

CHAPTER 8
POPULATION AND HOUSING

CHRONOLOGY OF UPDATE

NOVEMBER 30, 2005—VERSION 1



HOUSING IN NAPA COUNTY

PURPOSE

The purpose of this chapter is to document the current demographic and economic characteristics of Napa County's population, as well as to identify recent population trends and discuss future projections. This chapter also documents current policies that relate to housing development, particularly affordable housing, and examines future housing demand and supply in the communities within Napa County.

**NAPA COUNTY BASELINE DATA REPORT:
POPULATION AND HOUSING**

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LIST OF ACRONYMS AND ABBREVIATIONS

ABAG	Association of Bay Area Governments
CDBG	Community Development Block Grant
DOF	State Department of Finance
EDD	California Employment Development Department
PD	Planned Development
pph	Persons Per Household
HCD	State Department of Housing and Community Development
HUD	Housing and Urban Development
LAFCO	Local Agency Formation Commission
NHVA	Napa Valley Housing Authority
RHND	Regional Housing Needs Determination
RUL	Rural Urban Limit Line
SRO	Single Room Occupancy

INTRODUCTION

This chapter provides a detailed discussion of the current demographic, and economic characteristics of Napa County's population and assesses growth, economic trends, and housing supply in the County. It also provides a general discussion of the federal, state, and local policies and regulations applicable to population growth and housing development. Finally, this chapter discusses the methods used to assess current growth, employment trends, and housing supply in the County.

It is important to note that one of the goals of this chapter is to provide the most current data and statistics available. As this is the case, the base year for the data varies in some cases. For example, 2004 population and housing estimates were available at the time of producing this chapter, but more specific demographic information such as ethnicity and gender are up-to-date as of the 2000 census.

PURPOSE

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POLICY CONSIDERATIONS

POPULATION

FEDERAL POLICIES

The U.S. Census Bureau conducts a wide variety of censuses and surveys that provide important statistics and data on American demographics. The most well-known census conducted by the Bureau is the official population census of the United States, called the decennial census. It is conducted every ten years, most recently in April 2000, and involves collecting data from every household in the U.S. and its territories. The information collected for the decennial census is summarized by geographic area, which can include states, counties, cities and towns, ZIP codes, and census tracts and blocks.

Besides providing the basis for congressional redistricting, Census data influence many government programs and policies. Since 1975, the Census Bureau has had the responsibility to produce small-area population data needed to redraw state legislative and congressional districts. Other important uses of Census data include the distribution of funds for government programs such as Medicaid;

planning the right locations for schools, roads, and other public facilities; helping real estate agents and potential residents learn about a neighborhood; and identifying trends over time that can help predict future needs.

In conducting the decennial Census, the Census Bureau distributes two different forms. A short form is distributed to every person of every housing unit, which asks questions regarding age, sex, race, household relationship, tenure, and vacancy characteristics. A long form is distributed to collect sample characteristics with more detailed information such as marital status, labor force status, household relationships, and income. This form is generally distributed to 1 in every 6 households. The results of both the short and long form surveys are available in a variety of data sets that are available online, by CD, or publication. The following data sets used for this chapter include data from both the short and long form questionnaires:

- i. *Summary File 1 (SF 1)* - data from the "100 percent" questions, or the short form
- ii. *Summary File 3 (SF 3)* - comprehensive results from the long form

STATE POLICIES

STATE DEPARTMENT OF FINANCE

The State of California's Department of Finance's (DOF) serves as the Governor's chief fiscal policy advisor to promote responsible resource allocation through the state's annual financial plan. In addition to establishing appropriate fiscal policies to carry out the state's programs, the DOF develops economic forecasts and revenue estimates, as well as population and enrollment estimates and projections. Although these population projections are not as comprehensive as US Census data, and do not include 100% surveys, they can be useful to identify and collect demographic information for inter-census periods. Similar to the US Census, population estimates are organized by geographic region. However, they only include information for the state, counties, and cities and towns for some of the data, and do not include detailed block or census tract information.

CALIFORNIA EMPLOYMENT DEVELOPMENT DEPARTMENT

The California Employment Development Department (EDD) offers a wide variety of services to millions of Californians under Job Service, Unemployment Insurance, Disability Insurance, Workforce Investment, and Labor Market Information programs. One responsibility of the EDD is to provide comprehensive labor market information through its online site Labor Market Info. A vast amount of economic and labor market data is available through this site, including employment and jobs by industry. Each month the EDD releases unemployment rates and job industry data for all of California and its sub-state areas. The EDD also provides data to the DOF for its population projections and estimates.

LOCAL POLICIES

COUNTY OF NAPA

Legislation

In addition to current General Plan policies, two important voter-approved initiatives shape the policies and regulations regarding growth management in Napa County: Measure A and Measure J. The following discusses these two pieces of legislation that help form the basis for the Napa County's policies, goals and regulations pertaining to growth management and the protection of agricultural lands.

Measure A

The Slow Growth Initiative adopted in November of 1980, Measure A, is a voter approved initiative that required that the County prepare and adopt a Growth Management System Element as part of the Napa County General Plan. The Growth Management System of the General Plan describes the derivation of the annual dwelling unit allocation, the division of the annual allocation into housing type categories, the timing and methods used for issuing building permits, and the required provisions for affordable housing.

The Growth Management System Element satisfies the state requirement that the County accommodate its fair share of the regional housing need and outlines an annual growth rate calculation and building permit allocation. The building permit allocation describes categories of dwellings, exempted types of development, location of growth, and timing, and defines affordable housing.

It should be noted that Measure A sunset in December 2000; however, the Napa County Board of Supervisors extended its intent and mandate through a Housing Allocation Program.

Measure J

Napa County's Agricultural Lands Preservation Initiative, also known as Measure J, was approved by voters on November 6, 1990. Measure J prevents the redesignation of parcels classified as Agricultural Resource or Agriculture, Watershed, and Open Space to another use or subdivision into parcels of less than 40 acres (and containing only one dwelling unit), through the year 2020 [<http://www.napacountygeneralplan.com/library/files/measureJ.pdf>], unless such designation is approved by voters. General Plan amendments involving open space cannot be implemented without a majority vote. Measure J also stipulates that all new growth must be accommodated within the urban limit lines of existing communities.

General Plan Policies

The implementation of Slow Growth Initiative, Measure A, approved by voters in November 1980, enabled the County to meet a portion of its housing needs through housing development in the County's incorporated areas. All General Plans of the cities within Napa County indicate there is adequate space for development to meet the County's housing needs within these urbanized areas. The following policies of the Land Use Element thus address population and growth management in Napa County:

Land Use 4.5 POPULATION DISTRIBUTION—The County will plan for and accommodate the distribution of population among the sub-areas of the County, giving preference to existing incorporated and urban areas.

Land Use 4.9 URBAN AREAS—a) The County will assume that the density of development in the Angwin Area precludes future subdivision based on septic tanks and wells. The Angwin Urban Area is Pacific Union College and adjacent facilities. b) The Silverado Urban Area is the developed master-planned portions of the Silverado Country Club and Resort, and residential areas in the Silverado Community Services District approved for development prior to 1991. Residential development within the Silverado Urban Area is limited to a maximum of 1,095 units. No additional wells will be drilled in the Silverado Community Services District. Except for sources from the City of Napa, no domestic or irrigation water supplies shall be transferred into the District outside its boundaries.

Land Use 4.10 URBAN EXPANSION LIMITS—The County will work with the Cities, special districts, and LAFCO to define and establish limits of current and future urban expansion and development. Unincorporated land included within the Rural Urban Limit Line (RUL) of the 1983 Napa City's GP will not be further urbanized without annexation to the City.

Land Use 4.13 URBANIZING GROWTH—The County will enact and enforce regulations which will encourage the concentration of residential growth within the County's existing Cities and areas design for urban uses on the General Plan.

CITY OF NAPA GENERAL PLAN

The following policies of the Land Use Element thus address population and growth management in the City of Napa:

LU-1.1: The City shall maintain the RUL and Greenbelt designation to define the extent of urban development through the year 2020 and to provide for the maintenance of the City's surrounding open space/agriculture to separate Napa from other communities.

LU-2.1: The RUL shall define the extent of urban development through the year 2020.

LU-2.2: The City shall continue to cooperate with the County to ensure that land proposed for development within the RUL is annexed to the City, and land outside of the RUL is conserved primarily for agriculture and other resource and open space uses.

LU-3.1: The City shall prezone unincorporated land within the RUL to ensure the orderly transition of land uses within the City's urbanizable area.

LU-3.3: The City shall endeavor to maintain an even rate of development within the RUL over the plan period.

The implementation of Slow Growth Initiative, Measure A, approved by voters in November 1980, enabled the County to meet a portion of its housing needs through housing development in the County's incorporated areas.

CITY OF AMERICAN CANYON GENERAL PLAN

The following policies of the Land Use Element thus address population and growth management in the City of American Canyon:

The Land Use Element of the American Canyon General Plan contains the following policies related to land use in areas adjacent to Napa County land.

Policy 1.3.4: Limit the total additional new development that can be accommodated in the City and its Urban Limit Line providing that the highway improvements stipulated by the Circulation Element are implemented.

Policy 1.4.5: Work with the Napa County Local Agency Formation Commission to establish an Urban Limit Line that delineates the planned maximum expansion of the City's urban and related recreational development; outside of which uses shall be limited to agriculture, resource management, and open space purposes.

Goal 1L: Provide flexibility for the study and potential development of additional lands immediately adjacent to the City boundaries to ensure adequate lands are available for urban growth.

Policy 1.31.3: Work cooperatively with the Local Agency Formation Commission (LAFCO) to expand the City's Sphere of Influence to include all areas that are or will be provided urban type services by the City.

Policy 1.31.7: Proceed with the annexation of land in a manner that ensures the logical expansion of City boundaries, provides for the planned, orderly, and efficient pattern of urban development, and reflects property owner desires.

Policy 1.31.8: Work with the County and adjoining jurisdictions in establishing a permanent green belt outside of areas designated for urban development.

Policy 1.31.12: Work with Napa County toward an agreement to establish compatible land use standards for areas within the Sphere of Influence and other lands immediately adjacent to the City to ensure consistent land use designations.

CITY OF CALISTOGA GENERAL PLAN

The following policies of the Land Use Element thus address population and growth management in the City of Calistoga:

Policy LU-1: Annexation of any unincorporated land shall be discouraged.

Policy LU-2: Napa County shall be requested to limit land use activities in the unincorporated part of the Planning Area, including that designated Rural Residential, to agricultural and open space uses.

CITY OF ST. HELENA GENERAL PLAN

The following policies of the Land Use Element thus address population and growth management in the City of St. Helena:

Policy 2.6.5: Encourage the continuation of agricultural and low-intensity uses adjacent to the Urban Limit Line.

Policy 2.6.60: Encourage the County to continue to promote agricultural land use and to strictly limit further residential development on lands surrounding the City's incorporated area.

Policy 2.6.61: Limit residential development on properties existing at the time of adoption of this General Plan which are designated Agriculture and are outside of the Urban Limit Line in accordance with the following criteria:

- Maximum density of one unit for every five acres of base parcel area;
- New parcels created after October 1, 1993, shall not exceed one-half acre in area unless consistent with Policy 2.6.62;
- For a legal parcel existing on October 1, 1993, the total area for new residential development shall not exceed a ratio of one-half acre per unit allowed. To determine the area of the parcel which can be used for residential development, the maximum determining the area of the parcel which can be used for residential development, any number of units below the maximum permitted may be located within that area;
- Existing unit(s) on the base parcel shall be included when determining compliance with the criteria establishing the permitted number of parcels;
- New parcels shall be contiguous and accessible from existing streets;
- New parcels shall be located so that they minimize the impact on the agricultural viability of the base parcel and adjoining properties;
- Adequate provision of utilities shall be considered prior to approval of creation of new parcels and/or building sites.

Policy 2.6.62: In areas outside the Urban Limit Line, which are zoned A-20 and Winery, new parcels can be created to separate residential development that existed prior to the adoption of the 1993 General Plan from remaining agricultural lands. The area of the new parcel on which the

existing residential is located may exceed one-half acre provided the area does not include existing agricultural land except land which is restricted to agricultural use. The area of the new parcel on which the existing residential development is located and the number of units existing within the area of the new parcel shall be counted against the development potential of the base parcel as set forth in Guiding Policy 2.6.61, neither the area (one-half acre per unit) nor the number of units (one unit per five acres) shall be exceeded, except as provided for residential development which existed prior to the adoption of the General Plan.

TOWN OF YOUNTVILLE GENERAL PLAN

The following policies of the Land Use Element thus address population and growth management in the City of Yountville:

Policies C.3.a. 1.1 and 1.2 of the Yountville General Plan support the preservation of agricultural land uses as outlined in Measure J. These policies are as follows:

C.3.1.1: Maintain the existing relationship and boundary between the town and surrounding agricultural land until the year 2020.

