CITY of NAPA

Housing Element

2015 – 2023

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City of Napa

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Section 1

Housing Element Overview

1.1 Introduction

This Housing Element is an update of the City of Napa's previous Housing Element, which was adopted by the City Council on June 16, 2009 and certified by the State of California Department of Housing and Community Development (HCD) on August 13, 2009. Since then, the City has continued to implement the policies and programs in the adopted Housing Element and respond to its housing needs in coordination with other City goals, despite a national economic recession that substantially reduced new housing construction and funding for housing programs at federal, state and local levels. A particular loss was the dissolution of Redevelopment Agencies, which eliminated a major source of housing funding.

The City has been recognized regionally for its housing accomplishments. In 2002, the City's Housing Element received a Planning Implementation award from the Northern Section, California Chapter of the American Planning Association. In a 2004 Bay Area Housing Profile prepared by the Bay Area Council, the City of Napa was rated high in matching jobs and housing construction. In 2006, Greenbelt Alliance ranked Napa in the top 3 of 109 Bay Area communities for its policies for preventing sprawl, building affordable housing, promoting parks, encouraging density in the "right places" (such as near downtown and transit), reducing Downtown parking standards, incorporating mixed use development and defining standards for good development.

During the 1999-2006 Housing Element planning period, the City met many of its housing objectives:

- More than 1,200 very low, low and moderate income units and 85 second units were approved and/or constructed in addition to 1,400 above moderate units;
- New Residential Design Guidelines were adopted;
- First time homebuyer assistance was provided to more than 120 households;
- A 2003 Housing Agreement was unanimously approved between the County of Napa and City of Napa to assist the County in meeting its housing needs; and
- The City purchased sites for lower income housing developments.

In the 2007-2014 timeframe, the City and the City Housing Authority[1] have:

- Completed a Specific Plan for the downtown area that identifies housing sites for up to 500-600 housing units, up to half of which could be developed within the 2015-2023 Housing Element planning period. The Downtown Specific Plan Area, along with the Soscol Gateway Area, has been designated as a "Priority Development Area" or PDA in the Bay Area region's plan. PDA's are areas where higher density development is encouraged near transit and jobs;
- Modified zoning standards to expand use of small lot standards and adopted several other updates for consistency with state laws and to improve green building standards;
- Issued a Notice of (local affordable) Funding Availability (NOFA) that resulted in agreements to help fund two lower income and one mixed income apartment developments totaling 123 units. One apartment project with 27 very low income units recently completed construction and the other two are approved;
- Approved and provided funding assistance for a 24-unit permanent supportive/ transitional apartment project, completed in 2011;
- Exceeded objectives by assisting 93 low income first time homebuyers;
- Exceeded objectives by assisting rehabilitation of 447 lower income rental units and 39 owner units;
- Exceeded objectives by providing rental assistance for 140 special needs households;
- Issued building permits for 23 accessory second units, including several in new subdivisions; and
- Exceeded objectives for federal rental assistance programs, now providing 1,378 vouchers annually Countywide.

This Housing Element builds upon these accomplishments by carrying forward successful programs and adding to or refining programs to better respond to community needs.

[1] Throughout this document, "City Housing Authority" shall refer to the independent legal entity of the Housing Authority of the City of Napa.

1.2 State Law Requirements for Housing Elements

State law requires each city and county to adopt a general plan containing at least seven elements, including a housing element. Rules regarding Housing Elements are found in the California Government Code Sections 65580-65589. Unlike the other mandatory general plan elements, the housing element is required to be updated every five years and is subject to detailed statutory requirements and mandatory review by the State of California Department of Housing and Community Development (HCD). Bay Area housing elements must be updated by January 31, 2015. According to State law, the Housing Element must:

- Provide goals, policies, quantified objectives and scheduled programs to preserve, improve and develop housing;
- Identify and analyze existing and projected housing needs for all economic segments of the community;
- Identify adequate sites that will be zoned and available within the 8 year housing cycle to meet the City's fair share of regional housing needs at all income levels;
- Be submitted to the State Department of Housing and Community Development (HCD) for HCD to review and "certify" that the Housing Element is in compliance with state law; and
- Be internally consistent with other parts of the General Plan (and is critical to having a legally adequate General Plan).

State Law establishes detailed content requirements for housing elements and requires a regional "fair share" approach to distributing housing needs. State Housing Element law recognizes that in order for the private sector to address housing needs and demand, local governments must adopt land-use plans and implementing regulations that provide opportunities for, and do not unduly constrain, housing development.

The City qualifies for and intends to apply for State HCD review under the "Streamlined Update" process. Use of the Streamlined Update provides a guide for updating necessary sections and facilitates State review.

Income limits are updated annually by the U.S. Department of Housing and Urban Development (HUD) for Napa County. For many State and local programs, HCD income eligibility limits are used. HCD income limits regulations are similar to those used by HUD. 2013 Napa County income limits used for Community Development Block Grant and HOME grant programs as defined by California Housing Element law are shown below:

- Extremely Low Income Households: Households earning less than 30 percent of the median household income—family of four earning less than $24,550 per year in 2013.
- Very Low Income Households: Households earning less than 50 percent of the median household income—family of four earning less than $40,900 per year in 2013.
- Low Income Households: Households earning 50-80 percent of the median household income—family of four earning between $40,900 and $64,400 per year in 2013.
- Lower Income Households: Defined by California Housing Element law as households earning less than 80 percent of the median income in 2013. This definition includes extremely low, very low and low income households.
- Moderate Income Households: Households earning 80-120 percent of the median income––family of four earning between $64,400 and $96,720 per year in 2013.
- Above Moderate Income Households: Households earning over 120 percent of the median household income—family of four earning above $96,720 per year in 2013.

Figure 1.1 – 2013 Income Limits by Household Size for City of Napa and throughout Napa County

	<30% Extremely Low Income	30-50% Very Low Income	<80% Lower Income		80-120% Moderate Income >120% Above Moderate Income
Family size	30% of Median	50% of Median	80% of Median	100% of Median	120% of Median
1	17,200	28,650	45,100	51,570	68,760
2	19,650	32,750	51,550	58,950	78,600
3	22,100	36,850	58,000	66,330	88,440
4	24,550	40,900	64,400	72,540	96,720
5	26,550	44,200	69,600	79,560	106,080
6	28,500	47,450	74,750	85,410	113,880

Source: City of Napa Housing Authority, 2012. Calculated based on information provided by the U.S. Department of Housing and Urban Development and the California State Department of Housing and Community Development

A comparison with example occupation wages indicates that many households, particularly single wage earner households, fall within lower income and moderate income categories.

Fast food cooks $20,804
Farmworkers and Laborers $25,722
Restaurant cooks $29,684
Retail salesperson $29,753
Nursing assistants $33,325
Preschool teachers $35,365
Secretaries except medical, legal and executive $41,370
Construction laborers $44,096
Graphic Designers $57,067
Licensed Practical & Licensed Vocational Nurses $57,354
Carpenters $57,584
Elementary school teachers $64,442
Police and sheriff patrol officers $77,549
Registered Nurses $105,870

Source: Mean annual wages (first qtr. 2013/CA EDD) for Napa Metropolitan Statistical Area released May, 2013

1.3 Why Housing is Important — Key Findings

The "housing crisis" in the Bay Area has been an evolving phenomenon over past decades as high demand (and need) has continually exceeded supply (and affordability). There has been a substantial movement in the Bay Area, intensified by concerns and legislation about climate change, to find ways to grow sustainably —that is, to encourage regional development patterns that are more compact, transit-oriented, well-designed, and highly livable. A central focus of this movement — the very foundation for achieving a more sustainable and livable Bay Area — is rethinking the way in which we plan, design, rehabilitate, preserve and manage housing in conjunction with transportation systems, jobs and services.

Local Housing Needs and Affordability

- Single family homes are typically "affordable" only to Above Moderate Income households and Napa's housing stock is predominantly single family. In 2013, single family detached and attached units were about 62 percent of the total housing stock while multi-family housing (including duplexes and apartments) comprised about 27 percent of the housing stock. The rest were mobile homes.

  Example: To be "affordable" to a 4 person moderate income household in 2013, the purchase price of a 3 bedroom home would need to be less than $351,000. Such opportunities are rare

again in Napa as home prices have increased over the past several years. Zillow.com reported that the median sales price for 3 bedroom homes and condos in Napa was $420,600 in June 2013.

- Market Rate Apartments are affordable to Moderate Income and many Low Income households.

- Market Rate Apartments are generally NOT affordable to Extremely Low, Very Low and some Low Income households, who typically need some assistance to avoid paying disproportionate amounts of their income for housing or doubling up.

  Example: Very Low income two person households earn less than $32,750 in 2013. A two person household making $32,750 annual income, for example, can afford to pay about $819/month*, including utilities except phones*. Average 1-bedroom apartment rents in Napa in 2013 are much higher than this. While some *existing* market rate apartments have rents affordable to lower income households, newer market rate apartments do not. Approximately 44 percent of current households in Napa would be considered extremely low income, very low income or low income (earning less than 80 percent of median income), according to CHAS estimates based on the 2006-2010 American Community Survey.

- The City's vacancy rate for market rate apartments is tight which puts pressure on rents to rise and contributes to overcrowding. Vacancy rates are a key indicator used by economists to help identify trends and forecast future economic conditions to allow normal turnover among households. Generally, a 4.5 to 5 percent vacancy rate is considered to reflect a balanced and healthy rental market. Napa's 2.3 percent market rate apartments' vacancy rate in July 2013 is very low, which puts pressure on rents to rise and contributes to overcrowding. Typically, lower vacancy rates suggest high demand for new units, which will likely result in rising rents and sales prices as well as an increase in new construction in the future provided that financing is available. Conversely, higher vacancy rates suggest excess capacity and will likely result in a slowdown in new construction in conjunction with a slowdown in the rate of increase of rents and sales prices.

- Housing costs are high compared to income. In the last quarter of 2012, Napa County ranked in the top 15 *least affordable* Metro Area nationwide (National Association of Home Builders/Wells Fargo Housing Opportunity Index). This ranking is out of 222 metropolitan areas nationwide. Many of the least affordable metro areas are located within the San Francisco Bay Area and California. The Housing Opportunity Index is a measure of the

percentage of homes sold in a given area affordable to a family earning the median income. Prices of new and existing homes sold are collected from court records of sales. In 2012, 64 percent of homes sold were affordable to median income Napa households.

1.4 Process for Updating the Housing Element

The Housing Element process is a strategic opportunity to develop real solutions to local housing needs. It is an opportunity to engage local residents, housing advocates, developers, elected officials, and other stakeholders in a constructive dialog to define and evaluate potential strategies and solutions.

The City has built upon the successes of previous Housing Element update processes to engage all economic segments of the community, including:

(1) Selection of a Housing Element Advisory Committee to oversee the Housing Element update;

(2) Publicity through the newspaper, flyers and use of the City's website;

(3) Use of community workshops, forums and public hearings to discuss possible housing needs and strategies; and

(4) Incorporation of strategies from the Affordable Housing Multi-Year Action Plan prepared by the Joint City/County Affordable Housing Task Force.

Schedule of Major Activities during the Housing Element Update

December 2013	City Council appointment of the Housing Element Committee
January 2014	Housing Element Advisory Committee Meeting #1
February 2014	Housing Element Advisory Committee Meeting #2
March 2014	Housing Element Advisory Committee Meeting #3
April 2014	Housing Element Advisory Committee Meeting #4
May 2014	Notice of Preparation of EIR and EIR Scoping Meeting
June 2014	Notice of Availability of Public Review Draft Housing Element (min 30 days); Community Workshop
July 2014	Submit to State Department of Housing and Community Development (HCD) for formal review (60 days)

September 2014	Staff review and responses to public, other agency comments, and HCD comments (possible proposed modifications to the Draft Housing Element); Release of Draft EIR for Housing Element Update
December 2014	Release of Final EIR for Housing Element Update
January 2015	Public hearings before the Napa Planning Commission and City Council to review and adopt the updated Housing Element
February 2015	Submittal of adopted Housing Element to HCD for review and determination of legal compliance

Housing Element Advisory Committee and Partner Groups

The Housing Element Advisory Committee is a seven member Committee representing a balance of neighborhood and environmental groups, business and real estate, and affordable housing/social service groups. The Committee includes:

Affordable Housing	*Neighborhoods/Environmental*	*Business/Real Estate*
JoAnn Busenbark	Beverly Shotwell	Kevin Teague
Betty Rhodes	Tracy Krumpen	Ryan Gregory
	Lisa Batto	

Committee meetings were held in the evening, from 4 to 6 p.m., on the last Wednesday of the month for the first four months of 2014. Committee meetings were noticed and open to the public. A summary of the contents of each meeting is summarized below.

