

2024 ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

6th CYCLE HOUSING PROGRAMS	OBJECTIVE	TIMING	RESPONSIBLE DEPARTMENT	NOTES AND STATUS
HOUSING REHABILITATION PROGRAMS				
<p>Program H-1a: Continue to inspect housing in response to complaints, and work with property owners to bring units up to current housing code standards. Make property owners aware that financial assistance is available for properties housing lower-income households.</p>	<p>Objective H-1a: Through code enforcement efforts and funding assistance, the County will seek to facilitate the rehabilitation of 10 housing units in fair or dilapidated condition in the County or in the Cities that are occupied by low- (4 units), very low- (4 units), or extremely low-income (2 units) households during the planning period. Outreach for rehabilitation assistance programs will target the areas of Angwin, along Silverado Trail north of St. Helena, east of the City of Napa, or near Lake Berryessa where units in need of repair tend to be located.</p>	<p>Offer assistance to lower income owners as complaints are received. Advertise availability of rehabilitation loans annually.</p>	<p>PBES Code Enforcement Division; CEO, Housing and Homeless Services Division</p>	<p>Partially Complete and Ongoing – Code Enforcement Division diligently respond to complaints and pursue abatement of all violations. Rehabilitation assistance is still to-be-developed as a program within DHHS. FY 25/26 Budget will seek approval via appropriation for program-related costs to create administrative framework (underwriting guidelines, loan documents, etc.) for this program. FY 26/27 budget will seek staffing-related appropriation to staff the program.</p>
<p>Program H-1b: To the extent permitted by law, implement a program to enable non-profit organizations to apply for the use of up to 10 percent of new funds annually to fund projects and programs designed to correct health and safety hazards in owner-occupied and renter-occupied housing that is reserved for low-, very low-, or extremely low-income households.</p>	<p>Objective H-1b: The County will seek to make available up to 10 percent of new Affordable Housing Fund money annually to leverage federal, state, and other public and private housing rehabilitation funds. Outreach for rehabilitation assistance programs will target the areas of Angwin, along Silverado Trail north of St. Helena, east of the City of Napa, or near Lake Berryessa where units in need of repair tend to be located.</p>	<p>Annually, through NOFA process.</p>	<p>CEO, Housing and Homeless Services Division</p>	<p>No update at this time. This is still to-be-developed as a program within DHHS. FY 25/26 Budget will seek approval via appropriation for program-related costs to create administrative framework (underwriting guidelines, loan documents, etc.) for this program. FFY 26/27 budget would seek staffing-related appropriation to staff the program.</p>

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<p>Program H-1c: In addition to the priorities identified in Policy AG/LU-118, assign high priority to abatement of illegal vacation rentals, ensuring that existing dwelling units are used as residences, rather than tourist accommodations.</p>	<p>Objective H-1c: Increase availability of housing by eliminating all illegal vacation rentals. Return ten illegal vacation rentals to permanent occupancy during the planning period.</p>	<p>Ongoing as illegal vacation rentals are reported to County or detected.</p>	<p>PBES, Code Enforcement Division</p>	<p>Ongoing - Code Enforcement Division diligently respond to complaints and pursue abatement of all violations.</p>
<p>HOUSING AFFORDABILITY PROGRAMS</p>				
<p>Program H-2a: Prioritize the use of funds for development of Affordable Housing Combination District (:AH overlay) sites and other sites supporting affordable housing development and identified in the 6th Cycle Housing Site Inventory, and continue to work with interested parties to encourage their development of the sites under the :AH provisions.</p>	<p>Objective H-2a: The County will seek to facilitate the development of lower income units by prioritizing its Affordable Housing Fund monies to assist affordable housing development on at least one housing site identified in the 6th Cycle Housing Sites Inventory, with the objective of permitting and assisting development of at least 25 affordable units during the planning period (10 moderate-, 8 low-, and 7 very low-income units, with a goal of half of the very low-income units serving the extremely low-income level).</p>	<p>Within the first year of the planning period the County will initiate a process to conduct outreach to the owners of sites in the 6th Cycle Inventory to initiate discussions about potential development. Within two years the County will seek to engage with an owner/developer on at least one site to begin conceptual planning for development consistent with the Sites Inventory assumptions. Within this same time period, initiate discussions with water and sewer providers to secure service commitments. Work with a site owner/developer with a goal of beginning to processing planning</p>	<p>CEO, Housing and Homeless Services Division; PBES</p>	<p>Not yet programmed. The County is currently completing action items related to 6th Cycle Housing site preparation (subdivisions, annexation). Staff will work with developers on Affordable Housing Fund assistance as the development process proceeds forward.</p>

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		applications within four years.		