C.3.1.2: The Town Council and residents have no intention to annex established agricultural lands or revise the sphere-of-influence as a precursor to annexation.

HOUSING

This chapter examines the policies, objectives, and programs of the Housing Elements for Napa County and for the five incorporated cities within the County: City of Napa, City of St. Helena, City of American Canyon, City of Calistoga, and Town of Yountville. The Housing Elements provide direction for future housing development, particularly for affordable housing. The Housing Elements also set quantifiable objectives for housing provision for each of the jurisdictions, and identify potential future housing opportunity sites.

FEDERAL POLICIES

COMMUNITY DEVELOPMENT BLOCK GRANT

This grant program is administered by the U.S. Department of Housing and Urban Development (HUD), and provides annual grants on a formula basis to many different types of grantees through a variety of programs. Grants are awarded on a state and local level. According to the HUD website, the purpose of Community Development Block Grant (CDBG) programs is to “ensure decent affordable housing for all, and to provide services to the most vulnerable in our communities, to create jobs and expand business opportunities” (<http://www.hud.gov/offices/cpd/communitydevelopment/programs/index.cfm>).

HUD also offers a number of other programs and grants to help fund and subsidize housing, including public housing programs which offers housing opportunities to very-low income households, and

Section 8 Vouchers, which are intended to provide opportunities for very low-income families lease or purchase affordable privately-owned rental housing.

STATE POLICIES

POLICIES AFFECTING LOCAL GENERAL PLAN HOUSING ELEMENTS

Housing elements are required as a mandatory element of General Plans by section 65302(c) of the Government Code. Specific requirements for Housing Elements are set forth beginning at section 65580 of the Government Code and additional guidance is provided by the General Plan Guidelines (2003) issued by the Office of Planning and Research and by guidance provided by the State Department of Housing and Community Development (HCD).

In addition, the Housing Element must be consistent with population projections and land use goals and policies set forth in the Land Use Element as well as the goals and policies of the remaining elements of the General Plan. State Law requires that a general plan and its constituent elements “comprise an integrated, internally consistent and compatible statement of policies.” All elements have equal legal status and no one element is subordinate to any other element.

Housing affordability is based on income categories as defined by the U.S. Department of Housing and Urban Development (HUD). The standard measure of affordability is derived from the median household income calculated for a jurisdictional area.

Other policies influencing local housing elements include Assembly Bill 2430, which allows Napa County to take credit for housing units it helps to fund but which are built in the County’s incorporated cities, up to 15% of the County’s allocation for very-low and low-income units. The County operates a Housing Trust Fund to facilitate the construction of very-low and low-income units within the incorporated cities and the unincorporated areas of the County.

STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

As California’s principal housing agency, the mission of HCD is to provide leadership, policies and programs to expand and preserve safe and affordable housing opportunities and promote strong communities for all Californians. HCD performs four primary functions:

- *Advocate and support housing development for all Californians.* HCD assists cities and counties prepare and implement their General Plans’ housing elements. HCD also develops the periodic Statewide Housing Plan, monitors its use by local redevelopment agencies, which includes their 20% housing set-aside funds, and provides technical assistance and statistical data to the Governor, Legislature and general public.
- *Develop, administer and enforce building codes, manufactured housing standards and mobile home park regulations.* HCD works with industry and other government agencies to develop national model building codes for conventional and manufactured housing and incorporate them into California’s

Housing affordability is based on income categories defined by the U.S. Department of Housing and Urban Development (HUD), as seen below.

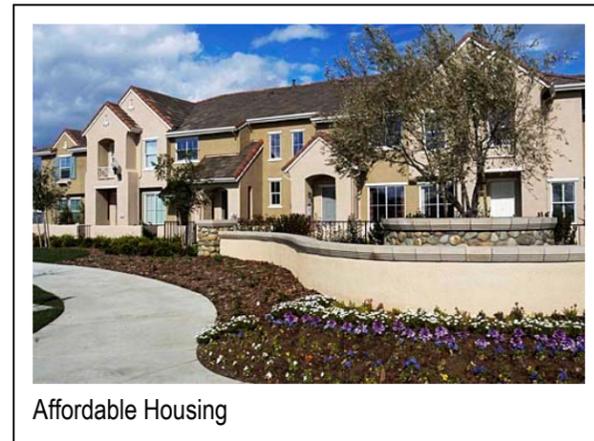
Income Category	Percent of Median Income
Very Low-Income	Less than 50% of Median
Low-Income	51% to 80% of Median
Middle-Income	81% to 100% of Median
Moderate-Income	101 to 120% of Median
Above Moderate Income	121% + of Median



Example of Community Development Block Grant

building standards to ensure the health and safety of California residents. HCD also protects California consumers by registering and titling mobile homes, overseeing manufactured housing construction, licensing manufactured housing sales professionals and regulating mobile home parks.

- *Administer State and federal housing and community development finance programs.* HCD administers a variety of loan and grant programs for housing and community development activities.
- *Compile and disseminate critical information on housing, planning, financing and community and economic development issues.* HCD's Housing Resource Center acquires and distributes information to local governments, other state agencies, developers, nonprofit organizations and the public. The Center maintains a library of books, reports, journals, newsletters and HCD publications on housing, redevelopment, homeownership, the economy and other subjects.



LOCAL POLICIES

COUNTY OF NAPA

The County of Napa's goals for housing focus on the following issues.

- Accommodating housing needs of all economic segments of the population residing in the unincorporated area of the County.
- Allocating housing growth to ensure that the annual rate of growth does not exceed one percent (1.0%) to maximize protection of its agricultural lands, to match housing growth with the ability of the County to provide services, to protect its open space resources, to reduce impacts on area transportation facilities, and to direct growth towards urbanized areas, as required by the County's Land Use Element.
- Providing seasonal farm worker housing.
- Maximizing the retention of existing and provision of new affordable housing.
- Ensuring a jobs/housing balance, encouraging new housing development in the affordable range.

The following are the County's Housing Element policies related to the provision of housing stock in the County, including rehabilitation, affordability, meeting special housing needs, housing development, and removing governmental constraints on housing:

Rehabilitation Policies

Policy 1c. The County will seek state and federal funding and utilize Housing Trust Funds to assist qualified homeowners and owners of rental properties with rehabilitation of identified substandard units, to the extent that these units are—or become—affordable to low-income households.

Affordability Policies

Policy 2a. The County shall work to reduce the cost of housing to low, very low and moderate income households through available local, state, federal, and private rental and homeownership assistance programs.

Policy 2b. The County will encourage the construction of new affordable housing units within designated urban areas at a density that is commensurate with the availability of public or private water and sewer systems. These units shall be capable of purchase or rental by persons of low, very-low and/or moderate income as determined by applicable federal guidelines.

Policy 2c. The County will continue to implement its inclusionary housing ordinance to promote development of a full range of housing types in the County and to require payment of an in-lieu fee for projects that do not construct the required housing.

Policy 2d. The County will investigate housing opportunities for higher density housing within urban areas where high densities are not presently allowed. For such areas, an affordable housing overlay designation will be developed that provides specific and reasonable development standards and requires affordable housing as a significant project component. The affordable housing zone would require minimum density and affordability standards to be applied on a site specific basis to sites identified in Appendix H of the County's Housing Element.

Policy 2e. The County will continue its program of accumulating unused Category 4 building permits as part of its Housing Allocation Program so that these permits can be made available to developers of affordable units. The County will revise its Category 4 Growth Management System permit criteria to allow their use for housing units affordable to households at up to 120% of median income.

Policy 2f. The County shall provide incentives for the use of accumulated Category 4 permits.

Policy 2g. The County shall cooperate with the municipalities of Napa County in the use of fees derived from its inclusionary zoning ordinance and Housing Trust Fund to assist with the construction or rehabilitation of affordable housing units in suitable locations and at suitable densities.

Policy 2h. The County shall encourage the provision of accessory, second units, such as Granny Units as described in Government Code section 68852.2, in suitable locations.

Policy 2i. The County will seek to maximize the duration of the long-term affordability of these affordable housing units.

Special Needs Housing Policies

Policy 3a. The County will work with the agricultural industry, its trade organizations, non-profit organizations, and public agencies to assess the need, plan for, and develop new farm labor

housing to meet the needs of permanent and seasonal laborers in accordance with the applicable provisions of the Zoning Ordinance and General Plan.

Policy 3b: The County will seek changes to existing state law/policy that currently count group quarters facilities (such as farm worker dormitories) as a single housing unit for purposes of achieving regional housing needs production goals.

Policy 3c: The County will work to ensure that migrant farm worker housing meets applicable health and safety standards and will seek to remove County regulations that are duplicative of state or federal law.

Housing Development Policies

Policy 4a: With the exception of individual single-family residences, farm labor dwellings and second units, future housing units will be constructed within designated urban areas of the County to the maximum extent feasible, in suitable locations where public services are or reasonably can be made available and adequate for the density proposed.

Policy 4d: The County will work with the cities and towns to locate up to 15% of its Regional Housing Needs in suitable locations within incorporated areas as provided for in State Government Code Section 65584.6 (AB 2430). The County will utilize Housing Trust Fund monies and other sources of affordable housing subsidy that may be available to the County to assist the cities, public housing authority, private developers or local non-profit housing corporations in this effort.

Housing Location, Density, and Timing Policies

Policy 5a: The County will investigate and facilitate housing opportunities within designated urban areas where high-density residential uses are not presently allowed. For such areas, an affordable housing overlay will be developed that allows high density housing in compliance with specific development standards by right and requires affordable housing as a significant project component.

Policy 5b: Where appropriate and necessary to meet its housing production needs, the County will encourage additional housing capacity by increasing the maximum allowable density within specific zoning districts and by upzoning specific parcels of land and will exempt affordable housing projects from the 30-acre minimum parcel size requirement for Planned Development (PD) zones.

Policies Regarding the Removal of Government Constraints

Policy 6a: When deemed appropriate by the Board of Supervisors and subject to availability, the County will consider utilizing Housing Trust Fund monies to pay, reduce, or waive planning, building, and /or development impact fees on behalf of new affordable housing development projects, based on the extent and level of affordability offered.

Policy 6b: The County will expedite permit processing of projects that include a sufficient number of units affordable to low, very low, and moderate-income households.

Policy 6c: The County will review and, if appropriate, modify existing zoning standards to reduce costs of residential development where it can be demonstrated that the development provides substantial benefit to low, very low, and moderate-income households.

CITY OF NAPA COUNTY

The following are the City of Napa's Housing Element five main housing goals and supporting policies affecting housing development.

GOAL 1: A Vital and Diverse Community

Policy H-1.1 Efficient Use of Land. The City shall promote creative and efficient use of vacant and built on land within its RUL to help maintain the City's preeminent agricultural environment and open space.

Policy H-1.2 Provide Adequate Sites. The City shall maintain an adequate supply of land designated for all types of residential development to meet the quantified housing need of 3,369 units for the state-mandated time frame of the Housing Element (1999-mid 2006). Within this total, the City shall also maintain a sufficient supply of land for multi family housing to meet the quantitative housing need of 2,062 very low, low and moderate income housing units.

Policy H-1.3 Minimum Densities. The City shall not approve development below minimum designated General Plan densities unless physical or environmental constraints preclude its achievement. If development on a site is to occur over time, the applicant must show that the proposed development does not prevent subsequent development of the site to its minimum density.

Policy H-1.4 Efficient Use of Sites. The City shall make every effort to approve well-designed projects at the mid to high range of general plan densities.

Policy H-1.5 Support Density Bonuses. The City recognizes that density bonuses help achieve housing goals and shall promote their use consistent with the provisions of state law. Any projects receiving density bonuses shall incorporate long term rental rate or sales restrictions.

Policy H-1.6 Density Bonus for Multi Family. The City shall grant density bonuses of 25% to 100% for multi family projects above the maximum pod density, when they meet certain criteria, as set out in the Housing Element.

Policy H-1.7 Density Flexibility for Multi Family. The City may approve, through a Use Permit Process, a housing density that exceeds the limit for its pod up to the maximum allowed by the Multi Family Residential land use category when they meet certain criteria, as set out in the Housing Element.

Policy H-1.8a Employee Housing. The City shall encourage employers developing large projects (200+ employees) to provide housing opportunities for their employees onsite or offsite.



Policy H-1.10 Priority for Housing on Surplus City Sites. The City shall give high priority for affordable housing (or affordable housing as part of a mixed use project) on surplus city sites. These include the City Corporation Yard site should that site be considered surplus; and the City CSB property should a consolidated City Hall complex be constructed.

Policy H-1.11 Surplus Institutional Lands. The City shall encourage redevelopment of surplus institutional lands (School District, Sanitation District, churches) with affordable housing or affordable housing as part of a mixed use project wherever possible and appropriate.

Policy H-1.12 Pacing of Development. The City shall implement a strategy that paces development of above moderate income housing and provides incentives for construction of very low, low and moderate income housing consistent with ABAG regional housing need numbers and the City's General Plan.