Housing Element Advisory Committee Meeting #1

The first Housing Element Advisory Committee meeting occurred on January 29, 2014 at Napa City Hall in the Committee Room. This initial meeting provided the opportunity for Committee members to introduce themselves and for the Housing Element consultant team to give a “Housing Element 101” presentation. The presentation described the general intent and purpose of the update process, the contents and requirements included within the document, and outlined the process to complete the update. This first meeting also included a presentation and discussion on the regional context, including the relationship of the Housing Element to Plan Bay Area, and provided a summary of the 2015-2023 Housing Needs Assessment. Prior to the meeting, the

Committee received and was asked to review a draft copy of Housing Element Section 5, *Housing Needs Assessment* to inform the discussion and allow for feedback on the content.

Housing Element Advisory Committee Meeting #2

The second Housing Element Advisory Committee meeting occurred on February 26, 2014 at Napa City Hall in the Committee Room. The second meeting focused on housing accomplishments during the 2007- 2014 planning period, the Housing Plan, and the prioritization of housing needs within the City. The Housing Element consultant team presented demographic information on the special needs groups analyzed in the Housing Element per State law and City of Napa Housing Staff presented information on recent accomplishments and financial resources available to fund housing programs. Prior to the meeting the Committee was asked to review Draft Housing Element Chapter 2, *Housing Vision and Goals,* Chapter 3, *Housing Policies for Achieving the Vision*, Chapter 4, *Napa's Action Plan for Housing,* and Appendix A, *Evaluation of 2009 Housing Element (HE) Policies and Programs/Actions.* These documents were provided to ensure the Committee members were aware of the City's accomplishments and to provide a starting point to collect input on housing priorities and programs to be considered for the 2015-2023 planning period.

During the second meeting the Housing Element Advisory Committee also reviewed and took into consideration the Affordable Housing Multi-Year Action Plan prepared by the Joint City/County Affordable Housing Task Force which is discussed in more detail below. A copy of the Final Task Force Action Plan and a matrix outlining the City's current actions/programs to address each Task Force strategy was presented and discussed by Staff and Committee members. The outcome of the meeting was a list of recommended changes to several of the programs included in the draft 2015-2023 Housing Plan.

Housing Element Advisory Committee Meeting #3

On March 26, 2014, the Housing Element Advisory Committee held its third meeting focused on Housing Resources including specific sites to be included to accommodate the City's 2014-2022 RHNA allocation. The Housing Element consultant team gave a presentation on the requirements of State law regarding the selection of housing sites and the Committee was asked review the sites and provide feedback. This meeting also served as a confirmation workshop to review the Committee's recommendations for the Housing Plan including proposed revisions. During the meeting, a representative from the Joint City/County Affordable Housing Task Force also addressed the Committee and provided an update on future Taskforce activities which is expected to include a full report with a plan to focus on the actual development of affordable housing.

Housing Element Advisory Committee Meeting #4

Housing Element Advisory Committee Meeting #4 was held on April 30, 2014 from 4 to 6 p.m. at Napa City Hall in the Committee Room. Prior to this meeting the Committee was provided a revised Draft Housing Element including the text changes discussed in the previous three meetings. The fourth meeting was intended to allow Committee members to affirm their input was incorporated into the document prior to the community workshop scheduled for June 2014.

Community Workshop and Public Review

Following the completion of the Draft Housing Element and prior to review with the California Department of Housing and Community Development the Public Review Draft Housing Element was posted on the City web the first week of June to ensure availability and noticed a community workshop to allow for public comment. Stakeholders were informed that the Draft was available through the public noticing process, targeted stakeholder letters and community flyers. Written comments were provided by the following:

- North Bay Housing Coalition, Inc. – advocates for the developmentally disabled; Program H4.1 addresses the housing needs of people with developmental disabilities and supports outreach and collaboration with North Bay Regional Center and North Bay Housing Coalition .
- North Bay Association of REALTORS ® - fully supportive of proposed amnesty program for second units (Program H3.F).

The workshop was held June 11, 2014 at the Napa County Library from 6pm to 8pm. Invitations to the meeting were sent to a list of stakeholder groups, including service providers, housing advocates, and developers. The Housing Element Advisory Committee members were also asked to attend and to encourage residents to participate. The meeting was also noticed online and through the local paper.

At the workshop, Staff and the consultant team presented information the major changes for the 2015-2023 planning period and the Housing Element update process. The presentation included an opportunity for attendees to participate in a prioritization exercise to help identify housing needs for the various income groups and special needs groups identified in the Housing Element. During and after the presentation, attendees were able to ask questions or provide comments.

There were approximately 14 attendees at the workshop, primarily residents and Committee members. Discussion on the Public Review Draft Housing Element focused predominately on

housing growth in Napa and tools the City currently uses or could use in the future to increase the supply of affordable housing.

Planning Commission Meeting

At their regularly scheduled meeting on July 10, 2014, the Planning Commission received a presentation on the Draft Housing Element (i.e. contents, process, information on the RHNA and next steps) and was provided a copy of the document for review. Commissioners commented in support of a program for second units (Program H3.E) and expressed interest in exploring flexible development standards for infill development. All were supportive of submitting the Draft document to HCD for initial review.

Joint City/County Affordable Housing Task Force

Recognizing the need to address housing affordability and accessibility issues in the region the City of Napa, County of Napa, and the City of American Canyon partnered in spring 2012 to create a Joint City/County Affordable Housing Task Force ("Task Force" or "Housing Task Force"). The Task Force included elected representatives, and representatives from the development, business, and agricultural communities, as well as environmental and affordable housing advocates, and focused on the evaluation of current and future opportunities for providing affordable housing within Napa County.

On May 1, 2013, the Task Force released a report with their recommendations, titled the Affordable Housing Multi-Year Action Plan. The Action Plan outlines steps the Task Force felt would best allow the City of Napa, County of Napa, and the City of American Canyon to implement affordable housing throughout Napa County and identifies mechanisms to provide ongoing funding for future affordable housing development. Within the Action Plan, five specific strategies are identified:

Strategy #1: Determine the Optimal Mix of Housing Types

Strategy #2: Maximize Financing Resources

Strategy #3: Promote Cost Efficiencies

Strategy #4: Implement Non-Monetary Production Opportunities

Strategy #5: Provide Adequate Oversight and Collect Data to Measure Success

Recognizing the importance of the Task Force recommendations, the City of Napa reviewed the Action Plan and identified actions through which the City feels it meets the objective of the five strategies and areas that may need further exploration. A matrix comparing the programs in the

City's Housing Plan and the Taskforce's recommendations was presented and discussed at Housing Element Advisory Committee Meeting #2.

Affordable Housing Forum

On April 30, 2014, the Democrats of Napa Valley Club sponsored a public forum on affordable housing at the Napa County Library from 6:30 to 8:30 pm. The affordable housing forum included an overview on legislation and economic factors as they relate to the production of housing and a discussion of some of the recent accomplishments in the region. Following an introductory overview of the housing situation in the County, a panel of experts including Kathleen Dreessen, Executive Director of the Napa Valley Housing Coalition, Ken Frank, the Board Chair for the Napa Chamber of Commerce, Bill Dodd, Napa County Supervisor, District 4, Alfredo Pedroza, Napa City Councilmember, and Rex Stults, Government Relations Director for the Napa Valley Vintners were asked a series of questions related to housing and employment in the County. The panel discussed a number of issues including strategies to increase the number of available affordable units focusing on higher fees, allocating local tax funds to housing, partnering with local employers, and inter-jurisdictional cooperation. The meeting was well attended with roughly 80 participants, including many members of the City of Napa Community Development Department and the majority of the Housing Element Advisory Committee members.

1.5 Consistency with Other General Plan Elements

The goals and policies of all general plan elements must be internally consistent. Internal consistency of Napa's General Plan has been achieved by assuring that the goals, policies and actions of all elements are mutually supportive (See Appendix C). The Housing Element addresses all State requirements, including relevant legislation enacted subsequent to adoption of the previous element. It contains information on housing constraints and actions to deal with constraints, and reflects recent population, housing, land use, environmental and employment data.

The Housing Element includes information on the number of units required to meet Napa's share of the regional housing need. Sites with currently planned development potential to meet the City's housing needs are identified. The entire General Plan, including this revised Housing Element, reaffirms the City goals by: (a) acting as a guide for municipal decisions which affect the quality and quantity of housing; and (b) maintaining Napa's present quality of life by balancing the availability of housing with other environmental considerations. This Housing Element not only responds to State law requirements, but also contains community-based strategies to:

- Use the remaining land in the City's Rural Urban Limit (RUL) efficiently to protect our agricultural surroundings;
- Provide more varied housing types and choices to meet our needs;
- Create great neighborhoods;
- Provide housing for our local special needs populations; and
- Establish a long-term sense of community and responsibility.

The Appendices to the Housing Element are incorporated as an integral part of this Housing Element.

Section 2

Housing Vision and Goals

2.1 Vision for Housing in Napa in the Year 2025

Visioning is a way of looking at the future. It is important that the Housing Element focuses on today's issues and concerns, but also looks forward to a point in time to identify a desired end state – taking a constructive, positive look at our community by defining what we want instead of just reacting to today's problems. Following is our *VISION* for housing in Napa in the year 2025.

We are spending the day in Napa in the year 2025 and this is what Napa is like

In the year 2025 we are a thriving, balanced, and diverse community. We have preserved Napa's beautiful surroundings and respected our heritage while creating a vibrant downtown and distinctive, livable neighborhoods.

Our Environment

Our environment is clean and sustainable, with high standards for energy and resource conservation. The flood control project is complete, leaving a healthy, living Napa River which we have access to enjoy. Our City is set within open hillsides and vineyards as development has stayed within the Rural Urban Limit (RUL). There are lots of green spaces throughout the City.

The Types and Mix of Housing

We have many types of housing to meet our varied needs. We have figured out how new affordable housing can get built, preserved lower income housing and improved our neighborhoods. There is a housing mix throughout the City – from apartments, condos, single family, mixed-uses downtown and in our commercial areas, single-room occupancy units (SRO's), second units and housing for special needs—to non-traditional housing that may have common shared facilities. Our housing stock is adaptable to allow people to age in place.

Our Community of Neighborhoods

Our distinctive neighborhoods link us together. We have local gathering places and services all within walking distance or a short bicycle ride, including neighborhood shopping, schools, parks and recreation, community gardens and centers.

Downtown

Downtown is the center and heart of our City, with a harmonious mix of housing, services, businesses and entertainment and many evening activities.

The Appearance and Use of Our Land

We are smart and efficient in how we use and reuse our land so that new development adds to the health and fabric of the community. We have respected our heritage. Our City is attractive, well-maintained, and pleasing to experience. We have created a culture of quality; our housing and neighborhoods are designed well, they are creative, and they are "green."

The Health of Our Community

We have designed our City to promote health and wellness. There is excellent health care that educates as well as treats us.

Our Economy

Our vibrant economy is strengthened through innovation and diversification. We have locally grown food and services to meet our needs. Arts and entertainment enrich our lives and those who visit us. Economic development and housing are balanced so that people who work here can live here.

Our Infrastructure and How We Get Around

We have reduced the need to drive by providing safe, attractive bicycle and walking connections within and between neighborhoods, and traffic-quiet/pedestrian-only zones. Accessible public transit connects us to local and regional destinations. We get around easily on smooth streets, and parking needs are met.