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<p>Program H-2b: Continue to encourage greater provision of affordable housing units in conjunction with market rate projects by implementing the Affordable Housing Ordinance. Conduct new nexus analysis to update inclusionary requirements (including addition of rental inclusionary component) and in-lieu fee rates, to strike a balance between market rate development feasibility and affordable housing needs.</p>	<p>Objective H-2b: Affirmatively further fair housing by encouraging provision of affordable housing units integrated with market rate housing units via onsite inclusionary requirements. Until current inclusionary ordinance is updated, target 20% of new for-sale single-family detached housing and 17% of new single-family attached or common interest housing as inclusionary affordable units (or collect commensurate in-lieu fees) and collect housing impact fees for rental housing projects, consistent with the existing ordinance. Once the Inclusionary Ordinance is updated, the Housing Element will target the updated ordinance's inclusionary percentages for for-sale and for rental housing, or collection of commensurate in-lieu fees. Assuming that relaxing inclusionary requirements on 4th and 5th Cycle AH:CD sites per Program H-4g can stimulate development of approximately 10 percent of the unit capacity identified on those sites during the 6th cycle, this could produce 45 new units. Assuming a reduced 20% inclusionary requirement would apply to this development, 10 new lower-income units would be produced. This lower-income unit objective may be modified if the Nexus Study Update determines a lower inclusionary percentage is appropriate. Target at least 50 percent of new inclusionary units in high resource areas, areas with median income above the countywide median, and in RCAAs.</p>	<p>Complete ordinance updates by December 2025. Produce 10 new inclusionary units by end of 6th Cycle, with this number to be modified to align with any changes in inclusionary percentages that may arise out of the Nexus Study update.</p>	<p>PBES</p>	<p>Staff is currently preparing a Request for Proposals to go out for consultants to prepare a Nexus Study for an update to commercial impact fees and the inclusionary ordinance.</p>
<p>Program H-2c: Continue to generate affordable housing funds in conjunction with new job-generating development via the commercial housing impact fee. Update the nexus and economic feasibility studies to determine if the fees may be increased given current economic conditions.</p>	<p>Objective H-2c: Generate commercial impact fees to mitigate the impact of commercial development on the need for affordable housing to the extent consistent with economic feasibility. Generate commercial impact fee funds sufficient to assist in the development of 10 below market rate housing units.</p>	<p>Complete nexus analysis and update fee schedule by December 2025.</p>	<p>PBES</p>	<p>Staff is currently preparing a Request for Proposals to go out for consultants to prepare a Nexus Study for an update to commercial impact fees and the inclusionary ordinance.</p>
<p>Program H-2d: Through a Notice of Funds Availability (NOFA) process, notify the public of available special assistance programs in coordination with the cities and other public and private agencies, using brochures and news releases.</p>	<p>Objective H-2d: Provide the public with notice of available assistance programs at least every other year during the planning period. Target at least 50 percent of units for either new construction of affordable units (e.g., to provide housing mobility) or rehabilitation assistance for housing for lower income households (e.g., for displacement prevention) in high resource areas, areas with median income above the countywide median, and in RCAAs. Target at least 60 new lower-income units assisted in the 6th Cycle.</p>	<p>Annually, through NOFA process</p>	<p>CEO, Housing and Homeless Services Division</p>	<p>No update at this time. This is still to-be-developed as a program within DHHS. FY 25/26 Budget will seek approval via appropriation for program-related costs to create administrative framework (underwriting guidelines, loan documents, etc.) for this program. FY 26/27</p>

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				<p>budget would seek staffing-related appropriation to staff the program. Marketing and outreach for available program-related assistance will follow/accompany program implementation.</p> <p>The County already partners with each of the City jurisdictions to ensure notices of special assistance programs (ie: Disaster CDBG and HOME funds) are communicated through homeowner notices and CBO's working with eligible households.</p>
<p>Program H-2e: Continue program of exempting all secondary residential units from the Growth Management System (GMS).</p>	<p>Objective H-2e: The County will seek to facilitate the development at least 72 second units in zoning districts where they are allowed during the planning period.</p>	<p>Ongoing as applications are submitted.</p>	<p>PBES</p>	<p>Ongoing. According to the County's 2024 Housing Element Annual Progress Report (January 1, 2024 – December 31, 2024) the County issued 10 building permits for ADUs. Combined with the 21 ADU building permits issued in reporting year 2023 these numbers represent 43% of the 72 units, covering the first year of the 8-year 6th Cycle planning period.</p>

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<p>Program H-2f: Continue to require new affordable housing development projects receiving Affordable Housing Fund monies or any other type of County assistance, as well as those units built as part of the County’s inclusionary housing requirement, to apply deed restrictions that will require affordability of assisted low- and very low-income units for a minimum of 40 years.</p>	<p>Objective H-2f: Ensure long-term affordability of all new housing units receiving County assistance.</p>	<p>Ongoing as projects are funded.</p>	<p>CEO, Housing and Homeless Services Division; PBES</p>	<p>Ongoing via annual monitoring of all County Loan Portfolio loans.</p>
<p>Program H-2g: Continue to use the Affordable Housing (:AH) Combination District as a tool to provide specific and reasonable development standards and stimulate affordable housing production in designated locations.</p>	<p>Objective H-2g: For :AH sites established for 5th Housing Element Cycle or earlier, evaluate and modify the AH requirements to reduce the amount of affordable housing that must be provided for development under the :AH provisions as a way to better incentivize the development of housing on these sites.</p>	<p>Update :AH requirements by July 2024.</p>	<p>PBES</p>	<p>Completed on September 24, 2024, with the adoption of Ordinance 1495.</p>
<p>Program H-2h: Continue to implement the County’s worker proximity housing program that encourages low- and moderate-income homebuyers, to purchase a home within 20 miles of their place of employment, by providing local down payment assistance.</p>	<p>Objective H-2h: Provide downpayment assistance to 240 low- and/or moderate-income households during the planning period.</p>	<p>Ongoing as applications are received.</p>	<p>CEO, Housing and Homeless Services Division</p>	<p>March 2024 – Feb 2025: 15 DPA loans closed Jan 2023 – Feb 2025: 40 DPA loans closed.</p>
<p>Program H-2i: 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.</p>	<p>Objective H-2i: Assist 45 property owners who commit to deed restrict ADU/JADUs for use by very low- or low-income residents, and target at least 50 percent of new ADUs assisted in high resource areas, areas with median income above the countywide median, and in RCAAs.</p>	<p>Ongoing as applications are received.</p>	<p>CEO, Housing and Homeless Services Division</p>	<p>Mar 2024 – Feb 2025: 11 AADU loans closed Jan 2023 – Feb 2025: 17 AADU loans closed</p>