GOAL 2: A Variety of Housing Types and Choices

Policy H-2.1 Greater Mix of Housing. The City shall encourage an increased mix of housing types throughout the City to meet needs and provide greater housing choices such as multi-family, mixed use, affordable units, supportive living, Single Room Occupancies (SRO's) and similar types of housing.

Policy H-2.2 Encourage Residential Mixed Use. The City shall encourage residential uses in areas that allow mixed uses and where residential use is appropriate to the setting. Typically residential use would occur as part of mixed use projects, particularly downtown. Mixed use land use categories are expanded to include the Community Commercial General Plan category.

Policy H-2.6 Adaptive Reuse. The City shall encourage adaptive reuse of vacant buildings in mixed use general plan categories with residential/mixed use projects.

Policy H-2.7 Retain Multi-Family Sites. The City recognizes that Multi Family sites are critical to providing affordable and workforce housing. Multi Family sites shall be reserved for multi family and related uses (churches, day care and similar) and shall not be redesignated or rezoned for other uses without equivalent additional land being designated for multi family purposes.

Policy H-2.8 Redesignate Additional Land to Multi Family. The City shall encourage redesignation of additional appropriate sites to Multi Family Land Use categories throughout the City where opportunities are available.

Policy H-2.9 Support for Affordable Housing. The City shall continue to support and encourage new affordable housing projects.

Policy H-2.11 Land Acquisition and Land Banking. The City shall continue to give priority to Housing Authority and Redevelopment Agency land acquisition/land banking for future affordable projects as a way to assist development of affordable projects.

Policy H-2.12 Strengthen Inclusionary Ordinance. The City shall strengthen its inclusionary ordinance to increase affordable housing construction.

Policy H-2.13 Affordable Housing Overlay Zones. The City shall use "Affordable Housing Overlay Zones" as a zoning tool to specify more clearly what the City wants to have happen on some key Multi Family or Mixed Use sites.

Policy H-2.14 Retain Affordable Units Long Term. The City shall assure that affordable housing provided through incentives will stay low cost long term. Long term means a minimum of 10 years if the unit is provided solely through density bonus provisions, and 30 years if additional incentives or public financing is involved, or longer for inclusionary units as per the Inclusionary Ordinance This assurance shall be provided through recorded agreements and monitoring, or other equally effective means.

GOAL 3: Great Neighborhoods

Policy H-3.3 Fair Share. The City shall promote a "fair share" of well designed affordable and varied housing in all neighborhoods throughout the city.

Policy H-3.4 Second Units. The City shall encourage additional well-designed second units as a desired use in all residential neighborhoods throughout the city by simplifying permit review and encouraging that in new subdivisions a substantial portion of the lots construct a second dwelling unit. Efforts to encourage such units include removing disincentives such as high fees. Consistent with state housing law, the City exempts second dwelling units from area density calculations.

Policy H-3.5 Duplexes and Triplexes. The City shall encourage additional well-designed duplexes and triplexes throughout the Single Family Infill (SFI), Traditional Residential Infill (TRI) and any other single family designations that allow these uses. Density bonuses may be provided for affordable duplex and triplex units.

GOAL 4: Housing for Special Needs

Policy H-4.1 Special Needs. The City shall actively promote the development and rehabilitation of housing to meet local population needs of special needs groups.

Policy H-4.4 Single Room Occupancy (SRO) Units. The City shall actively promote SRO projects and development of efficiency apartments as lower cost rental alternatives. SRO projects involving special needs groups should be linked as needed with social services and case management.

Policy H-4.5 New Special Needs Transitional Housing. The City shall, as a priority and as feasible (as determined by the Housing Director), set aside 10% of new very low and low income rental units as transitional housing for special needs groups. (Refer to Program H-2.F)

Policy H-4.9 Farm Worker Housing. The City shall continue to work with the County to find solutions to farm worker housing needs.

GOAL 5: A Strong Sense of Community and Responsibility

Policy H-5.2 Project Processing. The City commits to “fast track” processing in every department for projects proposing onsite construction of inclusionary units or projects which are 100% affordable.

Policy H-5.3 Fees. The City shall reduce and/or defer fees for affordable housing to the extent possible and encourage other agencies to also do so.

Policy H-5.5 Monitoring. The City shall support and improve monitoring of housing needs and vacant/underdeveloped lands.

Policy H-5.7 Community Partnerships. The City shall support ongoing community partnerships to assist in the development of needed housing.

CITY OF AMERICAN CANYON

Housing goals, objectives, and policies of the City of American Canyon’s Housing Element focus on the following:

- Maintaining a supply of developable land adequate to accommodate the amount and type of projected household and job growth.
- Allowing residential development in the various Residential District and Commercial Districts.
- Promoting a diversity of housing types.
- Creating neighborhoods that have a high degree of livability, and protecting existing neighborhoods from adverse effects of development.
- Promoting affordable housing in suitable locations.
- Preserving the City’s existing affordable housing stock.
- Providing and maintaining housing for special needs groups.

The following are policies related to the provision of housing stock in the City of American Canyon, affordable housing, and housing for special needs groups:

Policy 2.4.1. Allow flexibility in the type of units developed on vacant, residentially designated properties in master planned communities and other planned developments.

Policy 2.4.2. Require larger projects to include a mix of housing types.

Policy 2.4.3. Encourage the development of residential uses in association with compatible uses.

Policy 2.4.4. Promote the development of second or accessory units on owner-occupied lots with single-family detached units.

Policy 2.4.5. Provide new housing opportunities for upper-income residents by designating sites in selected outlying areas for large-lot development or sites adjacent to significant amenities.

Policy 2.10.1. Designate sufficient vacant land and underutilized sites with maximum densities high enough to facilitate the development of housing affordable to lower-income households.

Policy 2.10.2. Prohibit the development of single-family dwelling units in areas designated for multi-family dwelling units by the General Plan Land Use Element.

Policy 2.10.3. Ensure that the City’s policies, regulations, procedures, and design standards do not add unnecessarily to the costs of producing housing.

Policy 2.10.4. Expedite decisions on housing projects to the extent feasible by minimizing the discretionary aspects of project review through implementation of detailed development guidelines.

Policy 2.10.5. Expedite the processing and approval of projects that include housing affordable to lower-income households.

Policy 2.10.6. Provide regulatory and financial incentives to offset costs associated with the development of housing that is affordable to lower-income households.

Policy 2.11.1. Use federal, state, and local, and private funding assistance, to the extent that these opportunities exist and are appropriate to American Canyon’s needs, to encourage the development of affordable housing.

Policy 2.11.2. Fully use the resources and abilities of nonprofit housing corporations in the provision and construction of affordable housing.

Policy 2.12.1. Give priority to the most suitable sites for projects involving the development of affordable housing.

Policy 2.13.1. Require all residential projects of ten or more above moderate income units to include affordable units.

Policy 2.13.2. Continue imposing a housing impact fee on nonresidential development to offset the need it creates for affordable housing.

Policy 2.14.3. Control the conversion of apartments to ownership units through the regulatory tools available under state law.

Policy 2.14.4. Protect the residents of mobile home parks from involuntary displacement and unreasonable rent increases.

Policy 2.15.1. Ensure the long-term rent/price and income restrictions are imposed on affordable units that receive City assistance.

Policy 2.16.3. Promote the development of affordable housing for the elderly through regulatory incentives.

CITY OF ST. HELENA

Housing objectives, policies, and programs of the City of St. Helena’s Housing Element focus on the following:

Policy 1A: Ensure that the General Plan’s growth management policies do not limit ability to meet regional housing needs.

Policy 1B: Focus on key opportunity sites and work with property owners and developers to facilitate development of new affordable housing (see above site descriptions).

Policy 1C: Ensure that affordable housing gets built.

Policy 1D: Encourage innovative housing types and designs.

Policy 2A: Encourage higher density development where appropriate.

Policy 2B: Make sure higher density lands are not lost to lower density uses.

Policy 2C: Make sure development standards do not constrain development at the zoned densities.

Policy 2D: Be more aggressive in promoting mixed use developments.

Policy 2E: Be more aggressive in promoting second units.

Policy 2F: Allow conversion of single family homes to multi-unit dwellings.

Policy 3A: Protect the existing stock of affordable housing.

Policy 4A: Develop permanent local sources of funding to support affordable housing.

Policy 4B: Aggressively pursue and ‘leverage’ state and federal housing funds.

Policy 4C: Address farm worker housing needs and homelessness.

Policy 4D: Support housing that meets special needs, including senior citizens and people with disabilities.

Policy 6A: Ensure equal housing opportunities for all residents of St. Helena.

CITY OF CALISTOGA

The City of Calistoga’s Housing elements outlines a variety of goals, policies, and actions to support the development of its fair share of the regional housing need. Major housing goals for the City of Calistoga include the following:

- Provide an adequate number of sites for the development of housing to meet Calistoga’s fair share of regional housing need, while maintaining its small-town character and appearance.
- Encourage a variety of types of housing.
- Provide housing to meet the needs of very low-income, low-income and moderate-income households, particularly those who work in Calistoga, while maintaining Calistoga’s rural small-town character and appearance.

The following are City of Calistoga objectives and policies related to the provision of housing stock in the County, affordable housing, and farm worker housing:

OBJECTIVE H-1.1. Ensure that an adequate amount of land is designated in the General Plan for residential development for all economic segments of the community and is subsequently zoned consistently to meet regional fair share needs.

Policy P1. The Rural Residential and Low Density Residential Land Use Designations shall provide land for single-family housing.

Policy P2. The Medium Density Residential and High Density Residential Land Use Designations as well as the R-2 and R-3 zoning districts can be used, where appropriate, for multi-family housing.

Policy P3. Vacant and underutilized City land, such as unimproved public rights-of-way, which are not planned for the long-term circulation needs of the community, should be considered for housing.

OBJECTIVE H-1.2. Maintain zoning and development standards that ensure the provision of housing sites sufficient to meet Calistoga’s fair share of regional housing need.

Policy P1. Mixed-uses with housing in commercial areas are encouraged.

Policy P2. Residential development shall be allowed on the first story in areas designated Community and Downtown Commercial. Such uses shall be subject to design review in order to ensure that projects do not detract from the character of the commercial area. Along Lincoln Avenue, between Cedar Street and Wapoo Avenue, ground floor residential uses shall be limited to portions of the building that do not front the street.

Policy P3. The residential portion of a mixed-use project shall be excluded from Floor Area Ratio (FAR) calculations.

Policy P4. All new residential development shall be encouraged to be built with no less than 50% of the maximum number of dwelling units prescribed by the General Plan for specific properties, except in places where specific design treatment is desired and lower densities are appropriate.

OBJECTIVE H-1.3. Maintain public services and facilities needed for the development of housing.

Policy P1. Provide the highest priority for residential allocations under the City's growth management ordinance to housing projects that fall within very low- to low-income guidelines. Second priority shall be provided for housing projects that fall within moderate-income guidelines.

OBJECTIVE H-2.1. Facilitate housing for all segments of the community.

Policy P1. The City shall encourage large new non-residential developments to provide housing for an adequate portion of their workforces at affordable costs under prevailing wages for their employees.

Policy P3. New development of five or more lots or units shall be required to provide a range of house sizes, including three and four bedroom units. This requirement shall be enforced through the Design Review process.

Policy P4. Convalescent care, congregate care and assisted living facilities with more than six beds shall be allowed in R-2, R-3 and commercial zones by right, and in all other zones with a conditional use permit.

Policy P5. Alternative kinds of housing (e.g., shared housing, clustered housing, co-housing, cottage-style housing, and non-profit housing co-operatives) shall be encouraged in areas designated for medium- and high-density residences and commercial use.

Policy P6. Live-work units for artists, professionals, or telecommuters shall be encouraged in all commercial and mixed-use areas. Live-work units are defined as locations primarily for commercial or business activity within which facilities are provided for sleeping, cooking, eating, and sanitation. This allows the space to also be used as a dwelling by the commercial or business owner.

OBJECTIVE H-2.3. Accommodate factory-built housing and mobile homes.

OBJECTIVE H-3.1. Encourage the private sector to provide affordable housing.

Policy P1. The City shall continue to provide residential density bonuses beyond those required by state law to projects that reserve units for very low- and/or low-income households.

Policy P2. In order to ensure the provision of affordable housing, priority should be given to dedicated affordable housing, second units, and infill development within the City's allowed annual residential growth under its growth management regulation.

Policy P3. All new residential developments of five or more units shall make 20% of the units affordable to very low-, low- and moderate-income households, shall dedicate land suitable for the construction of such housing, or shall pay in-lieu fees in an amount equal to the value of this housing.

Policy P4. Projects that provide inclusionary housing should include a broad range of units for the very low-, low- and moderate-income groups, and the average targeted income range of the inclusionary units should not exceed an average of 80% of the median County income.

Policy P5. Park dedication fees shall be waived for dedicated affordable units.

OBJECTIVE H-3.2. Provide affordable housing for special-needs low-income population groups.