Who We Are and How We Value Each Other

We are a socially integrated and an ethnically and economically diverse City. All ages, incomes and cultures feel welcome here and actively contribute to our community. We care about each other and have addressed potential crime and the impacts of isolation. Our children and youth have high quality schools and safe places to play. We provide support services for those in need.

How We Govern and Interact

Our community benefits from the integration of cultures and in sharing leadership. Our neighborhoods are organized, informed and involved in community decision-making through a constructive dialogue. We are skilled at community outreach and conversations as we talk through choices and make decisions. We are informed and involved. We collaborate and work with our neighbors in matters affecting Napa and the region as a whole.

2.2 Housing Goals

The goals below are seen as a way to respond to the *VISION* and other issues. A goal is the WHAT, or the end-state — a description of what we want to achieve. A goal is broad in scope and is intended as a way to organize community housing strategies, policies and programs (how we get there). Housing policies and implementing programs, described in the next two sections, are specific ways to achieve the goals we have identified.

Goal H1 Napa Is A Vital and Diverse Community — We are a balanced, vital and evolving community with a socially and economically diverse population that has preserved our small town feel and heritage, sense of community, beautiful natural environment, attractive neighborhoods, vital and diverse businesses and adequate services.

Goal H2 We Have A Variety of Housing Types and Choices — We have lots of housing types and choices. There is an integration of income, ethnicity, and culture in our neighborhoods. There are mixed-use projects in our Downtown and in mixed-use areas and we have housing over stores. There is a housing mix throughout the City of Napa and diversity of housing (single-family, apartments, single-room occupancy housing, condominiums, smaller units, accessory second units) and the

proportion of single-family compared to other types of housing will go down in the long term.

Goal H3 We Have Great Neighborhoods Offering a Variety of Nearby Services and Activities — Our housing and neighborhoods show pride and efficiency in their design and maintenance. There is creativity in housing design and types with innovative, "people friendly" architecture. We have parks, green space, trees, and a strong sense of community. We support our neighborhoods — our neighborhoods work well — and they share in the responsibility of meeting citywide goals. There is balance throughout the community, a mixture of incomes, and our fair share of housing needs are met in each neighborhood. We have neighborhood shopping, transit, recreation, school and community gathering places within walking distance.

Goal H4 We Have Housing Linked with Services for Our Special Needs Populations — Support systems, assistance programs, and housing are in place to help the disadvantaged (homeless and those at risk of homelessness; persons with mental, physical and developmental disabilities; lower income seniors; farm-workers; single women with children; victims of domestic violence; persons with drug and alcohol dependence; persons with HIV/Aids, etc.). Napa cares about special needs households — many with children; we are doing something about it; they have a place in our community; people without homes are sheltered; and we provide housing affordable to all income levels.

Goal H5 We Have A Strong Sense of Community and Responsibility — We are a friendly town, with lots of interaction and community involvement. We know people in our community on a first-name basis. There is good civic participation. Our neighborhoods are organized so that participation occurs through an informed dialogue around important community choices. There is a simple planning and permitting process. The policies and programs in the Housing Element are funded sufficiently, implemented in a timely manner, and monitored for effectiveness. We are strategic in our planning, strive to accomplish our goals, and are serious in our commitment to action.

Section 3:

Housing Policies for Achieving the Vision

3.1 Policy Approach

Napa is part of the metropolitan Bay Area employment and housing market. Balancing local shares of regional housing needs with appropriate sites for housing is a challenge given longstanding countywide goals for agricultural protection and a voter approved Rural Urban Limit line. There is a limited amount of remaining vacant land in Napa for all uses, including housing. As the vacant land supply diminishes, the City is increasingly looking to reuse its mixed-use areas, such as Downtown, to meet future needs and is beginning to see attractive mixed use developments.

The City's housing policies and programs are grouped by the goals described in the preceding section. *Policies are numbered by goal (i.e. Policy 1 under Goal H1 is numbered Policy H1.1). Implementation programs are noted alpha-numerically by goal (i.e., the first program under Goal H1 is noted as Program H1.A).*

Another challenge of the Housing Element is to accommodate local housing needs while ensuring that new housing will "fit-in" with the character, quality, environmental constraints, and resources of the community and its residential neighborhoods, and be properly managed. Nearly all remaining vacant sites are infill sites with nearby neighbors.

A third challenge is funding for extremely low, very low and low income housing. Federal and state funding for housing has declined dramatically since the 1980's and in 2012 the State dissolved redevelopment agencies, which had provided "20 percent set aside" funds for affordable housing throughout the City. These changes have resulted in local communities taking on a more active role in facilitating the provision of such housing that meets the needs of the community. In recognition of these conditions, the City of Napa is committed to working with other agencies and non-profit organizations to maximize affordable housing opportunities.

Questions considered in this Housing Element update include: Where in Napa can additional residential units be accommodated for extremely low, very low, and moderate income households? What can the City do—in collaboration with other agencies, non-profits, and for-profit developers—to encourage the construction of needed extremely low, very low, low, moderate, and just-above-

moderate income housing? What can be done to assist those households with special needs such as the elderly, homeless, physically or emotionally disabled, and others? What strategies can the City utilize to reduce the cost of housing or increase the availability of funding to produce new affordable housing units?

Goal H1 — Napa Is a Vital and Diverse Community

Policy H1.1 **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.

Primary Implementing Programs
Program H1.A Adequate Sites
Program H1.B Future Land Use Planning
Program H1.C Local Housing Need
Program H1.D Jobs Housing Analyses
Program H1.F Housing Sites Study of Surplus Institutional Lands
Program H2.A Adequate Sites for Multi- Family Use
Program H5.H Housing Transfer Agreements
Program H5.J Community Outreach Efforts

Policy H1.2 **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 835 City units and up to 57 County units for the state-mandated time frame of the Housing Element (2015 to January 2023).[2] Within this total, the City shall maintain a sufficient supply of land zoned for multi-family housing to meet the quantitative housing need of 317 lower income and 151 moderate income housing units.

Primary Implementing Programs
Program H1.A Adequate Sites
Program H1.B Future Land Use Planning
Program H1.F Housing Sites Study of Surplus Lands
Program H2.A Adequate Sites for Multi- Family Use
Program H5.J Community Outreach Efforts

[2] Assumes two transfer agreements are finalized. See Section 6.1 for further discussion.

Policy H1.3 Minimum Densities. The City shall not approve development below minimum designated General Plan densities unless physical or environmental constraints preclude its achievement and findings as required per Government Code Section 65863 are adopted. 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.

Primary Implementing Programs
Program H1.A Adequate Sites

Policy H1.4 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.

Primary Implementing Programs
Program H1.A Adequate Sites
Program H1.C Local Housing Need
Program H2.A Adequate Sites for Multi-Family Use
Program H3.A Design Review

Policy H1.5 Lower Cost Homeownership. The City will assist in creating new lower cost homeownership opportunities (such as first time homebuyer programs).

Primary Implementing Programs
Program H2.C New Ownership Units
Program H2.D First Time Homebuyer Programs

Policy H1.6 Innovative Housing Types. The City will specifically provide opportunities in regulations for creative or innovative housing types such as co-housing or housing with shared common facilities.

Primary Implementing Programs
Program H1.A Adequate Sites
Program H1.B Future Land Use Planning
Program H1.C Local Housing Need
Program H1.F Housing Sites Study of Surplus Institutional Lands
Program H2.J Duplex and Triplexes in Other Areas
Program H3.C Housing Mix
Program H4.A Emergency Shelters
Program H4.B Permanent Supportive/Transitional Housing

Program H4.F Encourage Well Managed New SRO Permanent Housing
Program H4.H Coordination with Napa County and Other Actions to address Farmworker Housing
Program H5.A Universal Design

Policy H1.7 Density Bonuses. The City recognizes that density bonuses help achieve housing goals and shall promote their use consistent with the provisions of state law for qualifying lower and moderate income housing development (and child care facilities).

Primary Implementing Programs
Program H1.A Adequate Sites
Program H1.B Future Land Use Planning
Program H1.F Housing Sites Study of Surplus Institutional Lands

Policy H1.8 Density Flexibility for Multi-Family. The City may approve, through a Use Permit Process, a housing density that exceeds the limit for its "pod" (a geographical subarea used in the General Plan) up to the maximum allowed by the Multi-Family Residential land use category when:

a. The site is within one-half mile of a transit stop and services ("services" mean retail centers where daily goods and services are provided such as markets, dry cleaners, pharmacies, deli's and similar uses);
b. Project impacts are mitigated;
c. The project constructs affordable units onsite; and
d. The project provides high quality design that fits with the surrounding neighborhood and incorporates attractive and usable common/open areas.

The amount of the density increase shall be based on the extent to which the project satisfies the four criteria listed above. Applicants may also be given credit for optional benefits.

Optional:
a. The project provides underground parking
b. The project provides specific benefits to the neighborhood (trail, plaza, etc.)

Primary Implementing Programs
Program H1.A Adequate Sites

Policy H1.9 Housing and Jobs Balance. The City shall continue to make it a priority to balance and promote housing opportunities to meet the needs of the workforce in Napa. The City shall continue to recognize Napa's housing needs (i.e., population growth needs, employment needs and regional housing needs) when considering non-residential development proposals.

Primary Implementing Programs
Program H1.A Adequate Sites
Program H1.B Future Land Use Planning
Program H1.D Jobs-Housing Analyses
Program H1.E Job Impact Analysis
Program H1.F Employee Housing
Program H1.F Housing Sites Study for Surplus Institutional Lands
Program H2.I Preferences in Affordable Housing

Policy H1.10 Employee Housing. The City shall encourage employers developing large projects (100 employees) to provide housing opportunities for their employees onsite or offsite.

Primary Implementing Programs
Program H1.E Job Impact Analysis
Program H1.F Employee Housing

Policy H1.11 Air Rights Development. The City shall promote residential and/or mixed residential/non-residential "air rights" development over City parking lots.

Primary Implementing Programs
Program H1.A Adequate Sites
Program H1.B Future Land Use Planning
Program H1.F Housing Sites Study of Surplus Institutional Lands

Policy H1.12 Seek Housing Opportunities on Institutional Lands. In collaboration with other public agencies, the City shall undertake a review of publically-owned and other institutional lands that may become available or may not be officially "surplus" to consider their viability for residential use.

Primary Implementing Programs
Program H1.A Adequate Sites
Program H1.B Future Land Use Planning
Program H1.F Housing Sites Study of Surplus Institutional Lands

Policy H1.13 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) when City owned sites become surplus. These include the City Corporation Yard site should that site become surplus, and City-owned property in the Downtown should a consolidated City Hall complex be constructed.

Primary Implementing Programs
Program H1.A Adequate Sites
Program H1.B Future Land Use Planning
Program H1.F Housing Sites Study of Surplus Institutional Lands
Program H2.E Identify Potential Acquisition Sites

Policy H1.14 Surplus Institutional Lands. The City shall encourage redevelopment of surplus institutional lands (including School District, Sanitation District, College, County, Caltrans, churches) with affordable housing or affordable housing as part of a mixed-use project.

Primary Implementing Programs
Program H1.A Adequate Sites
Program H1.B Future Land Use Planning
Program H1.F Housing Sites Study of Surplus Institutional Lands
Program H2.E Identify Potential Acquisition Sites

Policy H1.15 Long-Term Housing Needs. Address long-term housing needs beyond the planning period of the Housing Element (post 2023) through future Specific Plans or Overall General Plan updates, particularly along major transportation corridors, near services, and on large sites where services and transit can be incorporated. Such plans

shall be developed through an effective and collaborative community involvement process.

Primary Implementing Programs
Program H1.B Future Land Use Planning
Program H1.D Jobs-Housing Analyses
Program H1.E Job Impact Analysis
Program H1.F Employee Housing
Program H1.F Housing Sites Study of Surplus Institutional Lands

Policy H1.16 Pacing of Development. If growth exceeds the average identified in the General Plan, 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.