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<p>Program H-2j: Maintain the affordable housing provided in existing mobilehome parks to the extent permitted by State law. Existing mobilehome parks may be redeveloped, including adding up to 25 percent more units than the number of units allowed by their underlying zoning, provided that the adverse impact of such redevelopment on existing residents, including impact to housing affordability and displacement, is fully analyzed and mitigated. Develop an inventory of existing mobilehome parks; study their existing zoning controls, and evaluate options to amend land use controls and explore funding opportunities to better retain mobilehome parks as affordable housing.</p>	<p>Objective H-2j: Discourage conversion of existing mobilehome parks to other uses.</p>	<p>Conversion density bonus – Ongoing; Complete evaluation of mobilehome parks and potential land use modifications and funding by December 2025.</p>	<p>PBES</p>	<p>No updates at this time.</p>
<p>Program H-2k: Continue to allow infrastructure improvements as an eligible cost under the Affordable Housing Ordinance, and work with affected agencies to pursue grant money to improve water and sewer infrastructure on the 6th cycle sites within the inventory and other sites that accommodate lower-income housing to address RHNA requirements.</p>	<p>Objective H-2k: Assist in application for at least one grant for water and/or sewer improvements on a site identified in the 6th Cycle Housing Sites Inventory.</p>	<p>Within the first two years of the planning period work with an interested site owner/developer to pursue grant funding to assist at least one project during the planning period.</p>	<p>CEO, Housing and Homeless Services Division</p>	<p>No updates at this time.</p>

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<p>Program H-2l: Study vacancy tax on housing units not used for permanent residences, to be directed to Affordable Housing Fund to determine effectiveness and feasibility of such a tax and determine whether to place on ballot in 2026.</p>	<p>Objective H-2l: Increase the number of housing units that are available for occupancy by year-round residents.</p>	<p>Conduct study of potential tax by January 2025.</p>	<p>PBES</p>	<p>No update at this time.</p>
<p>SPECIAL NEEDS HOUSING PROGRAMS</p>				
<p>Program H-3a: Continue the County’s program of inspecting migrant farm labor housing to ensure compliance with state standards. Efforts will be made to seek compliance to avoid closure of such facilities.</p>	<p>Objective H-3a: Ensure 100 percent of migrant farmworker units are maintained in sound condition throughout the planning period.</p>	<p>Inspect annually and follow-up as necessary.</p>	<p>PBES, Code Enforcement Division</p>	<p>Completed and Ongoing - Public farm labor housing is routinely inspected under the ongoing County work program. Private facilities are inspected by Environmental Management.</p>
<p>Program H-3b: Continue to contract with Fair Housing Napa Valley or another capable organization that will review housing discrimination complaints, attempt to facilitate equitable resolution of complaints and, where necessary, refer complainants to the appropriate County, State, or Federal authorities for further investigation and action. At a minimum, presentations, materials, and announcements will be provided in English and Spanish.</p>	<p>Objective H-3b: Public outreach and education events in north, south, and mid-county locations (2 times during planning cycle) Outreach and education events for rental housing property managers and Realtors (2 times during planning period) Continuous distribution of fair housing information in publicly visible locations, such as libraries, bulletin boards in businesses, etc., throughout the county. Public service announcements in newspapers, local television, radio targeting different demographic groups (at least twice a year during the planning cycle)</p>	<p>Incorporate objectives upon renewal of contract with FHNV or other appropriate provider.</p>	<p>CEO, Housing and Homeless Services Division</p>	<p>Contract updated for FY 24/25 to include objectives noted in H-3b. Contract funding increased in FY 24/25.</p>

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<p>Program H-3c: Continue to contribute towards the annual operating costs of local emergency shelters and transitional housing where such funds are available and their use legally permissible.</p>	<p>Objective H-3c: Provide Affordable Housing Fund resources for the development and operation of emergency shelter and transitional housing facilities for 8 additional homeless families in a partnership between the County Department of Health and Human Services and a non-profit.</p>	<p>Ongoing; allocate funds annually as part of budget process.</p>	<p>CEO, Housing and Homeless Services Division</p>	<p>Completed and Ongoing - The AHF continues funding for emergency shelter and transitional housing programs and facilities. In FY 25/25, 24 new units of housing affordable to extremely low-income families were added to the Coordinated Entry System (CES) housing units inventory. In addition, County partners with the City of Napa for referrals to the North Napa Center, a new emergency shelter and transitional housing operating serving 66 households.</p>

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<p>Program H-3d: To the extent permitted by law, continue to require a preference for local workers, including farmworker households, in affordable housing developments assisted with Affordable Housing Fund monies, with a goal of including farmworker households in at least 10 percent of the units assisted with Affordable Housing Fund money and seniors in at least 10 percent of units assisted with Affordable Housing Fund money. The County will monitor the percentage of farmworker households occupying housing units assisted with Affordable Housing Fund money in conjunction with income eligibility monitoring for affordable housing units.</p>	<p>Objective H-3d: Encourage and facilitate development of 12 new farm labor dwellings on agriculturally-zoned properties and encourage; facilitate development of one new multifamily housing complex targeted to families with members who work within the County; include seniors as at least 10 percent of households assisted with Affordable Housing Fund monies.</p>	<p>Annually, as part of NOFA process.</p>	<p>CEO, Housing and Homeless Services Division</p>	<p>Heritage House/Valle Verde (opened Sept 2024) project has 27 units set-aside for Farmworkers.</p> <p>All projects receiving Affordable Housing funding are required to set aside at least 10% of the units for placements through the Coordinated Entry System. The majority of clients placed in these units are above 55-years in age, which is considered “senior” within homelessness data due to the accelerated mortality rate of individuals experiencing homelessness.</p>

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<p>Program H-3e: Facilitate public/private partnerships and, when appropriate and available, use Affordable Housing Fund monies to help prevent the loss of privately owned farmworker housing facilities serving six or more individuals when private owners are no longer able or willing to do so. The County will approach farmworker housing owners at the time it becomes aware of a potential closure of a private farmworker housing facility. The County's Division of Environmental Health monitors the status of private farmworker housing facilities serving six or more individuals on an annual basis and will evaluate the efficacy of the program in helping to preserve existing units, and propose modifications to the program if units are lost.</p>	<p>Objective H-3e: Provide financial assistance to incentivize owners to maintain existing supply of privately owned farmworker housing units.</p>	<p>Ongoing; conduct outreach to owners when County becomes aware of potential closures.</p>	<p>PBES, Environmental Health Division; CEO, Housing and Homeless Services Division</p>	<p>Completed and Ongoing - Farm worker housing continues to be monitored by the Environmental Health Division and the handful of approved housing has remained steady.</p>
<p>Program H-3f: Continue to monitor the need for farm worker housing throughout the harvest season.</p>	<p>Objective H-3f: Track the utilization of farmworker housing and determine if additional housing is needed.</p>	<p>Annually, during harvest season.</p>	<p>CEO, Housing and Homeless Services Division</p>	<p>Napa County Farmworker Housing Needs and Impacts Assessment completed in 2024. Assessment included direct survey of more than 600 farmworkers working in Napa County, interviews with 20+ industry employers. Study provides extensive quantitative and qualitative information on housing needs for current land or</p>

