



## SAVE RURAL ANGWIN QUARTERLY UPDATE

August, September, October 2013

The Save Rural Angwin (SRA) Steering Committee continues to monitor activities that could influence the ultimate character of Angwin. A new sign installed at Howell Mountain Road and Viewridge Drive recognizes the permanence of our defense of open space and our determination to preclude inappropriate over-sized housing developments on Howell Mountain.



Pacific Union College has completed, and has had approved, the fifth in a series of Lot-Line Adjustment applications to the County. SRA supporters can review a summary of the process the college has engaged in for the past 18 months as well as the associated documents confirming their activity on our website at [www.SaveRuralAngwin.org](http://www.SaveRuralAngwin.org). From the “home” page, select the link that is titled “PUC Shrinking Itself”.

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We draw your attention now to a summary update about the current County Housing Element (2009-2014); we will be posting information concerning the Housing Element (2014-2021) process on our website.

The County's 2009-2014 Housing Element was adopted by the Board of Supervisors in 2009 and, though it has not been certified by the State, it remains in effect. State "certification" provides the "presumption of adequacy". The State Department of Housing and Community Development (HCD) refused to certify the 2009 plan, calling Angwin and other east county locations too far away from urban centers to be affordable for low-income households. Latinos Unidos Del Valle y Solano (LUNA) and various individual plaintiffs filed suit against the County of Napa alleging that the County's Housing Element was legally insufficient, that the County's density bonus ordinance was inconsistent with State law, and that the County's zoning regulations are discriminatory, in violation with federal and state "fair housing" laws. On June 7, 2011, Napa Superior Court Judge Ray Guadagni officially confirmed that the County's 2009 Housing Element complies with state law. Then in December 2011, Judge Guadagni ruled that Napa County's Land-use regulations do not violate state and federal fair housing and land-use laws, and that the County's Density Bonus Ordinance is valid, denying all charges filed by LUNA. LUNA appealed. The First District Court of Appeal issued its ruling in July 2013, affirming that the County's adopted 2009 Housing Element complies with requirements of State Housing Law. The First District rejected all of the claims related to the Housing Element and housing discrimination. The plaintiffs own expert agreed with the County about many of the constraints affecting development of multifamily housing in rural areas. The Court also ordered the parties to bear their respective costs on appeal.

Napa County is now required to begin the process of developing its 2014-2022 Housing Element in which the County will be required to identify adequate housing sites in its unincorporated area (cities receive their own allocations) to accommodate 180 units, at all levels of affordability for the entire time period addressed by the Housing Element. It will be very important to participate in this process of determining appropriate versus not- appropriate housing for the Angwin area; rest assured SRA will participate. The County has begun scheduling public workshops to receive public input and exchange information and ideas with residents.

The Save Rural Angwin Steering Committee greatly appreciates our SRA supporters who continue to follow the issues and impacts the decision-making processes will have on the character of Angwin and the greater Howell Mountain area.

We wish you all enjoyable and safe holidays.