Primary Implementing Programs
Program H5.F Database Monitoring

Goal H2 — We Have A Variety of Housing Types and Choices

Policy H2.1 Support for Affordable Housing. The City shall continue to support and encourage new affordable housing projects.

Primary Implementing Programs
Program H1.A Adequate Sites
Program H1.B Future Land Use Planning
Program H1.FHousing Sites Study of Surplus Institutional Lands
Program H3.A Design Review
Program H5.J Community Outreach Efforts

Policy H2.2 Mix of Housing. The City shall encourage an increased mix of various types of housing throughout the City to meet community housing needs, provide greater housing choices, and improve transportation choices. In addition to single-family homes, housing choices and the mix of housing in the community should include such types as multi-family, mixed-use, affordable units, supportive housing, Single Room Occupancies (SRO), co-housing and similar types of housing that meet a wide variety of community housing needs.

Primary Implementing Programs
Program H1.A Adequate Sites
Program H1.B Future Land Use Planning
Program H5.A Universal Design

Policy H2.3 Residential Mixed-Use. The City shall encourage residential uses in land use categories that allow mixed-uses and where residential use is appropriate to the setting.

Primary Implementing Programs
Program H1.A Adequate Sites
Program H1.B Future Land Use Planning
Program H1.F Housing Sites Study of Surplus Institutional Lands
Program H3.P Mixed-Use Livability

Policy H2.4 Key Mixed-Use Sites. The City may require residential uses to be part of new projects on key mixed-use sites. Criteria for identifying key sites include site size, site location near services or transit, and/or whether proposed businesses would create higher-than-average percentages of low wage jobs. Key mixed-use sites include, but are not limited to, major shopping centers, the Gasser property north of Tulocay Creek, the former Copia Center and the Expo.

Primary Implementing Programs
Program H1.A Adequate Sites
Program H1.B Future Land Use Planning
Program H1.F Housing Sites Study of Surplus Institutional Lands

Policy H2.5 Specific Plans. The City shall promote Specific Plans or similar community visioning processes for neighborhoods as needed to identify use and design objectives specific to these areas. Specific plans should:

a. Include housing goals.
b. Incorporate fast track process provisions for subsequent projects that are consistent with the plan.
c. Identify those sites which are desirable for residential or residential mixed-use.

d. Be developed through an effective and collaborative community involvement process (consistent with Policy H1.15).
e. Be clear and easily implemented.
f. As appropriate, identify desired three-dimensional qualities and allow density to fit within that envelope.
g. Include standards to assure that identified housing goals will happen, such as identifying the mix of uses, minimum density standards, or a percentage of affordable units, and a minimum number of housing units by type.

Primary Implementing Programs
Program H1.A Adequate Sites
Program H1.B Future Land Use Planning

Policy H2.6 Incentives for Mixed-Use. The City shall continue to promote and provide incentives for well-designed mixed-use projects throughout the City in areas where residential/non-residential mixed-use is allowed.

Primary Implementing Programs
Program H1.A Adequate Sites
Program H1.B Future Land Use Planning
Program H3.P Mixed-Use Livability

Policy H2.7 Adaptive Reuse. The City will encourage adaptive reuse of vacant buildings in mixed use general plan categories with residential/mixed-use projects where feasible and appropriate.

Primary Implementing Programs
Program H1.A Adequate Sites
Program H1.B Future Land Use Planning
Program H1.F Housing Sites Study of Surplus Institutional Lands

Policy H2.8 Retaining 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 (day care, religious institutions, and similar uses) and shall not be redesignated or rezoned for other uses without equivalent additional land being designated for multi-family purposes.

Primary Implementing Programs
Program H1.A Adequate Sites
Program H1.B Future Land Use Planning
Program H1.F Housing Sites Study of Surplus Institutional Lands

Policy H2.9 Potential Additional Land for Multi-Family Uses. The City shall consider redesignation of additional appropriate sites to Multi-Family Land Use categories as needed throughout the City, including Mixed-Use areas, where opportunities are available.

Primary Implementing Programs
Program H1.F Housing Sites Study of Surplus Institutional Lands
Program H2.A Adequate Sites for Multi-Family Use

Policy H2.10 First Time Homebuyer Programs. The City shall continue to operate and provide first time homebuyer programs as funding is available, and combine such programs with housing counseling programs.

Primary Implementing Programs
Program H2.D First Time Homebuyer Programs

Policy H2.11 Land Acquisition and Land Banking. Based on availability of funding, the City Housing Authority will continue to pursue land acquisition/land banking opportunities for future affordable projects as a way to assist development of affordable projects.

Primary Implementing Programs
Program H1.F Housing Sites Study of Surplus Institutional Lands
Program H2.E Identify Potential Acquisition Sites

Policy H2.12 Housing Impact Fee Ordinance. The City shall apply its Housing Impact Fee ordinance requirements to private developments to increase affordable housing construction throughout the community.

Primary Implementing Programs
Program H2.G Long-Term Affordability Agreements and Monitoring

Policy H2.13 Affordable Housing Overlay Zones. The City shall amend the ordinance governing the "Affordable Housing Overlay Zones" as set forth under Napa Municipal

Code Chapter 17.36 in order to bring its provisions into compliance with the requirements of the holding in Palmer/ Sixth Street Properties L.P. v City of Los Angeles, 175 Cal.App.4th 1396 (2009) to clarify that any inclusionary requirements imposed under the Chapter shall not apply to rental developments, in order that the overlay may be used as a zoning tool to increase affordability of owner-occupied housing on an expanded number of sites.

Primary Implementing Programs
Program H2.F Affordable Housing Overlay Zones
Program H2.C New Ownership Units

Policy H2.14 **Retain Affordable Units Long-Term**. The City shall assure that affordable housing provided through density bonuses, and other programs or incentives remain affordable long-term consistent with State law.

Primary Implementing Programs
Program H2.G Long-Term Affordability Agreements and Monitoring

Policy H2.15 **Sustainable Development Patterns**. The City shall promote and encourage mixed-use and higher density development patterns in the Downtown, in the Soscol Gateway and other suitable locations to facilitate resident pedestrian, bicycle and transit access to daily services, recreation and jobs. In addition, sustainability programs shall be strengthened as needed to, at a minimum, continue to meet State standards.

Primary Implementing Programs
Program H1.B Future Land Use Planning
Program H2.H Sustainable Development and Practices
Program H3.K Transportation Element Amendments
Program H3.L Capital Improvement Programs for Neighborhood Improvement
Program H3.M Parks and Recreation Element Update

Goal H3 — We Have Great Neighborhoods Offering a Variety of Nearby Services and Activities

Policy H3.1 **High Quality Design and Varied Housing Types**. The City shall assure high quality, well designed housing that respects the surrounding neighborhood, and provides for a greater variety of housing options to meet community needs.

Primary Implementing Programs
Program H1.B Future Land Use Planning
Program H3.A Design Review
Program H3.P Mixed-Use Livability

Policy H3.2 Design Guidelines. The City shall continue to use its Residential Design Guidelines and Rehabilitation Guidelines for Historic Properties in support of the above policy, and to refine these Guidelines as needed to respond to community interests. (See Housing Design discussion for added information.)

Primary Implementing Programs
Program H3.A Design Review
Program H3.P Mixed-Use Livability

Policy H3.3 Livable Neighborhoods. The City shall promote the concept of "whole livable neighborhoods" by prioritizing excellent pedestrian and bicycle access, and by encouraging — or seeking to retain or expand — daily services and recreation areas, parks, trails, gathering places, etc. near residential neighborhoods, particularly higher density residential neighborhoods.

Primary Implementing Programs
Program H1.B Future Land Use Planning
Program H2.H Sustainable Development and Practices
Program H3.G Rental and Owner Rehabilitation Programs
Program H3.H Code Enforcement
Program H3.I Targeted Neighborhood Improvement
Program H3.M Parks and Recreation Element Update

Policy H3.4 Fair Share. The City shall continue to promote a "fair share" of well-designed affordable and varied housing in all neighborhoods throughout the City.

Primary Implementing Programs
Program H1.A Adequate Sites
Program H1.B Future Land Use Planning
Program H1.F Housing Sites Study of Surplus Institutional Lands
Program H3.C Housing Mix

Policy H3.5 Second Units. The City shall encourage additional well-designed second units as a desired use in all residential neighborhoods throughout the City and will

encourage construction of second units as part of new subdivisions. Efforts to encourage such units include, but are not limited to, moderating the disincentive of high fees by using non-fee revenue derived from other sources to subsidize the costs of affordable housing projects. Consistent with State housing law, the City exempts second dwelling units from area density calculations.

Primary Implementing Programs
Program H3.D New Second Units
Program H3.E Second Unit Standards and Fees
Program H3.F Amnesty Program

Policy H3.6 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.

Primary Implementing Programs
Program H2.J Duplex and Triplexes in Other Areas

Policy H3.7 Maintenance. The City shall support the maintenance and improvement of existing housing.

Primary Implementing Programs
Program H3.G Rental and Owner Rehabilitation Programs
Program H3.H Code Enforcement
Program H3.I Targeted Neighborhood Improvement
Program H3.J Historic Area Process
Program H4.G Rehabilitate Existing Facilities for SRO's

Policy H3.8 Historic Home Maintenance. The City shall encourage appropriate maintenance and rehabilitation of historic homes.

Primary Implementing Programs
Program H3.J Historic Area Process

Policy H3.9 Strengthen Sustainable Building. Through its standards and guidelines, the City will require new residential development and rehabilitation projects to incorporate sustainable building design and siting, construction and operation. Sustainable green building means development, design, construction and operation that reduces energy

consumption, particularly reduction in the use of fossil fuels and potable water; incorporates alternate and renewable energy sources and recycled water; provides more natural light; reduces storm runoff; uses renewable, local, salvage and nontoxic building materials; reduces use of non-recyclable materials and promotes recycling; and improves indoor air quality.

Primary Implementing Programs
Program H2.H Sustainable Development and Practices

Policy H3.10 Timing of Housing and Infrastructure. The City shall continue to support and strengthen the development of new housing coordinated with the development of needed infrastructure improvements.

Primary Implementing Programs
Program H1.B Future Land Use Planning
Program H3.K Transportation Element Amendments
Program H3.L Capital Improvement Programs for Neighborhood Improvement

Policy H3.11 Safe and Pleasant Circulation Opportunities and Maintenance. The City will strengthen ways to assure pleasant walking and bicycling opportunities and connections, smooth streets and ease of access. The following means, in addition to others, will be considered in achieving the City's intent:

a. Residential development plans and Specific Plans shall emphasize walking and bicycling and transit opportunities.

b. All area master plans and Specific Plans shall incorporate financing programs for infrastructure improvements and ongoing maintenance.

Primary Implementing Programs
Program H1.B Future Land Use Planning
Program H2.H Sustainable Development and Practices
Program H3.L Capital Improvement Programs for Neighborhood Improvement

Policy H3.12 Rental Conservation. The City shall protect and conserve its existing rental housing stock.

Primary Implementing Programs
Program H3.C Housing Mix

Program H3.O Rental Acquisition and Maintenance
Program H4.D Rental Assistance for Special Needs
Program H5.L Maximize Rental Subsidies

Policy H3.13 Preservation of Assisted Rental Projects. The City shall continue to strongly encourage retention of existing federally, State and locally subsidized affordable rental housing, and intervene when necessary and feasible to preserve such housing.

Primary Implementing Programs
Program H2.G Long-Term Affordability Agreements and Monitoring
Program H3.N Retain Federally, State and Locally Subsidized Affordable Units
Program H3.O Rental Acquisition and Maintenance

Policy H3.14 Condominium Conversions. The City shall continue to regulate conversions of rental developments to condominium ownership to conserve the supply of rental housing.

Primary Implementing Programs
Program H5.F Database Monitoring

Policy H3.15 Mobile Home Park Conversions. The City shall continue to regulate conversions of mobile home parks to conserve the supply of low and moderate income housing.

Primary Implementing Programs
Program H5.F Database Monitoring

Policy H3.16 Other Rental Housing Conversions. The City shall, to the extent permitted by law, continue to regulate conversion of multi-family housing to non-residential or Bed and Breakfast uses.