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				<p>force. Data overwhelming confirms majority of farmworker households are families with children and need is for housing that is affordable to very-low-income bracket to satisfy.</p> <p>Related State of Housing and (separate report) Housing Needs Assessments for Napa County demonstrate significant gap in available for-purchase housing units with 1 and 2 bedrooms, and conversely shortage in rental unit housing with 2 and 3 bedrooms (for families).</p> <p>All three studies indicate housing need is very low and low-income, family-size (2-3 bedroom) rental and 1-2 bedroom “starter home” to meet farmworker household need.</p>
<p>Program H-3g: Work to identify a site and funding for a new farmworker family housing development and prioritize use of resources available to support new farmworker housing accordingly.</p>	<p>Objective H-3g: Identify at least one site and pursue funding to assist in new farmworker housing development during the planning period, placing a priority on sites that offer access to shopping, schools, and services.</p>	<p>Identify at least one suitable site by July 2024; conduct outreach and solicit developer interest by July 2025; develop project plans and apply for available State or federal funding by July 2026; provide project approvals by July 2029; issue building permits by July 2030.</p>	<p>PBES; CEO, Housing and Homeless Services Division</p>	<p>Napa County Farmworker Housing Needs and Impacts Assessment confirms need for scattered site available housing, not congregate or dedicated farmworker family housing site(s). County is exploring modifications to the Worker Proximity Downpayment Assistance</p>

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				<p>Program to create set-asides for farmworker family households, including technical assistance and financial education for households to apply for mortgage financing.</p> <p>County staff have applied for grant funding for FY 25/26 to pilot on-site housing navigation assistance for lodgers currently residing at the three County-run Farmworker Centers to improve awareness of and access to available housing that is affordable to low-income farmworker families.</p>
<p>Program H-3h: Conduct an analysis to identify sites within the unincorporated area where up to 12 units of onsite farmworker housing could be developed, which are near cities and in locations where schools, transit, services, and shopping are relatively easily accessible. The County will provide owners of identified properties with information about opportunities to build farmworker housing on their sites, including potential County assistance.</p>	<p>Objective H-3h: Conduct outreach to at least 10 owners of suitable property during the planning period.</p>	<p>Conduct outreach to owners by July 2024; follow up as necessary with interested owners.</p>	<p>PBES, Housing and Homeless Services</p>	<p>A previous site analysis occurred prior to January 31, 2016. Several potential housing sites meeting program criteria have been identified. No further updates at this time.</p>

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<p>Program H-3i: In soliciting developer requests for Affordable Housing Fund monies, encourage developers to propose projects that can address unmet needs for housing with supportive services for the disabled (including the developmentally disabled) and projects serving other populations on sites in high resource areas through funding criteria that Affirmatively Further Fair Housing.</p>	<p>Objective H-3i: Encourage development of at least one project that targets special needs populations within a high resource area during the planning period.</p>	<p>Annually, as part of NOFA process.</p>	<p>CEO, Housing and Homeless Services Division</p>	<p>Completed. Targeting of special needs population is already part of our underwriting guidelines.</p>
<p>Program H-3j: Undertake County Code amendments to support farmworker housing development</p>	<p>Objective H-3j: Consistent with Napa County Measure P, create additional flexibility for housing providers to create farmworker housing developments, including homeownership opportunities for farmworkers by amending NCC § 18.104.305 (Farmworker centers—Owned or managed by local government agency) to include non-profit organizations, in addition to local government agencies and by amending NCC § 18.104.010 (Schedule of zoning district regulations) subsection (D) to note that further divisions within any parcel created and maintained for farmworker centers area allowed to facilitate home ownership for farmworkers.</p>	<p>Complete Code amendments within twelve months of Housing Element certification.</p>	<p>PBES</p>	<p>Completed on September 24, 2024, with the adoption of Ordinance 1495.</p>
<p>Program H-3k: Implement Recommendations of REAP-funded Farmworker Housing Study</p>	<p>Objective H-3k: Following recommendations from the Farmworker Housing Needs and Impacts Report, develop plans and initiate work on developing housing for at least an additional 30 farmworkers. Depending on the recommendations of the Farmworker Housing Study, this could include housing for single farmworkers and/or farmworker family housing, placing a priority on sites that offer access to shopping, schools, and services. Also utilize findings from the Fall 2023 homeless count to target outreach to homeless farmworkers and identify actions to implement the recommendations of the Farmworker Housing Study.</p>	<p>Complete Farmworker Housing Study by December 2024. Initiate implementation of any recommended programs by July 2025. Initiate work on developing new farmworker housing by January 2026. Break ground on new farmworker housing by July 2030.</p>	<p>PBES/Housing and Homeless Services Division</p>	<p>Farmworker Housing Needs and Impacts Assessment completed in June 2024. Programs to support farmworker households with housing include expansions to the Workforce Proximity Downpayment Assistance Program (set-aside funding for farmworker households), pilot housing navigation program, and a tenant matching program for farmworkers to receive priority access to deed-</p>

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				restricted Affordable Accessory Dwelling Unit (AADU) loan program units when complete and market-ready.
HOUSING DEVELOPMENT PROGRAMS				
<p>Program H-4a: Consistent with Conservation Element Policy Con-66 continue the program of providing local worker or “proximity” preferences to new affordable housing projects and continue providing assistance to local workers who buy homes in market rate projects.</p>	<p>Objective H-4a: Assist 240 Local employees to purchase homes as part of proximity preference program.</p>	<p>Ongoing as applications are received.</p>	<p>CEO, Housing and Homeless Services Division</p>	<p>March 2024 – Feb 2025: 15 DPA loans closed Jan 2023 – Feb 2025: 40 DPA loans closed.</p>

