezoning, along with 100 units that do not require rezoning, to provide for . . .”
7. Page 263, replace Table 48 with the following:

Summary Info	Units by Income Group			Total Units	Rezoning Required
	Very Low and Low	Moderate	Above Moderate		
County RHNA	61	14	31	106	
Single-Family Residential Development Potential <sup>1</sup>	0	0	230	230	NO
ADU Projection	58	29	11	98	NO
<b>Capacity on Identified Sites</b>					
Spanish Flat	100	0	0	100	YES
NE of Napa – Bishop	100	0	0	100	YES
NE of Napa – Altamura	58	0	0	58	YES
State Owned Site (Imola Ave)	100	0	0	100	NO
Foster Road	100	0	0	100	YES
<b>Subtotal of Identified Sites</b>	<b>458</b>	<b>0</b>	<b>0</b>	<b>458</b>	
<b>Total Unit Potential</b>	<b>516</b>	<b>29</b>	<b>241</b>	<b>786</b>	
Surplus (+) / Deficit (-) from RHNA	455	15	210	680	
Surplus (+) / Deficit (-) from RHNA (%)	746%	107%	677%	642%	
SOURCE: Environmental Science Associates, December 2022.					
<sup>1</sup> May include a limited number of pipeline projects (i.e., applications on file).					

8. Page 264: First paragraph: Update “458” to “358”.
9. Page 267-269: Update ADU information, including tables and associated narratives.
  - a. Replace Table 49 with the following:

**Table 49: Accessory Dwelling Units Permitted in Prior Years**

Year	2018	2019	2020	2021	Total
<b>ADU Permits Issued</b>	16	10	8	15	<b>49</b>

- b. Delete Table 50.
- c. Delete Table 51.
- d. Replace Table 52 as follows and relabel as Table 50:

**Table 50: Accessory Dwelling Units Projected Over the 6<sup>th</sup> Cycle**

Income Category	Very Low Income (0-50% AMI)	Low Income (51-80% AMI)	Moderate Income (81-120% AMI)	Above Moderate Income (120+ AMI)	Total
Total ADUs	29	29	29	11	<b>98</b>
Percentages	30%	30%	30%	10%	<b>100%</b>

- e. Update ADU narrative with the following language (updates to other impacted sections will occur as well).

*The County issued a total of 49 ADU permits combined in 2018, 2019, 2020, and 2021, as shown in Table 49. This averages approximately 12.25 ADUs permits per year (49 permits divided by four years). Multiply this average, 12.25 ADUs, by the eight-year planning period, for a total of 98 ADUs projected over the 6<sup>th</sup> Cycle.*

*The affordability assumption for ADUs in the County is based on an ABAG regional analysis of existing ADUs in the region contained in ABAG's technical assistance paper issued September 8, 2021 and entitled, "Affordability of Accessory Dwelling Units." The paper was prepared based on a survey conducted by the Center for Community Innovation at UC Berkeley and utilized HCD's affordability calculator to determine the appropriate income category.*

*– The results of this analysis determined that the following affordability assumptions for ADUs in the ABAG region are as follows: 30 percent of ADUs to very low income, 30 percent to low-income households, 30 percent to moderate-income households, and 10 percent to above-moderate-income households. Based on this allocation, which has been adopted by many other ABAG jurisdictions for their ADU affordability assumptions for this 6<sup>th</sup> Cycle, Napa County projects 29 very low income ADUs, 29 low-income ADUs, 29 moderate-income ADUs, and 11 above-moderate-income ADUs. Refer to Table 50. This is a somewhat conservative projection, in that the survey showed that 73% of rents in the North Bay were affordable to lower income households, higher than the 60% projected below. Furthermore, Housing Element Program H-2i has been included to continue to offer financial assistance to property owners who are interested in building second units, including ADUs and JADUs, that would be deed restricted for use by very low- or low-income residents.*

10. Page 280, first bullet, last sentence: Update to “. . . designated portion of each site may be developed separately from the entire parcel.”

11. Page 286, second paragraph, replace two last sentences to read: “In addition, the state-owned Imola Road site is projected to yield 100 lower income units. Based on the ADU projections, 58 very low- and low-income ADUs are estimated. ADUs will meet 95 percent of the the County's 61-unit lower income RHNA allocation, and non-vacant sites are needed to meet only 5 percent of the County's 61-unit lower income RHNA allocation. Consequently the County does not need to make the findings required when non-vacant sites are needed to meet 50 percent of the lower income RHNA allocation.

~~10-12.~~ Page 287, last paragraph, reword to read: “Although the inventory does not rely on more than 50 percent of the lower income RHNA on nonvacant sites, this section provided substantial evidence, as outlines in the “Nonvacant Sites Analysis” section, as well as in the “Summaries of Development,” to demonstrate that development on these sites is feasible and that existing uses will not constitute an impediment to housing development during the planning period.

~~11-13.~~ Page 299, first paragraph, last sentence: Replace “a substantial portion” with “13%”.

~~12-14.~~ Page 305, last paragraph: Update sentence to “The site is outside the City of Napa's Sphere of Influence and outside the City's Rural Urban Limit, and as such, extension of water service is governed by Government Code Section 56133.”

~~13-15.~~ Page 307, last paragraph: Update to "Because the County's General Plan indicates that sites within the City's RUL will not develop without annexing to the City of Napa, the five-acre site would need to be annexed to the City prior to occupancy, subject to an agreement. . . "