Policy P1. Emergency and transitional shelters shall be allowed in R-2, R-3 and commercial zones as of right, and in all other zones with a conditional use permit.

Policy P2. Affordable housing projects in Calistoga should include large units for large families.

OBJECTIVE H-3.3. Increase local funding of affordable housing and housing for special needs groups.

Policy P1. Local funding shall provide for affordable housing projects in order to leverage funding available from federal, state, county and private funding sources.

OBJECTIVE H-3.4. Pursue available state and federal funding assistance appropriate to Calistoga's needs for housing affordable to very low-, low- and moderate-income households.

Policy P1. Local, state and federal funding assistance shall be used to the extent these subsidies are available and appropriate to Calistoga, to assist people in need of affordable housing and developers interested in constructing affordable housing.

Policy P2. The use of local, state and federal funding and the issuance of Mortgage Revenue Bonds and Mortgage Credit Certificates for first-time homebuyers shall be encouraged.

Policy P3. The continued use of Section 8 rental assistance certificates by Calistoga residents shall be encouraged.

Policy P4. The City shall make use of governmental programs targeted at rehabilitation of housing for very low-, low- and moderate-income households.

TOWN OF YOUNTVILLE

Housing objectives, policies, and programs of the Town of Yountville’s Housing Element include the following:

OBJECTIVE 1. Preserve the rural, small town character and scale of Yountville.

Policy 1.2. Limiting maximum lot sizes and unit sizes in single family residential areas.

Policy 1.4. Ensure that multi-family housing units for workforce housing are dispersed throughout the community.

OBJECTIVE 2. Promote the development of infrastructure and regulations that accommodate increased residential development of all types.

Policy 2.2. Increase maximum residential densities.

OBJECTIVE 3. Provide the development of a variety of types of housing.

OBJECTIVE 4. Provide increased opportunities for multi-family and affordable workforce housing, and maintain affordability for all income groups.

OBJECTIVE 5. Optimize opportunities for residential development, but allow for mixed-use and commercial development in appropriate areas, subject to providing their fair share of the Town’s housing needs.

OBJECTIVE 7. Provide housing assistance to households in need and publicize in the NVHA’s assistance programs.

OBJECTIVE 8. Conserve existing affordable housing and rental units, and promote rehabilitation of deteriorating units.

OBJECTIVE 9. Develop housing for households with special needs.

METHODOLOGY

DEFINITION OF STUDY AREA

For purposes of this chapter, the County has been divided into evaluation areas. Five of these areas are defined by the jurisdictional limits of the incorporated cities and towns within the County. The *Population and Housing* section of this report includes data for the unincorporated areas of the County as a whole, as this reflects the organization and availability of source data, specifically Census data, ABAG data, and data from the State of California Department of Finance, and the State of California Employment Development Department.

TECHNICAL APPROACH

This chapter was produced by collecting, reviewing, analyzing, and summarizing demographic and economic data from the 1990 and 2000 Censuses, the County’s and the cities housing elements, State Department of Finance Population and Housing Estimates (2004), and ABAG Projections 2003. This report was written prior to the release of the ABAG 2005 Projections.

It is important to note that one of the goals of this chapter is to provide the most current data and statistics available. As this is the case, the base year for the data varies in some cases. For example, 2004 population and housing estimates were available at the time of producing this chapter, but more specific demographic information such as ethnicity and gender are up-to-date as of the 2000 Census.

When comparing population and demographic data, comparisons are made between like data sources. For example, in order to have consistent comparisons, 1990 and 2000 Census data is compared for growth trends, since the 2004 State Department of Finance data is from a different source. 2004 data is included when available, in order to present the most recent population and housing data available.

This chapter analyzes two areas of concern: (1) Population Characteristics and (2) Housing Characteristics.

The Population Characteristics section is intended to provide an overview of the Napa County population through a summary description of the demographic and economic characteristics of the Napa County population. Demographic statistics included are the following:

- *Current population* for Napa County, including a breakdown for all cities and the unincorporated area. Statistics included are total population, race, age distribution, sex, households, and household size.
- *Current economic characteristics* for Napa County, including a breakdown for all cities and the unincorporated area. Statistics included are median income and income ranges, total jobs by industry sector, in and out commute, and current employment. Median values indicate the mid-

range value for a distribution of numbers, and are often used statistically to show mid-range incomes. They are more indicative of the most common income in a population than an average income number, because they exclude the extreme outliers that are usually much greater than or less than the more frequent mid-range numbers. This chapter includes a policy discussion for each of the evaluation areas, which usually include housing policies based on median income numbers of the area's population to determine affordable housing and other housing policy considerations.

- *Farmworker Populations and Employment Patterns* for Napa County, using data collected for the Napa County 2004 Housing Element.
- *Future demographic and economic projections* for Napa County and for each of the six jurisdictional areas, using 2004 ABAG projections. Projections included are total population, total jobs, and mean household income.

The Housing Characteristics Section focuses on future housing availability, based on policies in the General Plan Housing Elements for Napa County and for each of the cities. The following information will be included to summarize housing demand and availability.

- *Current housing characteristics* for Napa County and the six jurisdictional areas assessed. Statistics included are current housing units broken down by occupied and vacant units, with a summary of owner and renter occupied units.
- *Policy and Regulatory Setting*, including a review of housing element policies in the Napa County Housing Element, and in each of the cities' Housing Elements, that are relevant to provision of future housing units. Data included are housing needs as determined by the Association of Bay Area Governments (ABAG), as well as the provision of affordable housing for each income level by jurisdictional area. Opportunity sites for housing within Napa County, as assessed by each jurisdiction, are included with the location, number, and income level of anticipated new housing stock. Relevant housing policies for permanent and seasonal farm labor and affordable housing are also included.

POPULATION CHARACTERISTICS

CURRENT DEMOGRAPHIC AND ECONOMIC CHARACTERISTICS

This section provides a summary description of the demographic and economic characteristics of the Napa County population. Demographic statistics included are: race, age distribution, sex, and household size. Economic population statistics include: median income, and income ranges, employment figures, employment by industry sector, and in and out commute.

It is important to note that 2000 Census data is included as the baseline data source for demographic and economic population conditions, as the Census provides demographic information, including race statistics. This section also contains 2004 Department of Finance Population estimates, but race, age distribution, and sex data was not available for inclusion in this chapter.

CURRENT POPULATION CHARACTERISTICS

CENSUS 2000

As of the 2000 Census, the total population of Napa County was 124,279, with a population of 27,864 (22%) in unincorporated areas, and 96,415 (78%) in incorporated areas. The number of households in Napa County was 45,402, with an average household size of 2.62 persons. The largest average household size is found in the City of American Canyon (3.0 pph) and the smallest average household size is found in the Town of Yountville (1.95 pph). Tables 8-1a through 8-1d contain a summary of 2000 Census data by race, age distribution, sex, and household size for each evaluation area in the County.

As of the 2000 Census, the total population of Napa County was 124,279, with a population of 27,864 (22%) in unincorporated areas, and 96,415 (78%) in incorporated areas.

Table 8-1a: 2000 Population Characteristics of Napa County, Race

	Napa	Unincorporated Area*	American Canyon	St. Helena	Calistoga	Yountville	Total
<i>Total Population</i>	72,585	27,864	9,774	5,950	5,190	2,916	124,279
Hispanic or Latino (of any race)	26.8%	15.3%	17.7%	28.4%	38.1%	9.6%	23.7%
White	68.2%	77.4%	52.6%	69.1%	58.7%	86.6%	69.1%
Black or African American	0.4%	1.6%	7.1%	0.4%	0.3%	1.0%	1.2%
American Indian and Alaska Native	0.5%	0.5%	0.5%	0.2%	0.5%	0.3%	0.5%
Asian	1.7%	2.6%	16.0%	0.7%	1.0%	1.4%	2.9%
Native Hawaiian and Other Pacific Islander	0.1%	0.1%	1.3%	0.1%	0.0%	0.1%	0.2%
Some other race	0.1%	0.3%	0.2%	0.2%	0.1%	0.1%	0.2%
Two or more races	2.0%	2.1%	4.6%	0.9%	1.2%	1.0%	2.1%

*Unincorporated Areas derived as a remainder of the County of Napa excluding incorporated areas

Table 8-1b: 2000 Population Characteristics of Napa County, Sex

	Napa	Unincorporated Area*	American Canyon	Calistoga	St. Helena	Yountville	Total
<i>Total Population</i>	72,585	27,864	9,774	5,190	5,950	2,916	124,279
Male	49.1%	52.5%	49.3%	49.9%	45.9%	55.8%	49.9%
Female	50.9%	47.5%	50.7%	50.1%	54.1%	44.2%	50.1%

*Unincorporated Areas derived as a remainder of the County of Napa excluding incorporated areas

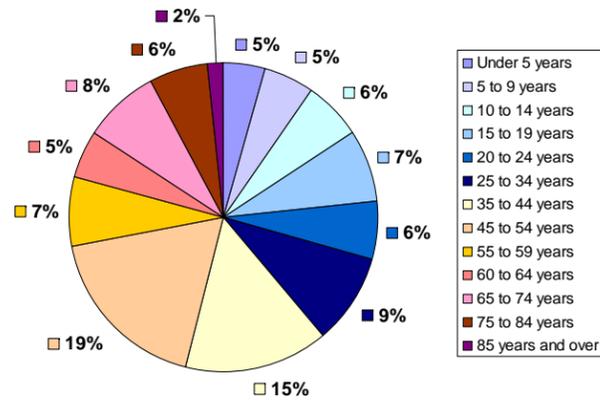


Figure 8-1: Population in the Unincorporated Areas of Napa County

Table 8-1c: 2000 Population Characteristics of Napa County, Age

	Napa	Unincorporated Area*	American Canyon	Calistoga	St. Helena	Yountville	Total
<i>Total Population</i>	72,585	27,864	9,774	5,190	5,950	2,916	124,279
Under 5 years	6.8%	4.5%	6.2%	7.1%	6.0%	2.7%	6.1%
5 to 9 years	7.3%	5.3%	8.5%	6.6%	7.3%	3.1%	6.9%
10 to 14 years	7.2%	6.0%	9.0%	5.7%	7.3%	3.4%	6.9%
15 to 19 years	6.9%	7.4%	7.6%	6.2%	6.6%	2.3%	6.9%
20 to 24 years	5.9%	6.3%	4.8%	6.3%	4.4%	2.0%	5.8%
25 to 34 years	14.1%	9.4%	11.1%	14.5%	11.5%	7.1%	12.5%
35 to 44 years	15.5%	14.9%	17.1%	12.5%	14.7%	10.4%	15.2%
45 to 54 years	13.9%	18.0%	13.6%	12.5%	15.4%	12.9%	14.8%
55 to 59 years	4.9%	7.3%	4.9%	4.9%	5.6%	5.6%	5.5%
60 to 64 years	3.6%	5.1%	4.1%	4.2%	3.9%	5.3%	4.1%
65 to 74 years	6.2%	7.9%	7.4%	7.1%	6.7%	16.6%	7.0%
75 to 84 years	5.3%	6.0%	4.6%	8.8%	6.8%	20.9%	6.0%
85 years and over	2.3%	1.8%	1.3%	3.6%	3.7%	7.6%	2.4%
Median age (years)	36.1	41.7	36.9	38.1	39.9	60.4	38.3

*Unincorporated Areas derived as a remainder of the County of Napa excluding incorporated areas

Table 8-1d: 2000 Population Characteristics of Napa County, Household Size and Characteristics

	Napa	Unincorporated Area*	American Canyon	Calistoga	St. Helena	Yountville	Total
<i>Total Population</i>	72,585	27,864	9,774	5,190	5,950	2,916	124,279
Total households	26,978	9,745	3,209	2,042	2,380	1,048	45,402
Family households (families)	66.5%	72.1%	76.4%	60.9%	62.3%	52.8%	67.6%
Married-Couple Families	50.7%	61.9%	58.1%	47.2%	49.3%	42.0%	53.2%
Other Families	15.8%	10.2%	18.4%	13.7%	13.0%	10.8%	14.4%
Nonfamily households	6.7%	6.4%	4.9%	7.7%	6.1%	7.4%	6.6%
Single Person Households	26.8%	21.5%	18.7%	31.4%	31.6%	39.8%	25.8%
Average household size	2.64	2.59	3.00	2.51	2.48	1.95	2.62

*Unincorporated Areas derived as a remainder of the County of Napa excluding incorporated areas

Sources: American Canyon: Census 2000 SF1, SF3, DP1-DP4
 Calistoga: U.S. Census, PL94-171 (March 2001) and DP-1 (May 2001)
 Napa: Census 2000 SF1, SF3, DP1-DP4
 St. Helena: U.S. Census, PL94-171 (March 2001) and DP-1 (May 2001)
 Yountville: U.S. Census, PL94-171 (March 2001) and DP-1 (May 2001)
 Unincorporated Areas: County of Napa Housing Element Draft
 Napa County: U.S. Census, PL94-171 (March 2001) and DP-1 (May 2001)

Napa County's population is fairly representative of the state's demographics as a whole, with almost 70% of the population being white, 24% Hispanic or Latino, and 7.1% African Americans, Asians, Native Americans, Native Hawaiians, or other races. However, there are some distinct differences from the state's demographics indicating the County's population is less diverse in comparison to statewide averages. The County's Hispanic/Latino population is slightly less than the state's 32%. The County's African American and Asian populations are much lower than the state's (6.7% and 10.9%), at 1.2% and 2.9%.