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<p>Program H-4b: Continue to allocate Affordable Housing Fund monies to affordable housing developments in the cities when funds are available and such allocation is consistent with the Affordable Housing Ordinance and criteria. The County will continue to work with the cities to establish and update a list of criteria that will be used to evaluate proposals for use of Affordable Housing Fund monies, with priority for projects that serve extremely low-income households, seniors, farmworkers, and/or projects that place affordable housing in high resource areas. The County will use a NOFA process to solicit applications on an annual basis and the funding criteria will emphasize Affirmatively Furthering Fair Housing.</p>	<p>Objective H-4b: Assist 200 lower-income housing units and 50 extremely low-income housing units in the cities during the planning period.</p>	<p>Annually, as part of NOFA process.</p>	<p>CEO, Housing and Homeless Services Division</p>	<p>Jan 2023 – March 2025: Committed \$3M toward 80+ units LI and ELI in Napa Pipe (May 2023 RES 2023-64), \$1.5M for 40+ PSH units in City of Napa (Nov 2023, RES 2023-150), \$200K for 5 low-income units in St. Helena (Pope Street Loan, Feb 2025). 17 AADU loans closed, resulting in 17 new deed-restricted low-income rental units throughout the County.</p>
<p>Program H-4c: Consistent with Agriculture and Land Use Policy AG/LU-15.5, staff of the County Department of Planning, Building and Environmental Services will review and recommend to the Planning Commission and the Board of Supervisors appropriate changes to planning and zoning standards that minimize any conflicts between housing and agriculture.</p>	<p>Objective H-4c: Review planning and zoning standards at least once during the planning period.</p>	<p>Report to Planning Commission and Board of Supervisors and recommend updates by January 2027.</p>	<p>PBES</p>	<p>Not yet programmed.</p>

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<p>Program H-4d: Housing Sites Rezoning. Rezone sites at a minimum density of 20 units per acre to accommodate the County's lower income housing need of 61 lower income units, ensuring that the sites affirmatively further fair housing. Zoning will require that housing developments include at least 15 percent of units for lower-income households. If applicable, require replacement housing consistent with Section 65915(c) on all sites designated for housing in the Housing Element.</p>	<p>Objective H-4d: Provide adequate sites to fully accommodate the 6th Cycle RHNA, and require replacement housing on all designated sites, if applicable. The County will undertake rezonings consistent with those shown for the two privately owned sites included in the Sites Inventory. This program specifically commits the County to rezoning the acreage at the allowable densities, to accommodate the anticipated number of units, by income category, shown in the Sites Inventory section of the Housing Element and summarized on Table 56. To accommodate the housing needs of lower-income households, rezonings will include provisions to meet all by right requirements pursuant to Government Code section 65583.2, subdivisions (h) and (i).</p>	<p>Within 1 to 3 years of January 31, 2023, as applicable.</p>	<p>PBES</p>	<p>Completed on June 4, 2024, with the adoption of Ordinance 1491.</p>
<p>Program H-4e: No Net Loss Monitoring. If sites are developed during the planning period at lower density or at a different income level than shown in this Housing Element, make findings required by Section 65863 to determine whether adequate sites exist at all income levels. If sites are inadequate, take action to make adequate sites available within 180 days.</p>	<p>Objective H-4e: Ensure that adequate sites are available throughout the planning period to accommodate the County's RHNA at all income levels.</p>	<p>Ongoing; whenever entitlements are granted for development on Sites Inventory parcels at a lower density or at a different income level than shown in the sites inventory.</p>	<p>PBES</p>	<p>Ongoing. No Sixth Cycle Housing Inventory Site has applied for entitlements/building permits at this time.</p>

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6th CYCLE HOUSING PROGRAMS	OBJECTIVE	TIMING	RESPONSIBLE DEPARTMENT	NOTES AND STATUS
<p>Program H-4f: Facilitate rebuilding process for mobilehome parks lost in wildfires, such as Spanish Flat MHP, by offering technical assistance and working with property owners to increase residential density above prior levels.</p>	<p>Objective H-4f: Rebuild mobilehome parks providing at least 20 mobilehome spaces.</p>	<p>Conduct outreach to owners of burned mobilehome parks within the second year of the planning period to explore their interest in rebuilding. Within the first three years of the planning period, provide interested property owners with technical assistance to develop plans for rebuilding. Seek to approve re-construction plans within six months of submittal of a complete application.</p>	<p>PBES</p>	<p>Initial contact and discussion held with Spanish Flat MHP in late 2024. Further outreach planned for 2025.</p>
<p>Program H-4g: Facilitate subdivision of any parcel over 10 acres in size within the Site Inventory for multiple family development.</p>	<p>Objective H-4g: Assist at least one property owner during the planning period to create a smaller parcel that can be developed with multiple family housing that can be constructed within the 6th Cycle Planning period. Offer assistance in subdividing their properties to all owners of housing inventory sites. If at least one site is not subdivided by December 31, 2027, and if needed to fully accommodate the County's 6th Cycle RHNA, the County will initiate action to identify a suitable replacement site with appropriate zoning and development standards and complete rezoning within one year.</p>	<p>Engage with at least one owner of a large Housing Element site to develop an application for subdivision to create at least one site of ten acres or smaller for housing development within six months of Housing Element certification. Approve a tentative subdivision map for at least one new parcel of ten acres or less for multifamily housing development by December 31, 2027.</p>	<p>PBES</p>	<p>Outreach and discussion held with property owners for the Spanish Flat 6th Cycle Affordable Housing overlay site. Draft subdivision map was utilized to inform rezoning ordinance 1491.</p>
<p>Program H-4h: Provide Housing Element copy to water and sewer providers.</p>	<p>Objective H-4h: Ensure that water and sewer providers are aware of their obligation to provide priority for available connections to affordable housing projects.</p>	<p>Upon adoption of Housing Element Update.</p>	<p>PBES</p>	<p>Programmed for winter/spring of 2025</p>