Primary Implementing Programs
Program H5.F Database Monitoring

Policy H3.17 Renter Protection. The City shall assist efforts to protect very low and low income and special needs renters from unreasonable rent increases by supporting the development of new housing, increasing supply and monitoring existing rent restriction agreements.

Primary Implementing Programs
Program H2.A Adequate Sites for Multi-Family Use
Program H2.B New Rental Units
Program H3.N Retain Federally, State and Locally Subsidized Affordable Units
Program H4.D Rental Assistance for Special Needs
Program H5.E Fair Housing
Program H5.F Database Monitoring
Program H5.L Maximize Rental Subsidies

Goal H4 — We Have Housing Linked with Services for Our Special Needs Populations

Policy H4.1 Special Needs. The City shall actively assist the development and rehabilitation of housing and support services to meet local population needs of special needs groups, in collaboration with other public and private service agencies.

Primary Implementing Programs
Program H1.B Future Land Use Planning
Program H1.C Local Housing Need
Program H1.F Housing Sites Study of Surplus Institutional Lands
Program H4.A Emergency Shelters
Program H4.B Permanent Supportive/Transitional Housing
Program H4.C Support Services
Program H4.D Rental Assistance for Special Needs
Program H4.E Capital Improvements for Non-Profit Facilities
Program H4.F Encourage Well Managed New SRO Permanent Housing
Program H4.G Rehabilitate Existing Facilities for SRO's
Program H4.H Coordination with Napa County and Other Actions to address Farmworker Housing
Program H5.A Universal Design

Policy H4.2 Homeless, Transitional and Supportive Housing. The City shall continue to support and implement adopted Plans and actions to respond to needs of the homeless, including zoning approaches as required by State law.

Primary Implementing Programs
Program H4.A Emergency Shelters

Program H4.B Permanent Supportive/Transitional Housing
Program H4.C Support Services

Policy H4.3 Support Services for Homeless. The City shall encourage the provision of adequate support services to increase the percentage of homeless staying in permanent housing long term; and to increase the percentage of homeless persons moving from temporary to permanent housing.

Primary Implementing Programs
Program H4.C Support Services

Policy H4.4 Single Room Occupancy (SRO) Units. The City shall promote well-managed Single Room Occupancy (SRO) projects and development of efficiency apartments as lower cost permanent housing. SRO projects involving special needs groups must be linked with social services and case management.

Primary Implementing Programs
Program H4.F Encourage Well Managed New SRO Permanent Housing
Program H4.G Rehabilitate Existing Facilities for SRO's

Policy H4.5 Residential Care Facilities. The City shall support the provision of residential care facilities for special needs persons by continuing to permit small facilities in all residential areas and larger facilities as provided by the Zoning Code.

Primary Implementing Programs
Program H4.B Permanent Supportive/Transitional Housing
Program H4.C Support Services

Policy H4.6 Density Bonuses for Special Needs. The City shall use density bonuses to assist in meeting special housing needs for low and moderate income elderly and disabled.

Primary Implementing Programs
Program H5.C Priority Processing
Program H5.D Affordable Housing Fees

Policy H4.7 Farmworker Housing. The City shall continue to work to find solutions to farmworker housing needs.

Primary Implementing Programs
Program H4.H Coordination with Napa County and Other Actions to address Farmworker Housing
Program H5.I Cities/County Coordination

Policy H4.8 Aging in Place. The City will promote housing design strategies and coordination with service providers to allow senior "aging in place."

Primary Implementing Programs
Program H1.C Local Housing Need
Program H3.D New Second Units
Program H3.FE Second Unit Standards and Fees
Program H5.A Universal Design

Goal H5 — We Have A Strong Sense of Community and Responsibility

Policy H5.1 Project Processing. The City shall commit to "fast track" processing in every department for projects proposing onsite construction of affordable housing units or projects which are 100% affordable.

Primary Implementing Programs
Program H1.B Future Land Use Planning
Program H5.C Priority Processing

Policy H5.2 Fees. The City shall defer and/or reduce fees for affordable housing, including second units, to the extent feasible and encourage other agencies to also do so.

Primary Implementing Programs
Program H5.D Affordable Housing Fees
Program H5.K Use of Funds

Policy H5.3 Fair Housing. The City shall promote Fair Housing in all City housing programs.

Primary Implementing Programs
Program H5.E Fair Housing

Policy H5.4 Monitoring Housing Conditions. The City shall monitor housing needs and vacant/underdeveloped lands.

Primary Implementing Programs
Program H5.F Database Monitoring

Policy H5.5 Legislative Efforts. The City shall support key legislation that assists cities in encouraging more affordable housing units.

Primary Implementing Programs
Program H5.G Legislation
Program H5.H Housing Transfer Agreements
Program H5.I Cities/County Coordination

Policy H5.6 Community Partnerships. The City shall participate in and support community partnerships to assist in the development of needed housing.

Primary Implementing Programs
Program H1.B Future Land Use Planning
Program H5.I Cities/County Coordination
Program H5.J Community Outreach Efforts
Program H5.M Public/Private Partnerships

Policy H5.7 Community Outreach and Education. The City shall commit to expanding community outreach and involvement and to promote educational efforts relating to all facets of affordable housing, including the provision of housing materials for non-English speaking members of the community.

Primary Implementing Programs
Program H1.B Future Land Use Planning
Program H5.J Community Outreach Efforts
Program H5.M Public/Private Partnerships

Policy H5.8 Local Resources for Housing. The City shall seek to increase local resources dedicated to affordable housing.

Primary Implementing Programs
Program H5.D Affordable Housing Fees
Program H5.K Use of Funds

Policy H5.9 **Maximize Use of Available Funds.** The City shall utilize local resources, and state and federal assistance to the fullest extent possible to achieve Housing Element goals.

Primary Implementing Programs
Program H5.D Affordable Housing Fees
Program H5.K Use of Funds

Section 4

Napa's Action Plan for Housing

Section 4.1 Overview of Napa's Action Plan for Housing (January 2015-January 2023)

The Napa Housing Element is built around preserving and enhancing residential neighborhoods, sustaining the community's character and environmental resources, and efficiently planning for the future use of remaining undeveloped or redeveloping properties so that they fulfill unmet needs. The implementing programs in the Housing Element, as described below, are intended to address these concerns.

In reviewing the list of programs on the following pages it is important to recognize two other concerns: (1) There is limited Staff and budget resources available to undertake all of the programs listed immediately; and (2) some programs require other funding or actions to occur first.

The Action Plan for Housing, including all of the implementing programs described in the Housing Element, represents the City's commitment to take an active leadership role in assuring the implementation of the programs described. It is also the City's ongoing intent to: (1) encourage public review and effective participation in all aspects of the planning process; and (2) assure annual review of the Housing Element in order to periodically revise and update this *Action Plan* as necessary to keep it effective.

The listing of implementing programs in the appendices can be used as a tool as part of the annual evaluation of the Housing Element.

Housing Element Advisory Committee Program Prioritization

As part of the Housing Element public participation process, the Housing Element Advisory Committee was asked to complete a prioritization exercise and evaluation of housing needs in the City to inform the 2015-2023 Housing Plan. Committee members reviewed the implementation of programs included in the 2007-2014 Housing Element, demographic information on special needs groups, financial resources available to support specific activities, and the five strategies presented in the Affordable Housing Multi-Year Action Plan prepared by the Joint City/County Affordable Housing Task Force. Based on these information sources, the Committee recommended revisions

to specific programs and the prioritization of specific activities for the 5th planning period. Programs identified as a priority included:

- Program H2.A Assure Adequate Sites for Multi Family Use
- Program H2.B New Rental Units
- Program H3.O Rental Acquisition and Maintenance

Generally, the Committee expressed a strong desire to increase opportunities for new rental housing, especially housing units affordable to moderate, low, very low and extremely-low income households. The Committee also specified a need to support new housing for senior residents that is affordable and/or units that allow seniors to age in place. As such, the City will work to identify financial and administrative resources to support the implementation of these priority programs.

Goal H1 — Napa is a Vital and Diverse Community

Program H1.A **Adequate Sites.** The City shall continue to provide and maintain adequate sites consistent with State law. (Also See Appendix B)

Responsibility:	*Planning Division*
Financing:	*Staff time*
Objectives:	*Maintain adequate sites*
Time Frame:	*Ongoing, 2015-2023*

Program H1.B **Future Land Use Planning.** The City shall address long-term housing needs in collaboration with the community through future Specific Plans or other Land Use plan updates, targeting major transportation corridors near services, large sites over 20 acres where services and transit can potentially be incorporated, and sites identified for potential *future* change in this Housing Element. All such plans shall specifically consider appropriateness of sites for multi-family use.

Responsibility:	*Planning Division*
Financing:	*Staff and consultant time to develop Specific Plans*
Objectives:	*Adopt General Plan Update*
Time Frame:	*2016-2018*

Program H1.C **Local Housing Need.** To adequately provide housing for a variety of household types, including families and lower income households, and ensure the wise use of land resources, the City may require an applicant for development of land designated for higher density development (15 units per acre or more) to demonstrate how their project addresses local housing needs. The City may then consider actions or conditions to discourage development that is not responsive to local needs or other measures as appropriate.

Responsibility:	*Planning Division*
Financing:	*Private sources as part of development review*
Objective:	*Prioritize land resources for population groups with the highest need. Evaluate local housing needs for special population groups, given limited land supply*
Time Frame:	*As projects are submitted*

Program H1.D **Jobs-Housing Analysis.** During Specific Plans and major General Plan updates, the City shall analyze anticipated housing and job types, numbers and incomes and develop strategies to further address housing and jobs linkages.

Responsibility:	*City Manager and Economic Development*
Financing:	*General Fund*
Objectives:	*Improve linkages between housing and employment development*
Time Frame:	*As Plans are developed*

Program H1.E **Job Impact Analysis.** The City shall require analysis of the impact of major non-residential development proposals (over 100 employees) on increased housing demand and may require mitigation measures (above housing impact fee requirements) to provide better housing and jobs balance in the City of Napa. If an impact is identified, appropriate mitigation may be required, including, but not limited to: the provision of new housing units, payment of in lieu fees, or an alternative equivalent action.

Responsibility:	*Planning Division*
Financing:	*Staff time; private impact analysis*
Objective:	*Heightened link between jobs and housing*
Time Frame:	*As Major Projects are proposed and reviewed*

Program H1.F **Housing Sites Study of Surplus Institutional Lands.** As part of the next General Plan update, the City shall initiate a Housing Sites study to review whether any surplus or potentially surplus institutional lands are appropriate for residential/non-residential mixed-use development and/or affordable housing, and follow-up actions, such as prioritizing sites for purchase. As part of the study, the City will consider the application of the Affordable Housing Overlay zoning district to City-owned surplus lands.

Responsibility:	*Housing Division, Planning Division, Economic Development*
Financing:	*Staff time, General Funds*
Objectives:	*Completion of Housing Sites analysis for surplus or potentially surplus institutional lands and follow-up actions*
Time Frame:	*2016-2018*

Goal H2 — We Have A Variety of Housing Types and Choices

Program H2.A **Adequate Sites for Multi-Family Use.** Before the next Housing Element update, the City shall analyze multi-family and mixed-use sites capacities and identify potential sites for multi-family use or where increased multi-family densities may be appropriate. Criteria shall include proximity to transit, services and jobs, environmental site constraints, and neighborhood "fair share." Additionally, during the next comprehensive update of the General Plan, the City will consider designating major commercial corridors, such as the Soscol Gateway and Tannery Bend areas for higher density housing and mixed use development. This program was designated as a priority by the Housing Element Advisory Committee.

Responsibility:	*Housing Division, Planning Division*
Financing:	*Staff time, General Funds and other state, federal planning funds as available*
Objectives:	*Completion of Sites study for future Housing Element*
Time Frame:	*2020-2023*

Program H2.B **New Rental Units.** The Housing Division and the Housing Authority shall assist with the construction of new affordable rental units for very low and low income renter households (including but not limited to service workers, farmworkers, developmentally disabled, seniors, etc.) by prioritizing applications of others for tax credits and other federal/state funding, providing loans from the local Housing Trust fund and land banking sites. This program was designated as a priority by the Housing Element Advisory Committee.