The cities of Calistoga, St Helena and Napa have the highest concentrations of Hispanics or Latinos. However, American Canyon appears to be the most diverse, with the smallest concentration of whites (only 52%), and the highest proportions of African Americans (7.1%) and Asians (16%).

The median age for Napa County is 36 years. All cities and the unincorporated areas have median ages within the range of this County median age, except the Town of Yountville which has a median age of 60 years. Yountville also has the greatest percentage of seniors between the ages of 65 and 84 years in age, almost 38% of the town's population. The Cities of Napa and American Canyon have the highest percentages of school-aged children under the age of 14, at 21% and 23% of the total population.

An equivalent proportion of males and females are consistent throughout all areas in the County, with only a 0.2% Countywide difference between males and females. Yountville has a slightly higher ratio of males (56%), and St. Helena has a slightly higher ratio of females (54%), but the remaining areas in the County have essentially a 50:50 ratio.

STATE DEPARTMENT OF FINANCE POPULATION STATISTICS (2004)

Population trends published by the State Department of Finance indicate the demographic characteristics of Napa County are similar to those identified in the 2000 Census, with a slight increase in population growth and similar household characteristics. The State Department of Finance Demographic Research Unit has determined that in 2004, Napa County's total population had increased to 131,837, with 103,700 (79%) in incorporated areas, and 28,139 (21.3%) in unincorporated areas (see Table 8-1e). Table 8-1e indicates population and changes in population for the time period of 2001-2004 (State of California, Department of Finance, E-5 City / County Population and Housing Estimates, 2004).

The number of people in households in Napa County was 126,336 (96%), with an average household size of 2.616 persons Countywide, which indicates essentially no change from the 2000 Census (see Table 1e). or the unincorporated area of the County, approximately 91% of the population lives in households, with 9% living in group quarters. Of the incorporated cities, the Town of Yountville has the highest population living in group quarters (36%), likely due to the presence of the Veteran's Home of California, which is a combination group living quarters/ medical facility. As of 2004, American Canyon had the largest household size (2.992 persons per household), and the Town of Yountville had the smallest (1.948 persons per household), which is consistent with the 2000 Census data.

Table 8-1e: 2004 Population Characteristics of Napa, Households and Household Characteristics

	Napa	Unincorporated Area	American Canyon	Calistoga	St. Helena	Yountville	Total
2004 Population	76,045	28,139	13,178	5,201	6,005	3,269	131,837
Population in Households (%)	74,586 (98%)	25,691 (91%)	13,044 (99%)	5,134 (99%)	5,953 (99%)	2,088 (64%)	126,496 (96%)
Population in Group Quarters (Not in Households) (%)	1,459 (2%)	2,448 (9%)	134 (1%)	67 (1%)	52 (1%)	1,181 (36%)	5,341 (4%)
Average Persons Per Household	2.626	2.577	2.992	2.497	2.468	1.948	2.620

Source: Department of Finance, Demographic Research Unit, 2004.

EMPLOYMENT, INCOME, AND COMMUTING

MEDIAN HOUSEHOLD INCOME

According to Census 2000, the median household income for the population of Napa County in 2000 was \$51,738, which was 9% higher than the 2000 California statewide median income of \$47,493. The highest median income within Napa County is found in the unincorporated areas, where the median income is \$63,599. The lowest median income (\$39,454), which is a third lower than the median income in the unincorporated County, was in the City of Calistoga.

Median income is used by HCD to determine affordability levels for each county in the state. For very low, low, middle-income, and moderate income households, income limits for housing are set at 30% of the median income for each income level. Income levels as determined by HCD are shown earlier in this chapter in the Policies Affecting Local General Plan Housing Elements discussion.

HOUSING PRICES

Currently, the housing market in Napa County is unaffordable in comparison to the County's median household incomes. According to the Napa County Housing Element, affordable housing is defined as housing Napa County households can buy or rent without paying 30% of their income. As indicated by the County of Napa's Housing Element, the overall median sales price of a home from October 2002 to November 2003 was \$410,000. This home price would require a household income of approximately \$100,000 to qualify to purchase the home, significantly greater than the County's median household income of \$51,738, determined by the 2000 Census. The minimum household income to purchase the median home in Napa County is also well below the \$81,350 per year moderate-income limit set by HCD for Napa County in 2003.

RENTAL RATES

Rental rates are also unaffordable for many households in Napa County, particularly those in the very-low and low income population segments. According to the Napa County Housing Element (2004), the County's average for one-bedroom units is approximately \$875 a month, and approximately \$1,100 per month for two-bedroom, one-bath units. Based on these rental data, a two-person household earning \$43,400 or more a year could afford the average one-bedroom unit in Napa County, which is the income limit for a low-income, two-person household in Napa County, as defined by the HCD. A three- or four-person household would need to earn \$48,000 to \$54,000 or more a year to afford an average two-bedroom unit in Napa County. This income level is above the income limit set for three- and four-person low-income households. Using these comparisons, it appears that most very low- and low-income households cannot rent market rate apartments within the area without paying more than 30% of their incomes for their housing.

The ABAG Regional Housing Needs Determination sites a document entitled "Out of Reach", produced in September 2000 by the National Low Income Housing Coalition. According to this document, 43% of renters in Napa County are unable to afford fair market rent for a 1-bedroom apartment, 52% cannot afford a 2-bedroom apartment, and 69% for a 3-bedroom apartment.

EMPLOYMENT STATISTICS

2000 Census data was used to access employment statistics in Napa County. In 2000, the total number of jobs in Napa County was 66,840. The City of Napa appears economically the strongest, with almost 50% of the total jobs in Napa County. The majority of jobs were in the manufacturing/wholesale and retail industries, each consisting of almost 20% of total jobs in Napa County. The agricultural and mining industries provided the least amount of jobs, at only 8% of all jobs in the County. When considering that the City of Napa has the highest percentage of retail jobs (26% of all jobs in the City), the service industry appears more significant for all other evaluation areas. The unincorporated areas, City of St. Helena, and Yountville have the highest proportions of jobs in the service industries. In 2004, the labor force of Napa County was 72,400 with a 3.9% unemployment rate. The highest unemployment rate was in the cities of Napa and Calistoga (4.7 and 4.5%), with the lowest in St. Helena (1.9%).

COMMUTING PATTERNS

Commuting patterns indicate that most people commute under 30 minutes for work trips. The average commute time in 2000 was 24.3 minutes. When compared to the Bay area, Napa County produces the least amount of traffic, with only 400,000 average trips per weekday (Metropolitan Transportation Commission 2004). However, Napa County also has the largest share of vehicle drivers making work trips, at 91.6%. Vehicle passenger shares in Napa County are also the lowest among all counties, only 4.0% of work trips were carpools in 2000 (MTC 2004).

Commuting Patterns in Napa County
Percent of Average Daily Trips by Residents and Non-Residents (MTC, 2000)

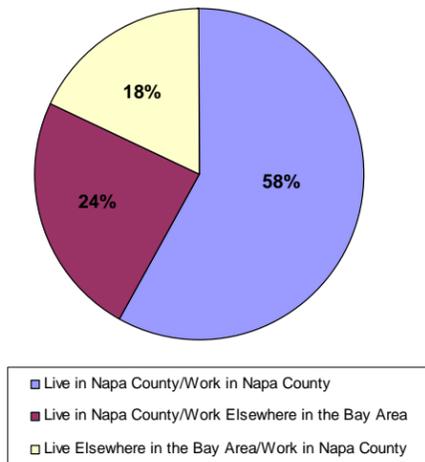


Figure 8-2: Commuting Patterns in Napa County

Overall, Napa County has very few commuters who travel outside the County to work, shop, or for other social, recreational, and educational needs. Only 6% of total work trips commute outside the County, and only 15% of all non-work trips are for destinations outside the County. As shown in the following chart summarizing commuting patterns in Napa County, for all home-based work trips (trips from home to work, or work to home):

- 58% are made by residents who live and work in Napa County
- 24% are made by commuters who live in Napa County and work elsewhere in the Bay Area. The majority of these are working in Solano County (7%), or Sonoma and Contra Costa Counties (both at 4%).
- 18% are made by commuters who live elsewhere in the Bay Area and work in Napa County. The majority of these are commuting from Solano County (8%) and Sonoma (6%).

The following table summarizes the 2000 Census economic data regarding median income, income ranges, employment figures, employment by industry sector, and in and out commute broken down by each evaluation area in this chapter.

Table 8-2a: Economic Characteristics of Napa County, 2000 Household Income

	Napa	Unincorporated Area*	American Canyon	Calistoga	St. Helena	Yountville	Total
Median Household Income ^{1,2}	\$49,154	\$63,599	\$52,105	\$39,454	\$58,902	\$46,944	\$51,738
Under \$15,000	9.8%	6.9%	13.3%	13.3%	11.5%	10.8%	9.9%
\$15,000 to \$24,999	11.5%	8.4%	7.8%	14.4%	7.7%	16.3%	10.9%
\$25,000 to \$34,999	12.6%	8.9%	9.7%	17.0%	9.3%	10.9%	11.8%
\$35,000 to \$44,999	11.9%	10.1%	11.9%	11.9%	9.2%	11.3%	11.6%
\$45,000 to \$59,999	13.8%	13.5%	13.4%	13.8%	13.1%	13.0%	11.6%
\$60,000 to \$74,999	11.8%	9.5%	14.5%	8.8%	10.7%	11.6%	11.6%
\$75,000 to \$99,000	12.9%	12.8%	19.2%	10.2%	16.2%	7.5%	13.6%
\$100,000 to \$150,000	10.2%	15.6%	9.3%	6.5%	11.0%	9.2%	11.4%
\$150,000 or more	5.4%	14.4%	1.0%	4.2%	11.4%	9.5%	7.6%

¹ Census 2000 SF1, SF3, DP1-DP4, except unincorporated areas use Napa County Housing Element Draft Table 1, 2004.
² Census 2000, SF3, P52, HOUSEHOLD INCOME IN 1999 [17]—Universe: Households.

Table 8-2b: Economic Characteristics of Napa County, 2000 Jobs in Napa County by Sector

	Napa	Unincorporated Area*	American Canyon	Calistoga	St. Helena	Yountville	Total
Total Jobs in Napa County ^{1,3,5}	31,660	19,440	4,220	3,040	6,060	2,420	66,840
Agriculture and Mining	710	3700	0	380	710	30	5530
Manufacturing and Wholesale	4230	4820	290	600	2110	670	12720
Retail	8260	980	190	610	1000	600	11640
Service	12310	7310	1150	1250	1370	930	24320
Other	6150	2630	2590	200	870	190	12630

¹ Census 2000 SF1, SF3, DP1-DP4, except unincorporated areas use Napa County Housing Element Draft Table 1, 2004.

² Census 2000, SF3, P52, HOUSEHOLD INCOME IN 1999 [17]—Universe: Households.

³ Association of Bay Area Governments Projections 2003.

⁵ Job sectors, as reported in the 2003 ABAG projections, are defined using classifications in the 1987 SIC Manual issued by the Office of Management and Budget:

Agriculture and Mining: includes forestry, agricultural production, fishing and hunting, metal and coal mining, agricultural services, and all other jobs listed in SIC codes 1-9, 10-14 (excluding veterinarians)

Manufacturing and Wholesale: includes food, leather, timber, textile mill, stone, fabricated metal, and other product manufacturing, as well as wholesale trade durable and non-durable goods, and all other jobs listed in SIC Codes 20-39 and 50-51

Retail: Includes general merchandise, automotive sales, construction materials, eating and drinking establishments, apparel and accessory stores, and all other jobs listed in SIC codes 52-29

Services: Includes hotels and lodgings, health services, personal services, automotive repair, engineering, accounting, research, amusement and recreation, and all other jobs listed in SIC codes 70-89 and SIC code 074

Other: Includes construction, finance, real estate, insurance, public administration, transportation and communication and all other jobs listed in SIC codes 15-17, 40-49, 60-67, and 91-97

Table 8-2c: Economic Characteristics of Napa County, 2004 Employment of Napa County Population

	Napa	Unincorporated Area*	American Canyon	Calistoga	St. Helena	Yountville	Total
2004 Employment ^{1,4}							
Total Population in Labor Force (population available to work)	41,050	19,350	4,890	2,750	3,210	1,150	72,400
Employed	95.5%	97.5%	96.9%	95.3%	98.1%	97.4%	96.1%
Unemployed	4.5%	2.5%	3.1%	4.7%	1.9%	2.6%	3.9%

*Unincorporated Areas derived as a remainder of the County of Napa excluding incorporated areas.