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6th CYCLE HOUSING PROGRAMS	OBJECTIVE	TIMING	RESPONSIBLE DEPARTMENT	NOTES AND STATUS
<p>Program H-4i: Pursue housing subsidy funding for farmworker housing from sources such as State Low-Income Housing Tax Credit Farmworker Set-Aside and/or USDA Rural Development.</p>	<p>Objective H-4i: Work with at least one developer to secure funding to assist in the development of farmworker housing during the planning period. This may include collaboration with the cities to develop new farmworker housing, as done successfully in the 5th Cycle.</p>	<p>Ongoing based on funding NOFAs; make at least one funding application during the planning period.</p>	<p>CEO, Housing and Homeless Services Division</p>	<p>Not yet programmed.</p>
<p>Program H-4j: Develop an ordinance which would require onsite employee housing as part of large non-residential developments.</p>	<p>Objective H-4j: To address jobs-housing imbalance, require that new large non-residential developments include onsite housing to address some part of their employee housing demand.</p>	<p>Complete study by and make recommendation to Board of Supervisors by December 2026.</p>	<p>PBES</p>	<p>Not yet programmed.</p>

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6th CYCLE HOUSING PROGRAMS	OBJECTIVE	TIMING	RESPONSIBLE DEPARTMENT	NOTES AND STATUS
<p>Program H-4k: Work with applicants and service providers to secure water and sewer services for Housing Sites Inventory sites. Because all sites designated for lower income housing will be required to contain at least 15 percent lower income housing (see Program H-4b), they will be subject to the provisions of Government Code Section 65589.7, which grants priority to projects containing lower income housing and requires public agencies to provide water service to developments containing lower income housing unless strict findings can be made</p>	<p>Objective H-4k: Secure water and sewer services that will allow the development of housing affordable for lower-income households.</p>	<p>Initiate work with preferred water and sewer service providers to secure commitments for services within 12 months of Housing Element certification, including any applicable LAFCo procedural steps. If agreements are not in place to provide water and sewer service within 24 months of housing element adoption, pursue service from alternative providers immediately if preferred providers are not able to provide services. Pursue plans to provide water supplies via onsite wells and wastewater treatment facilities immediately if no community water and sewer providers are viable. If water and sewer services able to support multifamily housing are not available within 36 months of housing element adoption, designate alternative sites as needed to accommodate the County's RHNA.</p>	<p>PBES</p>	<p>Programmed for 2025. The County's 6th Cycle Housing Element was certified by HCD on July 12, 2024.</p>

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6th CYCLE HOUSING PROGRAMS	OBJECTIVE	TIMING	RESPONSIBLE DEPARTMENT	NOTES AND STATUS
<p>Program H-4i: Monitor ADU production and utilization.</p>	<p>Objective H-4i: The County will monitor ADU production and affordability throughout the course of the planning period and implement additional actions if not meeting target numbers anticipated in the housing element. Upon issuance of certificate of occupancy for a new ADU or JADU, the County will survey the property owner to determine the occupancy and affordability level of the unit. In 2025, 2027, 2029, and 2031, the County will conduct analysis of the ADU/JADU production trend to determine if new ADU/JADU production is keeping pace with the ADU production assumed in the Housing Sites analysis, in terms of numbers and affordability levels. The analyses will identify the additional actions, if necessary, that the County will take in a timely manner (e.g., within 6 months) to boost ADU/JADU production to projected levels. The degree of additional actions will be consistent with the degree of the gap in production and affordability.</p>	<p>Monitor ADU/JADU use and affordability surveying property owners when certificates of occupancy are issued. Analyze ADU production trends in 2025, 2027, 2029, and 2031, and identify corrective actions, if necessary, to be implemented within six months.</p>	<p>PBES</p>	<p>Draft affordability survey currently under review with the intent of incorporating with the certificate of occupancy issuance procedures in 2025.</p>

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6th CYCLE HOUSING PROGRAMS	OBJECTIVE	TIMING	RESPONSIBLE DEPARTMENT	NOTES AND STATUS
<p>Program H-4m: Work with State of CA to Develop Housing on Imola Avenue Site</p>	<p>Objective H-4m: Work with the State to develop at least 100 affordable housing units on the Imola site by 2031. Napa County anticipates that the CA Department of General Services will lead the process for securing a developer to build affordable housing at the site and handle any required environmental review. In supporting this process, the County will advocate for housing at the site to address the community's special housing needs and will also inform prospective developers about the availability of Housing Fund monies to assist in developing affordable housing at the site. Napa County will help to facilitate the process of securing commitments from the City of Napa and Napa Sanitation for water and wastewater services for the site and will monitor the progress. If it becomes clear that either City of Napa or Napa Sanitation will not provide necessary services, the County will initiate work to identify and rezone an alternate site to ensure that the County can fully accommodate its 6th Cycle RHNA within one year.</p>	<p>Initiate discussions with DGS to coordinate planning for development of the site by July 2024 and coordinate with state officials on an ongoing basis; reach out to City of Napa (water) and Napa Sanitation (wastewater) to begin process of securing commitments for utility services for the site by December 2024. Encourage DGS to issue an RFP for a developer by June 2026. If City of Napa and/or Napa Sanitation have not committed to provide services to the site by December 2027, begin work with DGS to identify viable alternate means of obtaining services. If viable alternatives are not identified by June, 2028, immediately initiate work to identify and rezone an alternate site if necessary to ensure the County can fully accommodate its RHNA.</p>	<p>PBES</p>	<p>The State Department of General Services has recently revamped the State Excess Sites program website to simplify affordable housing application submittal and the Imola site is currently identified as 'accepting proposals'. Outreach to the City of Napa and Napa Sanitation to secure commitments for utility services is programmed for 2025.</p>