Responsibility:	*Housing Division/Housing Authority, private developers and non-profit agencies such as Napa Valley Community Housing and BRIDGE Housing*
Financing:	*Possible sources of funding include local Housing Trust Fund, Low Income Housing Tax Credit Program, HOME Rental Construction Program; Mortgage Revenue Bonds*
Objectives:	*220 units*
Time Frame:	*Ongoing, 2015-2023*

Program H2.C **New Ownership Units.** The Housing Division and Housing Authority shall assist construction of new affordable ownership units for first time low and moderate income homebuyers. Types may include but are not limited to Self-Help (where the future owner/resident provides labor toward the development of the units and/or assists in

sharing the cost of building the units) and Community-Help new housing, such as Habitat for Humanity. City actions may include but are not limited to supporting applications by affordable housing providers for federal/state funding, providing loans from the local Housing Trust fund, land-banking sites, funding assistance, priority processing, fee deferrals, and granting incentives under the density bonus ordinance.

Responsibility:	*Housing Division / Housing Authority*
Financing:	*Local Housing trust funds, HOME*
Objectives:	*15 units ownership housing*
Time Frame:	*Ongoing, 2015-2023*

Program H2.D First Time Homebuyer Programs. The City Housing Division shall continue to assist provision of home ownership opportunities for low and/or moderate income first-time home buyers through financing assistance, public/private partnerships, and outreach and counseling programs

Responsibility:	*Housing Division; private/nonprofit*
Financing:	*Staff time; CalHome, HOME and other down payment assistance programs,*
Objectives:	*Assist 80 low income households to become first time homebuyers*
Time Frame:	*Ongoing, 2015-2023*

Program H2.E Identify Potential Acquisition Sites. The City shall locate sites for possible acquisition by the City Housing Authority, and/or an affordable housing developer for affordable projects. The City may determine that it is appropriate to lease land, rather than sell it.

Responsibility:	*Housing Authority, Planning Division*
Financing:	*City funding for Staff time; acquisition funds from City General funds, Housing Trust Fund or other State/federal program sources*
Objectives:	*Identify and acquire 1-2 sites*
Time Frame:	*Ongoing, 2015-2023*

Program H2.F Affordable Housing Overlay Zones. The City shall amend the ordinance governing the "Affordable Housing Overlay Zones" as set forth under Napa Municipal Code Chapter 17.36 in order to bring its provisions into compliance with the requirements of the holding in Palmer/ Sixth Street Properties L.P. v City of Los Angeles, 175 Cal.App.4th 1396 (2009) to clarify that any inclusionary requirements imposed under the Chapter shall not apply to rental developments, in order that the overlay may be used as a zoning tool to increase affordability of owner-occupied housing on an expanded number of

sites. As a part of this review, the City shall review the minimum site size criteria and review the zoning map to identify potential additional sites for rezoning under the AH Overlay designation. The City shall consider options to maximize its benefit; for example — on Low Density sites —would current second unit provisions, or other options such as requiring small homes on some percentage of the lots, provide a greater affordable housing benefit?

Responsibility:	*Planning Division, City Attorney*
Financing:	*Staff time*
Objectives:	*Modify Overlay Zoning District*
Time Frame:	*2016-2018*

Program H2.G Long-Term Affordability Agreements and Monitoring. The City shall continue to implement long-term agreements and/or deed restrictions with developers of affordable units that: govern unit affordability, monitor the continuing affordability of such units, and provide incentives for renewal of affordability agreements where feasible. Units currently restricted under City and other agreements are listed in Section 5 of this Housing Element. The City's list of units for monitoring includes those multi-family rental units funded and restricted under Federal, State and/or local housing programs.

Responsibility:	*Housing Division, City Attorney*
Financing:	*Staff time*
Objectives:	*Approve long term agreements for new affordable units and provide monitoring of these agreements and projects funded under Federal, State or local housing programs*
Time Frame:	*Agreements: as projects occur; Monitoring is an ongoing activity*

Program H2.H Sustainable Development and Practices. In addition to continuing sustainable development patterns, the City shall continue to update its energy efficiency building, recycling and similar standards to continue to meet State standards. When appropriate, the City will require projects to exceed, rather than meet, State standards for energy efficiency, water conservation, and recycling.

Responsibility:	*Building and Planning Divisions, Public Works Department*
Financing:	*Staff time*
Objectives:	*Review and update every two years to continue to meet State standards*
Time Frame:	*Ongoing, 2015-2023*

Program H2.I **Preferences in Affordable Housing.** The City will study the possibility of establishing eligibility preferences for people who live and work in Napa, consistent with State and Federal fair housing laws.

Responsibility:	*Housing Division, City Attorney*
Financing:	*Staff time*
Objectives:	*Study and possible development of administrative regulations to provide eligibility preferences for people who live and/or work in Napa for affordable housing programs.*
Time Frame:	*2016-2018*

Program H2.J **Duplex and Triplexes in Other Areas.** The City shall consider a Zoning Amendment to allow duplexes and/or triplexes, as a conditionally permitted use, in the Single-Family Residential zoning district, when the proposal is consistent with the General Plan.

Responsibility:	*Planning Division, City Attorney*
Financing:	*Staff time*
Objectives:	*Zoning Amendment*
Time Frame:	*2016-2017*

Goal H3 — We Have Great Neighborhoods Offering a Variety of Nearby Services and Activities

Program H3.A Design Review. The City shall continue to use and will periodically review the residential design review guidelines and process to assure higher quality infill multi-family housing. The City encourages project designers to meet with neighbors during the early design stages of larger projects and will establish procedures defining when early meetings are mandatory.

Responsibility: *Planning Division; Planning Commission and City Council*
Financing: *Staff time*
Objectives: *Implement design guidelines and meeting process*
Time Frame: *Ongoing, 2015-2023*

Program H3.B Use of Planned Development Zoning. The City shall continue to use Planned Development regulations to promote design flexibility for residential developments, particularly for those located in unique settings.

Responsibility: *Planning Division*
Financing: *Development review*
Objectives: *Use Planned Development regulations in project review to promote design flexibility*
Time Frame: *Ongoing, 2015-2023*

Program H3.C Housing Mix. The City shall establish baseline housing mix information by neighborhood, and evaluate progress in achieving second units, residential care facilities, shared housing (to the extent it is regulated) and multi-family uses in all residential and mixed use areas of the City. Based on results of the review and community workshops, additional strategies may be formulated to increase the "fair share" mix.

Responsibility: *Planning Division*
Financing: *Staff time*
Objectives: *Monitor and potentially increase mix of housing throughout the City of Napa*
Time Frame: *Incorporate such research and review as part of next overall General Plan update*

Program H3.D New Second Units. The City shall continue to encourage new subdivisions to include second units and to encourage other second units.

Responsibility: *Planning Division*
Financing: *Private*
Objectives: *36 units; 14 very low income; 13 low income; 9 moderate income*
Time Frame: *Ongoing, 2015-2023*

Program H3.E Second Unit Standards and Fees. To encourage additional second units, the City will consider revisions to its second unit standards and fees — including eliminating owner occupancy requirements; modifying parking standards; eliminating whole house sprinkler requirements for attached second units; and, given their small sizes, moderating the disincentive of higher fees by using non-fee revenue derived from other sources to subsidize the costs of second units – and encourage other service agencies to do the same. The City will also evaluate possible use of the Housing Trust Fund to write-down some fees/costs, such as sewer/water hook-ups, as an incentive to creating second units. Further, the City will consider a more comprehensive second unit strategy that could, for example, provide prototypes, construction documents and financing assistance.

Responsibility: *Planning Division in consultation with affected divisions, agencies, such as Fire, Building, Water, Housing, Napa Sanitation District*
Financing: *Staff time*
Objectives: *Revised Ordinance including work with service providers*
Time Frame: *Underway in 2013; completed by 2016*

Program H3.F Amnesty Program. The City shall consider an amnesty program for illegal second units.

Responsibility: *Building, Planning, Housing Division, Code Enforcement*
Financing: *General Fund*
Objectives: *Consider and potential development of Amnesty Program*
Time Frame: *2020*

Program H3.G Rental and Owner Rehabilitation Programs. The City shall continue to rehabilitate substandard residential units for extremely low, very low and low income renters and owners using available subsidies in addition to code enforcement. Such rehabilitation programs focus on health and safety improvements including improved energy conservation. The City also encourages public-private partnership rehabilitation programs such as “Rebuilding Together.”

Responsibility:	*Housing Division, Code Enforcement*
Financing:	*Community Development Block Grant Rehabilitation Revolving Loan Program, HOME Rehabilitation Program and code enforcement program enforcing existing codes and health and safety regulations; private sources*
Objectives:	*Rehabilitate 40 substandard rental units for extremely low, very low and low income renters. Assist rehabilitation of 168 units of substandard owner occupied housing for very low and low income households*
Time Frame:	*Ongoing, 2015-2023*

Program H3.H Code Enforcement. The City shall continue to strengthen code enforcement by appropriate City departments. Code enforcement efforts should be proactive, as well as reactive, in targeting specific problem sites or areas.

Responsibility:	*Building Division, Code Enforcement*
Financing:	*City general funds*
Objective:	*Improve community health and safety*
Time Frame:	*Ongoing, 2015-2023*

Program H3.I Targeted Neighborhood Improvement. As the need arises and funding permits, the City should initiate use of a multi-agency resource team working with neighborhood groups to improve and clean up areas of the City.

Responsibility:	*Interdepartmental*
Financing:	*Substantial Staff time*
Objectives:	*"Cleanup" of neighborhoods experiencing deterioration*
Time Frame:	*Ongoing as needed and as funding permits*

Program H3.J Historic Area Process. The City shall continue to encourage maintenance and preservation of historic homes and structures through Historic Preservation policies, ordinances and design guidelines.

Responsibility:	*Planning Division, Cultural Heritage Commission*
Financing:	*City funds, State Historic Preservation grants*
Objective:	*Provide information to public on appropriate historic remodel techniques; Cultural Heritage Commission Certificates of Appropriateness; Historic survey update*
Time Frame:	*Ongoing, 2015-2023*

Program H3.K **Transportation Element Amendments.** The City shall propose a stronger General Plan policy or policies and implementation program(s) to strengthen concurrency of development with infrastructure, especially streets and public transportation.

Responsibility:	*Public Works Department, Planning Division*
Financing:	*Staff time*
Objectives:	*General Plan Amendment*
Time Frame:	*Address as part of overall General Plan update*

Program H3.L **Capital Improvement Programs for Neighborhood Improvement.** The City shall continue to use Capital Improvement Program funds, and Community Development Block Grant (CDBG) funds to a limited extent, to assist in neighborhood improvement efforts.

Responsibility:	*CIP: City Manager, Public Works, Planning Division; CDBG: Housing Division*
Financing:	*Capital Improvement Funds from General Fund and grant sources; Community Development Block Grant funds*
Objectives:	*Improvement of neighborhood quality through specific improvements as outlined in CIP and CDBG Consolidated Plan*
Time Frame:	*CIP during budget review; and CDBG 5 year plan and annual reviews*

Program H3.M **Parks and Recreation Element Update.** The City shall, during the next General Plan Update, consider establishing a high priority for City park and recreation improvements near underserved higher density residential and mixed-use areas and follow Parks Master Plan recommendations regarding including community gardens and community buildings in existing or planned parks.

Responsibility:	*Parks and Recreation Department*
Financing:	*General Fund*
Objectives:	*Assure adequate parks to serve higher density areas*
Time Frame:	*2016-2018*

Program H3.N **Retain Federal, State and Locally Subsidized Affordable Units.** The City shall, when feasible, continue to make it a priority to assist in retention of Federal, State and locally subsidized affordable housing when such units are threatened.