¹ Census 2000 SF1, SF3, DP1-DP4, except unincorporated areas use Napa County Housing Element Draft Table 1, 2004.

² Census 2000, SF3, P52, HOUSEHOLD INCOME IN 1999 [17]—Universe: Households.

³ Association of Bay Area Governments Projections 2003.

⁴ State of California Employment Department Division, Labor Market Information Division, March 2003 Benchmark.

⁵ County of Napa Housing Element

Table 8-2d: Commute Characteristics of Napa County, 2000

	Napa	Unincorporated Area	American Canyon	Calistoga	St. Helena	Yountville	Total
2000 Commuting to Work ¹							
Average Commute Time (minutes)	23.9	Data not Available	31.5	20.5	19	22.6	24.3

¹ Census 2000 SF1, SF3, DP1-DP4, except unincorporated areas use Napa County Housing Element Draft Table 1, 2004.

NAPA COUNTY FARM WORKERS

The agricultural industry of Napa County, which predominantly consists of viticulture, is supported by a fluctuating population of seasonal and year-round farm workers who reside permanently in the County and harvest-only workers who reside outside the County most of the year and therefore are probably not reflected in the Census data.

A study completed by UC Davis researchers and administered by the Napa Valley Housing Authority (NHVA) examined the farm worker housing population in Napa County (County of Napa, Housing Element Update, 2004). The results from this survey, along with estimates from the Napa County Agricultural Commissioner's Office, suggest the total farm worker population in Napa County ranges from 2,965 to 6,500, with approximately 12% being regular workers, 38% being seasonal workers, and 50% being harvest only workers. The survey also demonstrates how farm workers qualify as very low income households, with an average salary of \$19,240 a year if a year-round worker averages 50 work weeks a year and 40 hours a week. Although this is just over the income limit for a one-person very low-income household (\$18,650), most workers earning these wages support other household members who do not have incomes, thus qualifying them as very-low income households. See also Chapter 13, *Public Facilities and Services*, of the BDR.

Table 8-2e: Population and Economic Trends of Napa County

	American Canyon		Calistoga		Napa		St. Helena		Yountville		Unincorporated Area		Total	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Total Population	7,706	9,774	4,468	5,190	61,842	72,585	4,990	5,950	3,259	2,916	28,497	27,864	110,765	124,279
% Growth	26.8%		16.2%		17.4%		19.2%		-10.5%		-2.2%		12.2%	
Households	2,726	3,209	1,957	2,042	23,914	26,978	2,138	2,380	895	1,048	9,835	9,735	41,185	45,402
% Growth	17.7%		12.6%		12.8%		11.3%		17.1%		-0.9%		10.2%	
Average Household Size	2.81	3.00	2.23	2.51	2.53	2.64	2.31	2.48	2.05	1.95	2.69	2.59	2.55	2.62
% Growth	6.8%		4.3%		4.3%		7.2%		-4.9%		-3.7%		2.7%	
Median Household Income	39,860	52,105	25,196	39,454	35,479	49,154	35,047	58,902	27,863	46,944	56,260	63,599	42,789	51,738
% Growth	30.7%		56.6%		38.5%		68.1%		68.5%		13.0%		20.9%	
Median Age	35.6	36.9	40.8	38.1	34.7	36.1	41.3	39.9	64.8	60.4	37.1	41.7	36.3	38.3
% Growth	3.6%		-6.6%		4.0%		-3.4%		-6.8%		12.4%		5.5%	

Source: ABAG Regional Data Center, 1990 Census Data; ABAG 2000 Census Data, SF1, SF3, DP1-DP4

GROWTH TRENDS

Between 1990 and 2000, Napa County experienced low to moderate growth, with an overall 12% increase in population and 10% increase in households. This translates to an overall annual growth rate of approximately 1.1%. The most rapid population growth can be seen in the American Canyon area, with an approximate 26% increase in population over the past decade. However, it should be noted that this area became an incorporated city within this historical time frame, and that the census data for the subregion of American Canyon in 1990 and the incorporated region in 2000 may not include equivalent areas. The second most rapid rise in population occurred in the City of St. Helena with a 19% increase. Both Yountville and the unincorporated area lost population during this same period, the latter due to the annexation of developed unincorporated islands within the City. While the rate of growth was highest in the smaller cities, the absolute amount of growth was greatest in the City of Napa. In fact just under 80% of the population growth experienced in Napa County in the 90s occurred in the City of Napa. There the population increased by just under 10,750 people over the ten-year period.

Please see Table 8-2e for additional population changes between 2001-2004. This data is derived from State Department of Finance statistics, and includes limited demographic information, as opposed to the more thorough demographic census data provided from the 1990-2000 timeframe.

Other noticeable areas of growth include the average median income for Napa County, which rose by 20% in the timeframe of 1990-2000. This is slightly lower than the state-wide increase of 33% in the average median household income. However, the median household income in Napa County of \$51,738 is still 9% higher than the statewide median household income of \$47,493. The cost of living also rose over 35% during this same period, indicating that actual buying power of a typical family in Napa County did not increase. Table 8-2e below summarizes the trends of the total population, households, household size, median income, and average age between 1990 and 2000.

Between 1990 and 2000, Napa County experienced low to moderate growth, with an overall 12% increase in population and 10% increase in households. This translates to an overall annual growth rate of approximately 1.1%.



Farm Worker Housing

GROWTH PROJECTIONS

This section includes a discussion of future population projections and estimates. Tables presented include population, employment, and income projections.

ABAG PROJECTIONS: INTRODUCTION

The responsible agency for growth projections for Bay Area municipalities is ABAG. The ABAG Projections is a summary of census tract information that ABAG produces for modeling purposes. The projections are policy-based, and incorporate smart growth policies, land use, economic, transportation, and demographic assumptions. The ABAG projections use a regional Smart Growth Vision as a starting point, and the projections were developed to reflect the impact of smart growth related policies and incentives that could be used to shift development patterns from historical trends toward better job-housing balance, increased preservation of open space, and development of urban and transit-accessible areas. Demographic assumptions used in developing the ABAG projections include fertility, births, deaths, migration, household sizes, and labor force participation rates. Economic assumptions include exports, the rate of Gross Domestic Product (GDP) growth, energy prices, productivity, and interest rates. The assumptions are typically drawn from sources such as the US Census, the Congressional Budget Office, or the California State Department of Finance. The assumptions are used as inputs to ABAG's policy, demographic, and economic modeling system; the model is then used to estimate regional economic conditions and demographic trends, and then identify the location of changes for specific geographic areas in the region.

The projections used in this chapter are the ABAG 2003 Projections, which was the most recent publication at the time the research was conducted. The ABAG 2005 Projections were released too late for inclusion in this chapter.

Table 8-3: 2001-2004 Population Characteristics of Napa County, Current Population Growth Rates

	Napa	Unincorporated Area	American Canyon	Calistoga	St. Helena	Yountville	Total
2004 Population	76,045	28,139	13,178	5,201	6,005	3,269	131,837
2003 Population	74,900	28,250	12,350	5,250	6,050	3,290	130,100
% Population Change, 2003-2004	1.5%	-0.4%	6.3%	-0.9%	-0.7%	-0.6%	1.3%
2002 Population	74,260	28,142	11,293	5,240	6,031	3,300	128,266
% Population Change, 2002-2003	0.9%	0.4%	9.4%	0.2%	0.3%	-0.3%	1.4%
2001 Population	73,663	27,831	10,077	5,223	6,002	3,278	126,074
% Population Change, 2001-2002	0.80%	1.11%	10.77%	0.32%	0.48%	0.67%	1.71%

For the period from January 1, 1999 to June 30, 2007, the State Department of Housing and Community Development has assigned a total need of 7,063 new housing units to Napa County.

POPULATION PROJECTIONS

The 2003 ABAG Projections report indicates the total population of Napa County will increase by 23% by the year 2030.

The City of American Canyon is expected to be the most rapidly growing area, with a projected 61% increase in population. While the cities of American Canyon, Calistoga, and Napa are projected to continue growing through 2030, Yountville, St Helena, and the unincorporated area are projected to basically reach General Plan buildout in 2020, 2020, 2025, respectively. Projected economic growth exceeds population growth with a 33% increase in the number of jobs in Napa County. Mean household income maintains a 30% growth rate between 2000 and 2030, with the highest mean household income projected for the unincorporated area of the County. Tables 8-4, 8-5, and 8-6 summarize projections for population, employment and income, respectively, all jurisdictions within Napa County.

HOUSING CHARACTERISTICS

According to State of California Department of Finance data (2004), the total number of housing units in Napa County is 51,538, 48,267 (93.7%) of which were occupied (see Table 8-7). The resultant vacancy rate is 6.3%. The majority of housing units in the County (78%) are located within the City of Napa, which contains 56% of all housing units, and in the unincorporated areas, which contains 22% of all housing units.

As one of the seven mandated elements of the General Plan, the Housing Element is the primary policy document regarding the development, rehabilitation, and preservation of housing for all economic segments of the population within a jurisdiction. Accordingly, the Housing Element identifies and analyzes the existing and projected housing needs and states goals, policies, quantified objectives, and implementation programs for the preservation, improvement, and development of housing (see Policy Considerations).

Another role of the Housing Element is to identify objectives and sites for housing development that are adequate to accommodate each jurisdiction's allocation of the regional housing need, particularly affordable housing. State law sets out a process for determining each local jurisdiction's fair share of regional housing needs, called the Regional Housing Needs Determination (RHND). As first step in the process, HCD assigns to each regional council of governments a needed number of new housing units for that region. For the period from January 1, 1999 to June 30, 2007, HCD has assigned a total need of 7,063 new housing units to Napa County. The allocation of these housing needs is broken down by geographic region and income levels (very low, low, moderate, and above moderate), as seen in Table 8-8 below, which summarizes ABAG's allocation for Napa County:

Each jurisdiction's Housing Element also sets out quantified objectives to meet their fair share of regional housing, summarized below in Table 8-9. When comparing Tables 8-8 and 8-9, the overall County Housing Objectives exceed ABAG's regional housing needs allocation, with a total of 8,050 projected units Countywide. The only evaluation area that has quantified objectives that do not meet

Table 8-5: 2003 Employment Projections—Total Jobs

	2000	2005	2010	2015	2020	2025	2030	% Projected Growth 2000-2030
American Canyon	4,210	5,140	6,640	7,510	7,970	8,270	8,570	104%
Calistoga	3,040	3,280	3,310	3,390	3,430	3,440	3,460	14%
Napa	30,810	33,670	36,100	39,270	41,100	42,410	43,690	42%
St. Helena	6,060	6,140	6,220	6,300	6,330	6,330	6,330	4%
Yountville	2,420	2,450	2,490	2,580	2,620	2,630	2,650	10%
Unincorporated Areas	20,300	21,570	22,470	23,270	23,470	23,990	24,290	20%
Total	66,840	72,250	77,230	82,320	85,190	87,070	88,990	33%

Source: Association of Bay Area Governments Projections 2003.

Table 8-6: 2003 Economic Projections—Mean Household Income

	2000	2005	2010	2015	2020	2025	2030	% Projected Growth 2000-2030
American Canyon	60,700	67,200	70,400	76,000	78,300	79,500	83,800	38%
Calistoga	59,000	63,900	68,100	73,600	76,800	77,200	81,400	38%
Napa	67,700	72,100	75,700	77,700	82,000	88,900	93,700	38%
St. Helena	85,100	92,300	98,200	105,700	111,800	112,400	118,500	39%
Yountville	76,300	80,800	83,900	88,500	96,600	97,300	102,600	34%
Unincorporated Areas	83,600	90,400	97,300	107,900	114,800	117,400	123,800	48%
Total	\$76,100	\$76,100	\$80,300	\$84,500	\$89,000	\$93,800	\$98,800	30%

Source: Association of Bay Area Governments Projections, 2003.

Table 8-7: 2004 Housing Characteristics of Napa County

	American Canyon	Calistoga	Napa	St. Helena	Yountville	Unincorporated Area	Total
Occupied units	4,360	2,055	28,406	2,412	1,072	9,970	48,276
Vacant Units	88	208	840	331	92	1,713	3,272
Total Housing Units	4,448	2,263	29,246	2,743	1,164	11,674	51,538

Source: State of California, Department of Finance, Demographic Reporting Unit, 2004.

Table 8-8: 1999–2007 Napa County Regional Housing Needs Allocation Determined by ABAG

	Above Moderate	Moderate	Low-Income	Very-Low Income	Total
American Canyon	559	353	181	230	1,323
Calistoga	57	41	31	44	173
Napa	1,307	859	500	703	3,369
St. Helena	55	36	20	31	142
Yountville	31	20	15	21	87
Unincorporated Area	826	466	272	405	1,969
Total for Napa County					7,063

Sources: ABAG Regional Housing Needs Allocation, www.abag.ca.gov

Table 8-9: 2000–2007 Quantified Housing Objectives for Residential Development for the Jurisdictions of Napa County

	Above Moderate	Moderate	Low-Income	Very-Low Income	Total
American Canyon	559	353	181	230	1,323
Calistoga	62	88	43	61	254
Napa*	2,580		2566*		5,146
St. Helena	0	36	20	31	87
Yountville	231	36	35	27	329
Unincorporated Area**	572	118	79	142	911
Total for Napa County					8,050

* The City of Napa Housing Element combines the very-low, low, and moderate income categories for a total of 2,566 units planned to meet the City's short term housing needs.