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6th CYCLE HOUSING PROGRAMS	OBJECTIVE	TIMING	RESPONSIBLE DEPARTMENT	NOTES AND STATUS
<p>Program H-4n: Foster Road Annexation</p>	<p>Objective H-4n: Work with City of Napa for annexation of all property currently within the SOI on the east side of Foster Road south of Snow School to allow provision of City water services and for development to occur at the site. The timing of the annexation will be such that housing development at the site consistent with the Housing Element can proceed and be completed to allow occupancy within the 6th Cycle Planning period. If the County finds that substantial progress towards annexation has not occurred, such that housing development at the site cannot be completed by the end of the 6th Cycle Planning period, the County will immediately initiate efforts to identify and rezone a replacement housing site, if necessary to ensure that the County can fully accommodate its 6th Cycle RHNA.</p>	<p>By July 1, 2024, initiate negotiations with City of Napa to establish an annexation agreement between City and County for annexation of the property within the SOI and generally bordered by Foster Rd. on the east, Snow School to the north, Golden Gate Ave. to the east, and the RUL to the south, to allow planning of a comprehensive mixed use housing development consistent with City of Napa General Plan for terms by which the County will obtain RHNA credit in the Sixth Cycle Housing Element within the overall annexation area for a 5-acre portion or similar portion with equivalent overall housing densities. It is expected that, by June 30, 2025, the City of Napa will initiate an annexation application with LAFCo. If annexation approval is not granted by LAFCo by December 2027, the County will, if necessary, identify and rezone a replacement property to allow multifamily housing and ensure that the County can fully accommodate its 6th Cycle RHNA, with any necessary rezoning actions</p>	<p>PBES</p>	<p>Discussion with the City of Napa regarding a Foster Road Annexation Application began in Fall 2024.</p>

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6th CYCLE HOUSING PROGRAMS	OBJECTIVE	TIMING	RESPONSIBLE DEPARTMENT	NOTES AND STATUS
		to be completed by June 2029.		

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6th CYCLE HOUSING PROGRAMS	OBJECTIVE	TIMING	RESPONSIBLE DEPARTMENT	NOTES AND STATUS
PROGRAMS TO REMOVE CONSTRAINTS				
Program H-5a: Continue to provide fee waivers for nonprofit affordable housing developers.	Objective H-5a: Remove or mitigate governmental constraints to housing production.	Ongoing; upon receipt of applications for affordable housing projects.	PBES	Ongoing
Program H-5b: Expedite permit processing for housing projects that will serve very low-, low-, and moderate-income households when such projects provide adequate assurances of long-term affordability.	Objective H-5b: Remove or mitigate governmental constraints to housing production.	Ongoing; upon receipt of applications for affordable housing projects.	PBES	Ongoing
Program H-5c: Exempt affordable housing projects from the 30-acre minimum parcel size requirement for PD zones.	Objective H-5c: Remove or mitigate governmental constraints to housing production.	Ongoing; upon receipt of applications for affordable housing projects.	PBES	Ongoing
Program H-5d: Continue to monitor the Growth Management System by (i) continuing the practice of accumulating unused Category 4 (affordable) permits indefinitely; (ii) continuing the practice of accumulating unused permits in other categories for three years; (iii) consolidating implementation of Category 1-3 permits except when a lottery is required; and (iv) simplifying periodic updates to the permit limit.	Objective H-5d: Remove or mitigate governmental constraints to housing production. Make available permits for construction of up to 105 new dwelling units each year, exclusive of permits for secondary residential units, and exclusive of permits for “carryover” affordable housing units. Permits for non-affordable housing units not issued in one year may be issued in any of the following three years, thereby allowing the number of permits issued to exceed 105 in a given year when unused permits are available from prior years. The County will set aside a minimum of 16 permits each year for affordable housing units, as defined in the County’s Growth Management System, in addition to 630 such permits that the County projects will be available in 2022 for issuance for units affordable to lower and moderate-income households.	Annually	PBES	Programmed for 2025. Staff is preparing an ordinance for later this year to update Policy AG/LU-119, in order to modify the amount of Category 1 building permits that can be issued in a calendar year from 109 to 105.

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6th CYCLE HOUSING PROGRAMS	OBJECTIVE	TIMING	RESPONSIBLE DEPARTMENT	NOTES AND STATUS
<p>Program H-5e: Staff will report to the Board of Supervisors on the status of housing entitlement processing on priority sites and, if necessary, recommend changes in policies and regulations as appropriate to promote their development.</p>	<p>Objective H-5e: Remove or mitigate governmental constraints to housing production.</p>	<p>Annually</p>	<p>PBES</p>	<p>Ongoing</p>
<p>Program H-5f: Update County Code to Align with State Housing Laws</p>	<p>Objective H-5f:</p> <ul style="list-style-type: none"> - Implement Requirements of SB 9 - Add definition of Low-Barrier Navigation Centers to Zoning Code and identify zoning districts where they will be allowed by-right, consistent with GC Section 65660 et. seq. - Review and revise the Density Bonus provisions to be consistent with current state law. - Provide all information required by GC Section 64940.1 subd. (a)(1)(A) through (E) accessible via links on a single County web page. - Review and revise design standards to provide objective standards. - Establish a process for streamlining affordable housing projects consistent with SB 35. - Eliminate requirement for CUP for multifamily residential projects in the RM zone and on AH:CD sites. - Modify parking requirements for multifamily housing to require no more than one space per studio unit and no more than 1.25 spaces per one-bedroom unit, plus no more than 0.25 guest parking spaces per unit of any size. In addition, provide specific guidance on the types of circumstances that would allow the Planning Commission to approve a request for reductions from standard residential parking requirements, such as preparation of a parking study or TDM plan that demonstrates reduced demand for autos, demonstration of adequate on-street parking, proximity to transit services, or provision of affordable housing or senior housing. - Conduct outreach to development community to determine if lot coverage and height limits potentially pose a constraint to future multifamily development and, if necessary, modify the lot coverage and height limits to ensure that development of housing at a density of 20 units per acre is feasible. - Modify parking requirements for emergency shelters to eliminate the component requiring 1 space for every four shelter beds. - Modify requirements for permanent supportive housing developments to provide for permit streamlining consistent with GC Section 65650 et. seq. - Modify Zoning Code to allow residential care facilities (small) in zones where 	<p>Complete community/stakeholder outreach by July 2024.</p> <p>Complete all necessary Code updates by December, 2024</p>	<p>PBES</p>	<p>Bullets within H-5f related to County Code updates or rezonings required by the County Housing Element were completed on June 4, 2024, and September 24, 2024, with the adoption of Ordinances 1491 and 1495.</p>