Responsibility:	*Housing Authority, Housing Division*

Financing:	*HOME Acquisition Program, HOME and CDBG Rehabilitation Program, Federal HOME Loan Affordable Housing Program, Low Income Housing Preservation Program, and other sources of funds*
Objectives:	*None at present; no units are at risk*
Time Frame:	*Ongoing, 2015-2023*

Program H3.O Rental Acquisition and Maintenance. The City shall acquire or assist acquisition of existing market rate substandard rental housing to rehabilitate and restrict it as rentals for extremely low, very low and low income households. This program shall include development of requirements for high quality ongoing property management and maintenance. This program was designated as a priority by the Housing Element Advisory Committee.

Responsibility:	*Housing Authority, Housing Division*
Financing:	*HOME, CDBG Rehabilitation Program, Federal Home Loan Bank Affordable Housing Program, State and federal Tax Credit Program, local Housing Trust Fund*
Objectives:	*Acquire or assist 15 units at Riverside and 31 added units of existing rental housing=46 units; maintain them as affordable. Develop standards for high quality ongoing property management and maintenance*
Time Frame:	*Ongoing, 2015-2023; property management and maintenance standards shall be developed by the time first units are ready for occupancy*

Program H3.P Mixed-Use Livability. The City shall develop guidelines or standards for residential mixed-use developments that address gaps in other City guidelines or standards to provide a quality living environment.

Responsibility:	*Planning Division*
Financing:	*General Fund*
Objectives:	*Mixed-Use review; new standards, guidelines as needed*
Time Frame:	*2018-2020*

Goal H4 — We Have Housing Linked with Services for Our Special Needs Populations

Program H4.A **Emergency Shelters.** The City shall continue to assist in funding existing emergency shelter operations, including the winter shelter, and assist in acquisition of shelters for domestic violence victims and their children and other unmet emergency shelter needs and — through the Continuum of Care — assist coordination of available social services to address special needs. As needed, prepare written operation standards consistent with State Law.

Responsibility:	*Housing Authority, Housing Division, City Manager and County of Napa working with non-profits*
Financing:	*Shelter Acquisition Programs, CDBG, General Fund, County Housing Trust funds*
Objectives:	*Emergency Shelters to meet Continuum of Care identified unmet Needs*
Time Frame:	*Ongoing, 2015-2023*

Program H4.B **Permanent Supportive /Transitional Housing.** The City will assist in meeting needs for additional permanent supportive and transitional housing for previously homeless.

Responsibility:	*Housing Authority and County of Napa in coordination with Gasser Foundation, and other non-profits*
Financing:	*Continuum of Care federal funds with local match, City and County Trust Funds*
Objectives:	*Rehabilitate 8 bedroom home for new transitional housing for homeless families*
Timing:	*2015*

Program H4.C **Support Services.** The City shall continue to proactively promote, support and implement additional support facilities and services to homeless persons and non-homeless persons with special needs. A major intent of the program is to reduce barriers that hinder clients' ability to obtain and retain housing, and increase the success of shelter/transitional programs.

Responsibility:	*Housing Authority, Housing Division and County of Napa Health and Human Services Agency working with Continuum of Care and other community-based organizations that provide housing assistance and supportive services for homeless and special needs groups*

Financing:	*CDBG Funds for Shelter Operations; State Emergency Shelter Grants to improve services of existing shelters and expand capacity for services; Housing Opportunities for persons With AIDS*
Objective:	*Retain existing and support and assist implementation of added support facilities and services*
Time Frame:	*Day Services Center continuation in the community; other services are ongoing contingent on funding*

Program H4.D Rental Assistance for Special Needs. The City Housing Authority shall continue to provide rental assistance for homeless persons and persons with special needs to the extent federal funding is available.

Responsibility:	*Housing Authority*
Financing:	*Shelter Plus Care, Mainstream and other federal programs*
Objectives:	*Maintain 10 Shelter Plus Care vouchers/year, 30 Mainstream vouchers for disabled/year and 100 Non Elderly Disabled (NED) Vouchers*
Time Frame:	*Ongoing, 2015-2023*

Program H4.E Capital Improvements for Non-Profit Facilities. The City shall continue to support the rehabilitation of non-profit facilities per the CDBG Consolidated Plan and its annual plans.

Responsibility:	*Housing Division*
Financing:	*CDBG*
Objectives:	*Provide funds to assist in maintenance of non-profit facilities serving low income and special needs groups*
Timing:	*CDBG allocations*

Program H4.F Encourage Well Managed New SRO Permanent Housing. The City shall amend the SRO Ordinance to assure excellent management of new single room occupancy permanent housing for lower income households and the City will encourage new SRO developments that meet standards.

Responsibility:	*Planning Division, City Attorney*
Financing:	*Staff time*
Objectives:	*Revise SRO Ordinance; 20 units for extremely low and low income*
Time Frame:	*Ordinance revision by 2016; units by 2023*

Program H4.G Rehabilitate Existing Facilities for SRO's. The City Housing Authority shall support efforts to rehabilitate existing facilities to provide SRO housing for special needs persons and groups. There is a lack of SRO units in the City for individuals with support service needs related to mental illness, alcohol and drug abuse, AIDS and other related diseases and disabilities, as well as for other very low income persons (including but not limited to service workers, farmworkers, developmentally disabled, etc.).

Responsibility:	*Housing Authority working with County social service and Mental Health Agency*
Financing:	*CDBG and HOME Rehabilitation Programs and other federal funds*
Objective:	*Rehabilitate 20 units of housing to SRO units*
Time Frame:	*Ongoing, 2015-2023*

Program H4.H Coordination with Napa County and Other Actions to address Farmworker Housing. The City shall continue to work with the County to address the housing needs of farmworkers. Seasonal farmworker housing is typically located in vineyard areas while the City has been a source of permanent rental housing. The City shall assist farmworkers in finding available housing by:

a. Distributing bilingual information through organizations, agencies and at public locations.

b. Implementing related lower income housing programs (such as H2.B. 2.E, 4.D, 4.F, 4.G).

c. At least annually, and more often as needed, coordinating (through emails, phone calls or meetings) with Napa County and non-profits, such as Napa Valley Community Housing, California Human Development Corporation, the Continuum of Care Committee and Housing Committee of the Napa Valley Coalition of Non Profit Agencies that provide, or may provide services or housing for farmworkers when new funding opportunities arise, in response to potential project applications or during periodic meetings to discuss joint housing strategies.

d. When developers meet with Staff, assisting developers seeking to provide a portion of their units for farmworkers through such means as identifying appropriate sites, providing funding or technical assistance for outside funds, and permit streamlining through the entitlement process (as was done with Magnolia Apartments, which provides 14 units of farmworker housing).

e. At least bi-annually, or more often as funding is available, considering incentives such as added "points" during an RFP process for inclusion of farmworker units when City funding is involved in lower income development applications.

Responsibility:	*Housing Division*
Financing:	*Staff time*
Objectives:	*Promote access to new permanent housing in the City by distributing bilingual information when new affordable rental opportunities are available, implementing related programs, and coordinate with and assist County and non-profit agencies and developers. Facilitate development of 25 units (accomplished as part of programs H2.B, H4.F or other programs providing new lower income housing) for farmworkers and equivalent income households during planning period*
Time Frame:	*Ongoing, 2015-2023 or as specifically noted in program*

Program H4.I Housing for Developmentally Disabled Persons. The housing needs of persons with disabilities, in addition to basic affordability, range from slightly modifying existing units to requiring a varying range of supportive housing facilities. To facilitate the development of units to accommodate persons with developmental disabilities, the City shall reach out to developers of supportive housing to encourage development of projects targeted for persons with developmental disabilities. The City will also continue to support North Bay Housing Coalition to provide funding and technical assistance, when feasible, to complete repairs and improvements to two of their shared housing projects in Napa. The City will also work with the North Bay Housing Coalition to administer the Section 8 Mainstream Program.

Responsibility:	*Housing Division and Planning Division*
Financing :	*Staff time*
Objectives:	*Assist developers to apply for available State and Federal monies in support of housing construction and rehabilitation targeted for persons with disabilities, including developmental disabilities. Initiate a cooperative outreach program with the North Bay Regional Center to inform people when new housing becomes available for developmentally disabled persons. Continue to partner with the North Bay Housing Coalition to rehabilitate units for the developmentally disabled and provide access to Section 8 vouchers*
Time Frame:	*Establish a partnership with the Regional Center by 2016, Assist developers as funding is available*

Goal H5 — We Have A Strong Sense of Community and Responsibility

Program H5.A **Universal Design.** The City shall continue to ensure incorporation of California Title 24 Accessibility Regulations in new and rehabilitation projects, and consider adoption of a Universal Design ordinance extending these benefits to more housing types by, for example, requiring some percentage of units to contain universal design features (utilizing the State HCD model ordinance) and/or require developers to offer some accessible design features to buyers.

Responsibility:	*Planning and Building Divisions, City Attorney*
Financing:	*Staff time*
Objectives:	*Add Universal Design provisions to zoning ordinance*
Time Frame:	*2016*

Program H5.B **Traffic Impact Overlay.** The City shall monitor "traffic impact" (:TI) overlay district" requirements when new residential mixed-use developments are proposed to identify whether they are creating significant obstacles to residential mixed use development and, if so, pursue modifications to the :TI Overlay.

Responsibility:	*Public Works Department, Planning and Building Divisions, City Attorney*
Financing:	*Staff time*
Objectives:	*Monitor as new developments are proposed. Pursue modifications to the :TI Overlay as needed*
Time Frame:	*Ongoing unless changes to the :TI are needed*

Program H5.C **Priority Processing.** The City shall adopt a policy, applicable to all departments, giving priority both before and after discretionary approvals, to 100% affordable projects or projects providing affordable housing onsite over other applications received earlier and potentially over City projects not involving immediate health or safety matters.

Responsibility:	*City Manager's Office, Interdepartmental*
Financing:	*Staff time*
Objectives:	*Develop administrative policy for project processing during and after approvals*
Time Frame:	*2017*

Program H5.D **Affordable Housing Fees.** The City shall continue to permit deferral of fees for affordable housing until project occupancy.

Responsibility: *City Manager's Office, City Attorney, Interdepartmental*
Financing: *Staff time*
Objectives: *Retain ability to defer fees*
Time Frame: *Ongoing, 2015-2023*

Program H5.E Fair Housing. The City shall continue to assist funding of fair housing programs operated by Fair Housing Napa Valley (FHNV) or other agencies, such as rent mediation, counseling tenants/landlords, property owners and real estate professionals in reaching voluntary conciliation; assisting tenants in filing official fair housing complaints with state and federal enforcement agencies; providing information on fair housing laws at general public, housing provider, tenant, social service organizations, other workshop trainings, and during individual counseling; and dispersing informational brochures at the foregoing places as well as at many locations throughout the County. Fair Housing specifically provides fair housing education, training and counseling to low income limited English proficiency persons (for example, at ESL Adult School classes); City funding assistance will continue to require such efforts.

Responsibility: *City Manager's Office; Housing Division*
Financing: *CDBG Funds and/ or other local funds*
Objectives: *Retain Fair Housing agency*
Time Frame: *Ongoing, 2015-2023*

Program H5.F Database Monitoring. The Planning Division of the City Community Development Department shall continue to update land use and other planning-related databases annually and integrate this in the City's GIS system in order to be able to:

a. Monitor conversions/loss of units to other uses;

b. Monitor housing development and needs achievements on an ongoing, rather than a periodic basis;

c. Monitor the supply of vacant and underutilized land (residential and non-residential) on an ongoing, rather than a periodic basis.

Responsibility: *Planning Division*
Financing: *General Fund*
Objectives: *Incorporate permit tracking and land use databases into GIS system*
Time Frame: *Ongoing, 2015-2023*

Program H5.G Legislation. City and Housing Authority Staff shall continue to review and take positions, as needed, on pending legislation affecting housing and planning.

Responsibility:	*Housing Division, Planning Division, City Attorney*
Financing:	*Staff time*
Objectives:	*Monitor and support key legislation*
Time Frame:	*Ongoing, 2015-2023*

Program H5.H Housing Transfer Agreements. The City shall, as needed and as mutually agreeable, continue to negotiate housing transfer agreements with Napa County to meet common goals — particularly agricultural protection, revenue neutrality, impact mitigation and voter acceptance.