** The County of Napa Housing Element Objectives are for new housing construction only. They do not include the housing credits received through AB 2430; or provision of housing through the production of second units, amending of local ordinances, and establishing affordable housing programs with the Napa Valley Housing Authority (NHVA).

Sources: County of Napa Housing Element, Table 18; Yountville General Plan Housing Element, 2003; American Canyon General Plan Housing Element, 2003; St. Helena Housing Element, 2002; City of Napa Housing Element, 2001; City of Calistoga General Plan Housing Element, 2003

ABAG's housing needs allocation is the unincorporated area, which is due to the County's General Plan policies that direct new housing development to incorporated areas. Additionally, as Table 8-9 explains, the ABAG housing need allocation does not take into account Assembly Bill 2430 or other programs related to the provision of housing for the moderate, low, and very-low income categories within the County. The Cities of Napa, St. Helena and Calistoga and the Town of Yountville have higher quantified objectives for new housing development than the ABAG allocation. The City of Napa has the highest number of new projected housing units, which is in accordance with both the City of Napa and the County General Plans. These housing objectives are met through policies and programs pertaining to the development of new housing, rehabilitation of housing stock, or preservation of affordable housing at risk of conversion.

LOCAL HOUSING SUPPLY

The following sections discuss the Housing Elements for the six jurisdictions in Napa County, and their objectives relevant to the provision of new housing development and affordable housing.

COUNTY OF NAPA

The County of Napa's 2004 Housing Element recognizes the severe constraints limiting high-density housing within its unincorporated areas. These include a lack of water supplies, and water delivery, and sewage transport infrastructure to support high density residential development; as well as public safety requirements precluding residential development within the vicinity of the Napa County Airport. At the same time, the County's Housing Element addresses the need to provide farm worker housing to support its agricultural industries and to maximize the availability of affordable housing. The County's Housing Element also aims to maintain a "smart growth" approach to development, which has been the basic approach to Napa County land use decisions for decades.

PROVISION OF HOUSING

The County of Napa's Housing Element sets out a variety of programs focusing on housing needs until June 2007, including the following.

- Continuing production of secondary dwelling units.
- Amending local ordinances to allow for farm worker housing for up to 12 employees and their families on parcels zoned for agricultural use.
- Establishing a program to encourage the development of affordable housing on existing vacant residential parcels in the unincorporated area, in collaboration with the Napa Valley Housing Authority (NVHA).
- Under AB 2430, obtaining credits for affordable housing projects funded by the County and constructed in incorporated areas.

These programs are anticipated to result in the construction of 35 units for moderate income households, 83 units for low-income households, and 77 units for very low-income households, totaling to the projected construction of 195 new housing units during the remainder of the Housing Element planning period which extends through June 2007. This will meet ABAG's projected needs.

In addition to these programs, the County has identified five potential sites for residential development at various densities in unincorporated areas. These sites are discussed in detail in the County of Napa Housing Element, and are summarized below.

- Two parcels have been identified as potential sites in the urbanized Angwin community, to accommodate a total of 191 housing units. A 17-acre currently underutilized parcel on Brookside Road in the urbanized Angwin Community could accommodate 114 units on 11.4 acres of the site, at least 57 of which would be affordable for low or very-low income households. Additionally, a 46 acre site (7 acres of which is proposed for development) south of the Pacific Union College campus on Los Posadas Road could accommodate 77 units. At the time of the publication of the Housing Element, the County had received an application from Pacific Union College for a conditional use permit for 77 residential units on this site. Of these 77 units, approximately 10% would be affordable for very-low income households, 20% for low-income households, and 25-50% for moderate income households. The project is intended to provide affordable housing opportunities for employees of the campus.
- The Monticello/Atlas Peak sites are located on Monticello Road at and near the intersection of Atlas Peak Road. Three parcels totaling to approximately 19.3 acres near the intersection of Monticello Road and Atlas Peak Road could accommodate 231 units, of which at least 115 would be affordable for low or very-low income households.
- Three parcels at Moskowitz Corners, at the intersection of Highway 128 and Highway 121 totaling 73.4 acres (55 acres proposed for development) could accommodate 100 multi-family or subsidized single-family manufactured homes. 25 of these units would be affordable to low or very-low income households.
- Several sites in the Spanish Flat area have been identified as suitable for development of affordable housing. Six parcels in the Spanish Flat Area off Berryessa Knoxville Road and Spanish Loop Road could accommodate 110 residential units on approximately 51.4 acres (21.9 acres proposed for development). At least 27 of these units would be affordable to low or very-low income households.

These sites include could accommodate a total of 632 units for various income levels, as described in Table 8-10 below. The locations of these sites in the County and more descriptive parcel information can be seen in Appendix H of the County's Housing Element.

Table 8-10: Identified Housing Opportunity Sites in Napa County Unincorporated Area Locations

	Above Moderate	Moderate	Low-Income	Very-Low Income	Total
Angwin	28	29	28	29	114
Pacific Union College	33	20	16	8	77
Monticello	57	58	58	58	231
Moskowite Corners	50	25	12	13	100
Spanish Flat	55	27	14	14	110
Total	223	159	128	122	632

Source: County of Napa Housing Element, Table 18

CITY OF NAPA

With 37% of its population consisting of low to very low-income families, the City of Napa faces a challenge in providing an adequate supply of affordable housing. According to the City of Napa Housing Element (2001), approximately 70% of the City's housing stock is single family. This factor, along with high home prices compared to salaries for local jobs, creates a tight market for multi-family housing. Other key findings of the Housing element are that market rate homes are generally not affordable to low and very low-income households. Additionally, the Housing Element determines that available land supply is adequate to meet short term housing goals, but that the land supply is limited in terms of creating a long term solution for the provision of higher density residential development that is affordable to low and very-low income households.

PROVISION OF HOUSING

The City of Napa's Housing Element estimates the development potential of approximately 5,146 housing units on 1,423 acres of undeveloped land. This development potential includes 2,580 units on 1,267 acres, which would exceed the 736 low density "above moderate" short term need and 2,566 units for very low-, very low-, and moderate-income households. These units are planned for through the policies and programs of the Housing Element, which outline specific housing objectives through identified Action Plans.

The Housing Element has also identified a number of vacant developable sites that may accommodate new residential development in the planning range of 1999 to 2020. These sites total approximately 4,280 acres and could support approximately 7,406 units of new residential development by 2020. Appendix C of the City of Napa Housing Element contains a map of these sites available for residential development.

CITY OF AMERICAN CANYON

The City of American Canyon is a rapidly growing city located in the southern portion of Napa County, with a large amount of vacant land available for new residential development. The City's 2002 Housing Element identifies a potential range of 2,792-2,832 potential new units, based on a summary of vacant land and land with redevelopment potential. In addition, the City has the potential to collect up to \$1,938,000 for the production of affordable housing from inclusionary housing in-lieu fees. Available funds and land for new residential development is combined with a demand for a wide range of new housing, based on population and employment projections indicating steady growth for the City over the next 25 years (see Table 8, *1999-2007 Napa County Regional Housing Needs Allocation Determined by ABAG*, and Table 9, *2000-2007 Quantified Housing Objectives for the Jurisdictions of Napa County*).

The City of American Canyon Housing Element states that the City anticipates that developers will construct approximately 250 units that are affordable to above moderate-income households per year, during the six-year planning period, for a total of 1,500 new units in this affordability category (more than exceeding the ABAG Regional Housing Needs Allocation).

The Housing Element also identifies several sites that are currently vacant that have the potential to provide a significant number of dwelling units, either ownership or rental units, to meet the City's regional housing needs for very low- and low-income housing. The Housing Element includes a potential of 1,103-1,213 new multi-family units during the Planning Period, which if developed could meet the ABAG Regional Housing Needs Allocation for the moderate, low, and very-low income categories.

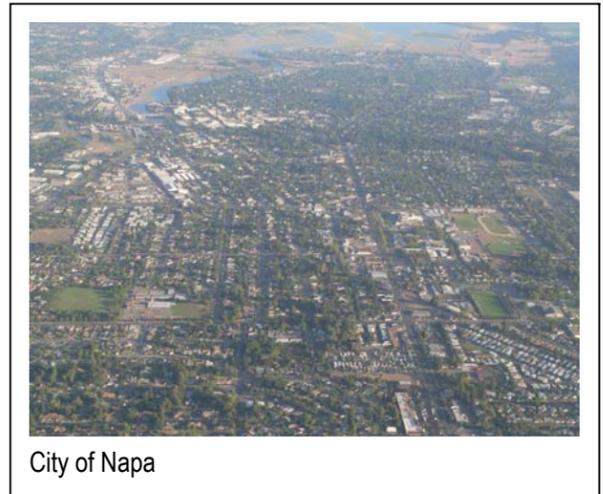
To provide for its fair share of affordable housing, the City is actively pursuing the development of two properties with funds from inclusionary housing in-lieu fees. Based on an interview with staff of the City's Planning and Building Department, a ten acre site identified as Vineyard Place is planned for the construction of 190 new housing units, with 9 market rate units and the remainder of units for very-low, low, and moderate income levels. The site is bounded by Goldenbrook Road on the South, Summerwood Road on the East, and the Union Pacific Railroad on the north. In addition to Vineyard place, the City has also identified a 1-acre site on Melvin Road for the provision of Senior Housing.

The City of American Canyon's total General Plan Buildout Estimate (for the City limits and the Sphere of Influence) is 6,315 total units, based on existing development and existing General Plan designations.

CITY OF ST. HELENA

The City of St. Helena has experienced significant growth over the past decade, with its population increasing 19% between 1990 and 2000. Over the next 25 years, the City's population is expected to grow another 7 %, and jobs within the City are expected to grow 4%, as seen in the population projections in Table 4 in the *Population Characteristics* section.

The City of American Canyon has seen the most rapid population increase in Napa County, with an approximate 26% increase over the past decade.



City of Napa

PROVISION OF HOUSING



City of St. Helena

According to the City of St. Helena’s Housing Element, the City has 97 acres of vacant or underutilized land suitable for residential development that could support approximately 1,500 housing units, which exceeds 10-fold the City’s near term fair share need of a total of 142 housing units. The Housing Element’s Quantified Housing Objectives plan is for a total of 87 housing units (included in Table 9 of the City’s Housing Element) for very low- low- and moderate-income households, with above-moderate housing needs being met through development of available vacant residential land.

Policy 1B of the Housing Element identifies potential opportunity sites suitable for residential development within the Housing Element planning period, which include the following:

- 1B-1—The Adams Street Property, located on the west side of Adams Street could support a total of 30 new housing units on 5.6 acres.
- 1B-2—The Romero Property, located at 576 Pope Street, is 10 acres and could support a total of 120 housing units.
- 1B-3—Two parcels west of Napa River and adjacent to the future extension of Adams Street, total to 32.5 acres and could support 336 housing units.
- 1B-4—One 2 acre site located behind ‘Taylor’s Refresher’ on Charter Oak Ave could support 32 housing units
- 1B-5—Two sites totaling to 11 acres located behind Bonita Motel, west of South Main Street between El Bonita Avenue and Sulphur Springs Avenue, could support 242 units
- 1B-6—Two sites located within the Hwy 29 Specific Plan Area near the intersection of Grayson Avenue and State Hwy 29, total to 15.5 acres available for residential development, and could support 288 units.
- 1B-7—Three infill sites located directly east of Spring Street consist of 6.59 acres and could support 78 units.

These sites could accommodate the construction of approximately 1,126 new housing units which exceeds by over 20 times the City’s near-term fair share need of 55 above moderate housing units. Table 8-11 shows the potential residential development on these parcels by income level.

Table 8-11: St. Helena Housing Element Policies Identifying Potential Residential Development

Housing Policy Opportunity Site*	Above Moderate	Moderate	Low-Income	Very-Low Income	Total
1B-1			15	15	30
1B-2	84	24	6	6	120
1B-3	239	58	20	19	336
1B-4	23	6	2	1	32
1B-5	185	38	10	9	242
1B-6	199	58	16	15	288
1B-7	56	14	5	3	78
<i>Total</i>	<i>786</i>	<i>198</i>	<i>59</i>	<i>53</i>	<i>1,126</i>

Note: Opportunity sites labeled as specified in policies of the City of St. Helena’s Housing Element.
Source: City of St. Helena General Plan Housing Element, 2002.