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6th CYCLE HOUSING PROGRAMS	OBJECTIVE	TIMING	RESPONSIBLE DEPARTMENT	NOTES AND STATUS
	<p>mobilehomes and multifamily housing are allowed.</p> <ul style="list-style-type: none"> - Modify Zoning Code to eliminate requirement that residential care facilities (large) be located within five miles of a hospital with emergency services. -Modify Zoning Code to remove CUP requirement for residential care facilities (medium) in residential zones and make further modifications to ensure that residential care facilities (medium) and residential care facilities (large) group homes for seven or more persons permitted in all zones allowing residential uses in addition to permitting the use the same as other residential structures of the same type in the same zone. - Amend ADU ordinance to allow ADUs in AP zone and with multifamily buildings in the PD zone and otherwise to conform with state law changes effective January 1, 2023. - Adopt an updated master fee schedule, including permit and fee costs for multifamily housing by July 2024. - Review and revise Reasonable Accommodation procedure. Modifications will include, but not be limited to, modification of finding #3 and removal of findings #4 and #5, to be consistent with fair housing law. 			

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6th CYCLE HOUSING PROGRAMS	OBJECTIVE	TIMING	RESPONSIBLE DEPARTMENT	NOTES AND STATUS
<p>Program H-5g: Maintain General Plan Consistency</p>	<p>Objective H-5g: Ensure internal consistency within the General Plan and consistency between the General Plan and the Zoning Ordinance.</p>	<p>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.</p>	<p>PBES</p>	<p>Ongoing.</p>
<p>PROGRAMS TO AFFIRMATIVELY FURTHER FAIR HOUSING</p>				
<p>Program H-6a: Affirmative Marketing of Affordable Housing Opportunities</p>	<p>Objective H-6a: Affirmatively market affordable housing opportunities to farmworkers whenever wait lists open for affordable projects, including a listing of tenants interested in occupying deed-restricted ADUs. Partner with schools, churches, and non-profit organizations to connect with farmworker populations.</p>	<p>Upon opening of waiting lists for new affordable housing projects, or at least annually, and ongoing.</p>	<p>CEO, Housing and Homeless Services Division</p>	<p>Ongoing.</p>
<p>Program H-6b: Partner with Bureau of Reclamation and private concessionaires to increase opportunity for residents within the Lake Berryessa area.</p>	<p>Objective H-6b: Via the RFP process for new concessionaires at Lake Berryessa, increase access to jobs, shopping, and services for current and future residents of Lake Berryessa area.</p>	<p>4 RFPs have already been issued; release 3 additional RFPs within the planning period.</p>	<p>CEO, PBES</p>	<p>Ongoing.</p>

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6th CYCLE HOUSING PROGRAMS	OBJECTIVE	TIMING	RESPONSIBLE DEPARTMENT	NOTES AND STATUS
<p>Program H-6c: Place-based strategies to improve access to opportunity for lower-income areas.</p>	<p>Objective H-6c: The County will continue to prioritize the CIP and explore and pursue funding for a variety of community development and place-based strategies in areas with relatively higher concentrations of lower income households including but not limited to infrastructure, circulation, safe routes to school, parks, open space, community facilities and community amenities, targeting at least six improvements in these types of disadvantaged areas within the 6th Cycle. Engage with NVRTA's process to develop an Active Transportation Plan for seniors, the Vine Trail project, and Safe Routes to Schools projects in order to advocate for prioritizing transportation improvements (services or infrastructure) that will benefit lower-income areas of the county. Engage lower-income communities in identifying and prioritizing investments for priority in the County's Capital Improvement Program.</p>	<p>Explore and pursue funding from sources such as CDBG and other state and federal programs at least once every two years. Engage with NVRTA at least annually (each program) to advocate on behalf of lower-income areas of the County. Engage lower-income communities at least annually to solicit input on prioritizing CIP investments.</p>	<p>CEO, PBES, Public Works</p>	<p>Ongoing. The County Public Works department completed approximately 23 paving projects and 6 storm and structure repair projects within disadvantaged areas identified in the 6th Cycle Housing Element.</p>
<p>Program H-6d: Mobility strategies to improve access for lower-income households to higher resource areas.</p>	<p>Objective H-6d: Continue to support Napa Valley Community Housing's Homesharing Program, as a means to help lower-income homeowners generate extra income to remain in their homes and to provide opportunities for lower-income people to rent spaces in homes in higher-income areas and RCAAs, with a goal for the program to assist 20 to 50 people during the 6th Cycle. Also, in implementing SB-9, prepare and publicize maps of areas where SB-9 subdivisions will likely be feasible in the unincorporated area as a means to encourage housing production on smaller lots that could be more affordable than existing housing, with a goal to accommodate 15 to 20 new housing units through SB-9 subdivisions during the 6th Cycle. The program includes a goal for at least 50 percent of the persons assisted by the Homesharing Program and 50 percent of the units created via SB-9 to be in high resource areas, areas with median income above the countywide median, and RCAAs.</p>	<p>Annually, continue to support the Homesharing program in partnership with NVCH. Complete maps and publicize potential SB-9 locations by June 2025. Publicize potential SB-9 locations on an ongoing basis via an SB-9 information page on the County's website.</p>	<p>CEO, Housing and Homeless Services Division</p>	<p>Ongoing. New public maps of SB 9 feasible properties planned in 2025</p>