CITY OF CALISTOGA

Growth has been a key policy issue in the City of Calistoga over the past several decades. Policy P1 of Objective LU1.4 of the General Plan Land Use Element states:

Average annual growth in a five-year period shall not exceed 1.35% as measured through the adopted residential growth allocation procedures. High priority shall be given to affordable housing and infill development.

The City’s Housing Element emphasizes that the growth policies of the Land Use Element are not expected to constrain housing development, as priority is given to the construction of affordable housing, mixed-use projects, infill development and second units.

Other key housing development issues that the City of Calistoga is facing include disparate levels between local income and housing prices, a shortage of farm worker housing, and the need to fully utilize the higher residential densities allowed in multifamily zones.

PROVISION OF HOUSING

The Calistoga Housing Element estimated a total of 768 acres designated for future residential development, with a General Plan buildout of 1,404 additional housing units.

Twelve potential near-term housing sites consisting of approximately 45 acres are identified in the City of Calistoga’s Housing Element. These housing sites could accommodate a maximum of 623 new housing units with the implementation of a density bonus (see Policy P1 of Objective H-3.1 in the Housing Policies discussion above), which could more than adequately meet ABAG’s 2000-2007 housing needs allocation of 173 units. The City’s Housing Element estimates the likely development of

new housing stock from these sites is 254 units, which exceeds ABAG’s requirements by 81 dwelling units.

The Housing Element preparation process included an analysis of 12 designated for residential development. All twelve sites are suitable for residential development and are convenient to water and sewer lines.

Following is a summary of the estimated likely development based on expected development patterns, compared to the ABAG Regional Housing Need Determination Requirements for Calistoga:

Table 8-12: Estimated Likely Development in Calistoga, by Income Category

	Income Category				Total
	Very Low	Low	Moderate	Above Moderate	
Estimated Likely Development, Based on Expected Development Patterns	61	43	88	62	254
ABAG Projected Need for Calistoga	44	31	40	58	173

Source: City of Calistoga Housing Element, Table H-16, 2003

These projected units would exceed Calistoga’s fair share housing allocation.

TOWN OF YOUNTVILLE

The Town of Yountville is a small community of approximately 3,000 people with minimal projected growth. The population is only expected to increase by 9% between 2000 and 2030. A high proportion of the population consists of elderly residents, with 45% of the population being 65 or older and a median age of 60 years (see Table 1 in *Population Characteristics* section). Housing demand for the senior population is currently addressed by the California State Veteran’s Home at Yountville housing 1,180 residents, a Seventh Day Adventist Retirement Estates housing 99 residents, and mobile home parks providing 322 homes for seniors.

The Town of Yountville’s Housing Element focuses primarily on the lack of affordable housing and providing housing for overpaying households, those with disabilities, and single-family households. Senior housing needs are not a focus, as there are substantial senior housing opportunities available in the Town through the locations mentioned above.

PROVISION OF HOUSING

The Town’s Housing Element identifies a variety of housing opportunity sites and programs for the provision of new housing to meet their regional housing needs. New housing would be achieved through the implementation of Housing Element programs such as maximizing existing residential

standards, inclusionary zoning, an affordable housing overlay, second units, and the identification of infill sites for new residential development.

ABAG’s short term fair share housing needs determination for the Town of Yountville is 87 new housing units. The Town of Yountville’s Housing Element includes the following summary table of estimated likely development by income category, compared to the Regional Fair Share needs. This table includes new construction developed as a result of a combination of regulatory programs and policies.

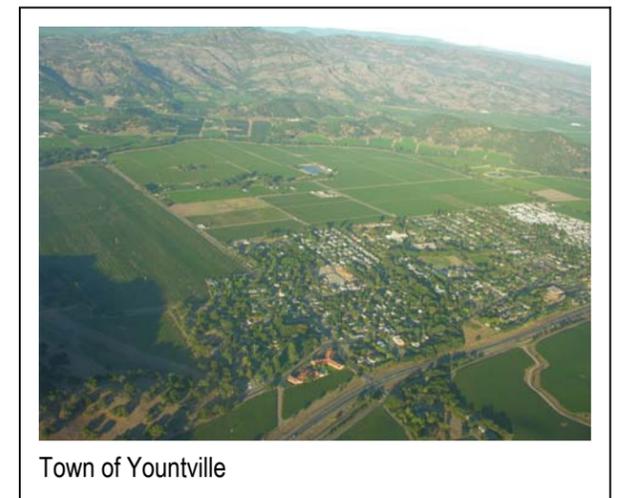
Table 8-13: Estimated Likely Development in Yountville, by Income Category

	Income Category				Total
	Very Low	Low	Moderate	Above Moderate	
Total New Construction	27	35	36	231	329
ABAG Projected Need for Yountville	21	15	20	31	87

Source: Town of Yountville Housing Element, Figure III.22, 2003

In estimating the construction of new housing, the Town of Yountville identifies the following housing opportunity sites.

- *Bardessono property.* Two parcels totaling 5.8 acres, located on the southeast corner of Yount Street and Finnell Road with a development potential of 46-58 units, including 7-12 affordable units.
- *Catholic Church property.* 17 acre site consisting of two parcels located on Washington Street and on the east side of Hopper Creek, adjacent to the Town’s southern boundary. Potential development would be 14-18 total units (including 2-4 affordable units).
- *Keller property.* 2.9 acre property between Highway 29 and Washington Street, bounded by Burgundy Commons to the north, Highway 29 to the west, and Vintage Inn to the South, with the potential for 23-29 units.
- *Lande property.* 4.7 acre property located east of Yount Street across from Adams Street with a potential for 38-47 units, including 6-9 affordable units.
- *Knight property.* 2 acre parcel located south of Yountville Cross Road, adjacent to the Town’s eastern boundary with a potential for 13-18 units.
- *Altamura property.* 2 acre site located on the east side of Washington Street, between Champagne Drive and adjacent to the Gateway Mobile Home Park with the potential for 16-20 units, including 2-4 affordable units.



- *Shankel property.* 1.1 acre parcel off of Finnell Road between the elementary school and the Seventh Day Adventist Retirement Center with the potential for 9-11 housing units (including 1-2 affordable units)

In addition to new residential construction, Housing Element programs set out goals for the considerable conservation and rehabilitation of existing affordable housing stock. The Town currently has programs to prevent the conversion of 295 rental units to condominiums, and to preserve 322 existing mobile homes, providing a total of 617 conserved affordable units. The rehabilitation of 19 affordable units is also addressed in the Housing Element through the rehabilitation of 5 mobile homes and 14 rehab loans for lower income families.

CONCLUSIONS AND REPORT UPDATE RECOMMENDATIONS

CURRENT POPULATION

As of the 2000 Census, the total population of Napa County was 124,279, with a population of 27,864 (22%) in unincorporated areas, and 96,415 (78%) in incorporated areas. Racial characteristics are similar to state-wide characteristics, with 70% of the population being white, 24% Hispanic or Latino, and 7.1% African Americans, Asians, Native Americans, Native Hawaiians, or other races. American Canyon is the most diverse area in Napa County, with the smallest concentration of whites (only 52%), and the highest proportions of African Americans (7.1%) and Asians (16%). All areas in Napa County have a median age similar to the Countywide median age of 36 years, except Yountville which indicates an elderly population with a median age of 60 years.

State of California Department of Finance population estimates indicate that as of 2004, Napa County's total population had increased to 131,837, with 103,700 (79%) in incorporated areas, and 28,139 (21.3%) in unincorporated areas, similar to the percentage breakdown of population reported in the 2000 Census. The city of Napa has the highest population, with 76,045 persons (58% of the total County population).

FUTURE POPULATION GROWTH

Based upon ABAG's projections for population growth in Napa County, the County as a whole is expected to experience steady growth rates over the next 25 years. However, the anticipated levels of growth differ greatly between the six geographic regions assessed in this chapter. American Canyon is projected to be the most rapidly growing incorporated area, with a projected 61% increase in population over the next 25 years, and an almost doubling in the number of jobs available. Economically, Napa is the second fastest growing city with the number of jobs increasing by 40% by 2030. It also remains the jurisdiction within which the bulk (64%) of the 29,000+ person increase in population projected will take

place. The remaining three cities within Napa County, St. Helena, Calistoga, and Yountville, seem to have reached their maximum populations with relatively low growth rates projected for the future.

The Town of Yountville and the unincorporated portion of Napa County are the only two areas that have experienced declining populations and household sizes over the past decade.

In the next ten years, the County of Napa is projected to maintain its current rate of growth as it has over the past decade. As determined by ABAG (ABAG Projections 2003), the County is expected to increase another 13% in population by 2010, and 15% in the number of jobs (see Tables 8-4 and 8-5). Clearly, this indicates the need to provide new housing options for its growing population, especially housing at an affordable level for the salaries of jobs available in the County.

HOUSING AVAILABILITY

As the Housing Elements assessed in this chapter indicate, housing to accommodate future population and economic growth is a critical issue in Napa County. All of the jurisdictions' Housing Elements have shown a more than adequate supply of developable residential land to support housing construction that can meet the region's housing needs. ABAG's projected Regional Housing Needs Allocation for the Years 2000-2007 totaled 7,063 new housing units. The programmed amount of new housing specified in the above-cited housing elements is 8,050 or nearly 15% more than ABAG's projected regional need. This is because the housing Elements of Napa, Calistoga, and Yountville, contain housing objectives that exceed ABAG's requirements. However, as the next section of this chapter indicates, available housing is not necessarily affordable housing for all segments of the population in Napa County. Additionally, it is difficult to ensure that housing that is affordable to all segments of the population will actually be constructed as needed.

HOUSING AFFORDABILITY

Currently, the housing market in Napa County is unaffordable in comparison to the County's median household incomes. This is a similar pattern seen in other jurisdictions within the 9 County Bay Area Region.

Housing will continue to remain a critical issue for Napa County over the coming decade. Land availability does not appear to be greatest issue facing housing however. Rather, the challenge for the provision of housing in Napa County is in providing housing for lower income levels and for special needs groups, such as farm workers. Another challenge in providing adequate housing is ensuring that land use policies, including zoning and general plan designations, are compatible with the goal of providing housing for lower-income levels, generally at higher densities. Housing for these population groups will only be achieved through the implementation of the housing policies and programs set out by each jurisdiction's Housing Element, as well as a thorough review of land use policies to ensure that they are compatible with housing goals and the ABAG needs allocation for each income level.

The programmed amount of new housing specified in the housing elements of the County and its five incorporated areas is 8,050, or nearly 15% more than the Association of Bay Area Government projected regional need.

American Canyon is projected to be the most rapidly growing incorporated area, with a projected 61% increase in population over the next 25 years, and an almost doubling in the number of jobs available. Economically, Napa is the second fastest growing city with the number of jobs increasing by 40% by 2030.

The biggest challenge in keeping the population and housing chapter updated is ensuring that the most current and available data is included. At the time that this chapter was produced, various data sets were used as resources, as different sources provided the most current data for different types of statistics (such as population, employment, and housing statistics). The Census 2000 data provides the most comprehensive set of demographic information for the jurisdictions within Napa County.

However, updated data sets are produced on a regular basis. For example, this chapter contains 2004 State of California Department of Finance data for population and housing statistics. Updated statistics are produced every year, and it is recommended that population and housing statistics be updated on a yearly basis, based on Department of Finance research.

Additionally, at the time that this chapter was produced, the ABAG 2003 Projections were the most recent projections available. Since the original research was conducted, ABAG 2005 Projections have been released. It is recommended that the 2005 Projections be researched, and a comparison should be made to determine if there are significant changes between the 2003 and 2005 Projections, and the data should be updated accordingly to include the 2005 Projections.

Another source of data that undergoes regular updates is the Regional Housing Needs Allocation (RHNA), in accordance with State HCD requirements. This RHNA numbers should be updated in this chapter as they are available, and the jurisdictions' quantified objectives should also be updated as the Housing Elements are updated on a regular cycle.

UPDATE TO HOUSING AND LAND USE POLICIES

As the Housing section of this chapter indicates, one of the biggest challenges facing jurisdictions within Napa County is the provision of housing that is affordable to moderate, low, and very low income levels. The Napa County Housing Element was recently completed (2004), but as a part of the General Plan Update process it is recommended that the land use policies and designations be reviewed to determine if there are any land use changes that may help with the provision of affordable housing.

Additionally, it is recommended that the quantified objectives and policies in the Housing Element be reviewed as part of the General Plan Update, to determine if the County is achieving success in providing housing for all income levels. A specific area of concern is farm worker housing, and both the land use and housing policies in the General Plan should be reviewed to ensure that there are programs in place to provide adequate and affordable farm worker housing.

As previously mentioned, a barrier to providing housing for lower income households is that land use policies (such as General Plan designations and zoning) are often not compatible with higher-density housing (generally needed to ensure affordability). As part of the General Plan Update, the County should closely review the land use policies and compare them with the goals for the provision of affordable housing. Zoning should also be carefully reviewed, and any regulatory obstacles to providing affordable housing should be removed and/or revised, to the extent possible.

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