Responsibility:	*City Manager's Office, Planning Division, Housing Division, City Attorney*
Financing:	*Staff time*
Objectives:	*Assist County in meeting Housing Needs*
Time Frame:	*Ongoing, 2015-2023*

Program H5.I Cities/County Coordination. The City shall continue to work collaboratively with the County and other cities on Countywide housing and other planning issues.

Responsibility:	*City Manager's Office, Planning and Housing Divisions, Napa County Transportation and Planning Agency*
Financing:	*Staff time*
Objectives:	*Improve coordination on City/County housing issues*
Time Frame:	*Ongoing, 2015-2023*

Program H5.J Community Outreach Efforts. The City shall increase Community outreach and educational efforts, including use of the City's website, by:

a. Continue to assist residents through a "neighborhood resources" section on the City's website.

b. Adopting clear Neighborhood Notice and Meeting Procedures for housing development applications.

c. Using Specific Plan processes to create broad community based visions that include opportunities for housing.

d. Expanding user friendly materials and information on the Planning process, timelines and guidelines.

e. Providing Staff outreach/education/referrals about affordable and special needs housing, housing design and density, fair housing, available housing assistance programs.

f. Expanding outreach and materials/handouts to non-English speaking sectors of the population.

g. Researching and informing the non-profit community of new funding sources and programs when they come up.

Responsibility: *a) Planning Division; Community Outreach Coordinator*
b) Planning Division
c-d) Planning Division primary
e) Housing Division primary
f) Housing, Planning Divisions
g) Housing Division primary
Financing: *Staff time and materials*
Objectives: *Outreach and education*
Time Frames: *a) Ongoing, 2015-2023*
b) 2015
c, d) As Specific Plans are developed
e) Ongoing, 2015-2023
f) Ongoing as English materials are developed. Development of fliers and brochures — ongoing; meetings — ongoing; fairs — ongoing
g) Ongoing, 2015-2023

Program H5.K Use of Funds. The City shall continue to utilize existing and future housing impact fees, and other sources such as local revenue bonds, and continue to apply for State and federal funds to be used for the development of housing that is affordable to very low, low and moderate income households, special needs housing and support services, first time homebuyer programs, retention of existing subsidized units as affordable, assisting very low and low income renters, rehabilitation of existing very low and low income units. When the City issues a Notice of Funding Availability (NOFA) projects that meet the following criteria will be prioritized:

- Incorporate cost efficient methods for home construction and operation, including value engineering;

- Address State requirements for minimum unit sizes unless applicant can justify alternative sizes;
- Include energy/water efficient and sustainable building methods and materials; and
- Locate within close proximity to transit, employment, and services.

Responsibility:	*Housing Authority, Housing Division*
Financing:	*Local, State and federal sources including HOME funds, Mortgage Credit Certificate allocations, Low Income Housing Tax Credits, etc.*
Objectives:	*Implementation of Housing Programs*
Time Frame:	*Ongoing, 2015-2023*

Program H5.L Maximize Rental Subsidies. The City shall continue to use, to the fullest extent possible, available Federal subsidies to residents through the Section 8 or other rental assistance programs. The Housing Authority will provide information to local residents on the use of any new housing assistance programs which become available.

Responsibility:	*Housing Authority, Housing Division*
Financing:	*Section 8 Voucher Program*
Objectives:	*Maintain existing allocation of up to 1,378 Section 8 Rental Vouchers Countywide (including Program 4.D special needs vouchers)*
Time Frame:	*Ongoing, 2015-2023*

Program H5.M Public/Private Partnerships. The City shall continue to encourage use of private resources as available to help meet identified housing needs and will actively pursue partnerships and ongoing communication with housing agencies/service providers.

Responsibility:	*Housing Division*
Financing:	*Private sources*
Objectives	*Use of private resources to achieve housing element goals*
Time Frame:	*Ongoing, 2015-2023*

Program H5.N Water and Sewer Service Provider Coordination. In accordance with Government Code Section 65589.7, as revised in 2005, immediately following City Council adoption, the City will deliver a copy of the 2015-2023 Housing Element to all public agencies or private entities that provide water or sewer services to properties within the City of Napa.

Responsibility:	*Planning Division*
Financing:	*Staff Time*
Objectives:	*Ensure that water and sewer providers are aware of the City's plans for residential development throughout the City*
Time Frame:	*By January 31, 2016*

Section 4.2 Quantified Housing Objectives

State law requires the Housing Element to include quantified objectives for the maximum number of units that can be constructed, rehabilitated or conserved. Policies and programs establish the strategies to achieve these objectives. The City's quantified objectives are described under each program and represent the City's best effort in implementing each of the programs. For lower income categories, assumptions are based primarily on past program performance and projected funding availability. For market rate units, objectives are estimated based on historic building activity, current construction trends and land availability.

In general, new construction totals are at or above the City's regional housing needs allocation (RHNA) numbers described in Section 6 except for extremely low and very low income units, where limited funding is the key constraint. However, a planned transitional housing facility is expected to assist 8 extremely low income households, and rehabilitation and voucher programs also target and assist lower income households. The figure below summarizes the City's quantified program and market rate objectives for housing units during the 2015-2023 planning period.

Figure 4.1 Napa Housing Element Summary of Quantified Objectives (2015-2023)

Income Category	New Construction	Rehabilitation	Conservation and Preservation*
Extremely Low Income***	20	42	978
Very Low Income	85	81	331
Low Income	150	151	69
Moderate Income**	538		0
Above Moderate Income~	1,142		0
Total	1,935	274	1,378

*Includes maintenance of existing voucher program (Program H5.L)
**Includes market rate rental units
***Does not include an 8 bedroom transitional housing facility currently planned with local funding approvals
~Includes single family detached and attached

Section 5

Housing Background — Housing in Napa Today

The following subsections describe current conditions and projected trends related to population, employment and housing in the City of Napa. Specifically, they present data that characterize the City of Napa's demographics, employment, housing, overpayment and overcrowding, and special housing needs. Data sources include the 2000 and 2010 decennial Census, Census Bureau American Community Survey (ACS), Association of Bay Area Governments Sustainable Communities Strategy (SCS), State of the Cities Comprehensive Housing Affordability Strategy (CHAS) census information, and State Department of Finance data, or others as noted.

5.1 Population, Housing and Job Trends

In 2010, the City of Napa had a population of 76,915 persons (US Census). Although the population increased from the 1990 level of 61,842, the city has seen a declining rate of growth, falling from 1.6 percent per year 1990-2000 to 0.6% from 2000-2010. ABAG projections show that the rate of growth is expected to continue at a slow rate, averaging 0.5-0.6% a year to 2040.

Figure 5.1 — Population Trends and Projections for the City of Napa 1990-2035

Year	Population	Numerical Change	Percent Change	Average Annual Growth Rate
1990	61,842			
2000	72,585	10,743	17%	1.6%
2010	76,915	4,330	6%	0.6%
2020	80,717	3,802	5%	0.5%
2030	85,090	4,373	5%	0.5%
2040	90,288	5,198	6%	0.6%

Source: ABAG Draft Preferred Scenario of the Sustainable Communities Strategy (SCS), May 2013; US Census, 1990, 2000, 2010

The following table shows the existing and projected population, households and jobs for Napa County and its cities.

Figure 5.2 — Population, Household and Employment Projections 2000-2040

	Forecasts				Percent Change		
County/City Name	2010	2020	2030	2040	2010-20	2020-30	2030-40
Population							
Napa County Total	136,484	144,246	153,160	163,677	5.7%	6.2%	6.9%
American Canyon	19,454	21,513	23,739	26,239	10.6%	10.3%	10.5%
Calistoga	5,155	5,298	5,453	5,630	2.8%	2.9%	3.2%
Napa	76,915	80,717	85,090	90,288	4.9%	5.4%	6.1%
St. Helena	5,814	5,960	6,119	6,314	2.5%	2.7%	3.2%
Yountville	2,933	3,129	3,440	3,798	6.7%	9.9%	10.4%
Uninc. Napa County	26,213	27,629	29,320	31,409	5.4%	6.1%	7.1%
Household							
Napa County Total	48,876	51,359	53,832	56,311	5.1%	4.8%	4.6%
American Canyon	5,657	6,309	6,966	7,633	11.5%	10.4%	9.6%
Calistoga	2,019	2,065	2,103	2,133	2.3%	1.8%	1.4%
Napa	28,166	29,443	30,726	32,023	4.5%	4.4%	4.2%
St. Helena	2,401	2,450	2,491	2,525	2.0%	1.7%	1.4%
Yountville	1,050	1,077	1,097	1,110	2.6%	1.9%	1.2%
Uninc. Napa County	9,583	10,015	10,449	10,887	4.5%	4.3%	4.2%
Jobs							
Napa County Total	70,651	81,213	84,300	89,539	14.9%	3.8%	6.2%
American Canyon	2,918	3,546	3,845	4,163	25.0%	5.4%	8.3%
Calistoga	2,218	2,453	2,525	2,639	10.6%	2.9%	4.5%
Napa	33,949	39,638	41,611	44,522	16.8%	5.0%	7.0%
St. Helena	5,339	5,854	5,961	6,227	9.7%	1.8%	4.5%
Yountville	1,602	1,803	1,871	1,982	12.6%	3.8%	5.9%
Uninc. Napa County	24,627	27,819	28,487	30,006	13.0%	2.4%	5.3%

Source: ABAG Draft Preferred Scenario of the SCS, May 2013

5.2 Employment and Income Characteristics

Between 2000 and 2010, the City of Napa saw an increase in jobs, although growth was slower than anticipated due primarily to the national recession from 2008-2011. The projected increases in jobs over the next decade shown in Figure 5.2 are in part regaining jobs growth momentum lost during the past several years. Both the City of Napa and Napa County as a whole are job rich, meaning they have more jobs than households and that trend is expected to continue. However, when looking at the employed civilian population over 16 in the City and County, the difference is much less. In the City there were more employed residents than jobs both in 2000 and in 2010.

Figure 5.3 — Jobs and Employed Residents 2000-2010

	2000	2005	2010	Percent Change
Napa City Jobs	32,950	33,449	33,949	3.0%
Napa City Employed Residents	34,378	N/A	36,994	7.6%
Napa County Total Jobs	66,353	68,502	70,651	6.5%
Napa County Total Employed Residents	58,501	N/A	64,899	10.9%

Source: ABAG Draft Preferred Scenario of the SCS, May 2013;
US Census Bureau, 2000 Decennial Census and 2007-11 ACS 5 year Estimates

A healthy jobs/housing/employed resident relationship bodes well for the city's economy and suggests that most residents can theoretically find work here, and that local residents do not have to commute long distances. Accordingly, 70 percent of Napa residents commuted in less than 30 minutes (Claritas, 2008). However, the match between types of jobs, types of housing, workers and residents also means that many workers must commute to Napa from elsewhere, and longer commute distances contribute to congestion, air pollution, and increased greenhouse gas

emissions. In 2000, 73% of Napa residents drove alone to work, 15% carpooled, 1% used public transit, 5% walked, 1% bicycled, and 5% worked at home (US Census, 2000).

Figure 5.4 — Travel Time to Work in Napa (2008)

Travel Time	Number	Percent
Less than 15 minutes	14,125	41%
15 to 29 minutes	9,894	29%
30 to 44 minutes	5,552	16%
45 to 59 minutes	1,988	6%
60+ minutes	3,111	9%

Source: Claritas 2008

About one third of Napa residents worked in management, as a professional, or in a related occupation and another quarter of residents held sales or office jobs (US Census 2000). Almost 60 percent of the population held a white-color job, with the remainder of positions falling in blue collar, service and farming positions (Claritas 2008).

Figure 5.5 — "Blue Collar"/"White Collar" Jobs in Napa (2008)

Job Type	Number	Percent
Blue Collar	7,923	22%
White Collar	20,719	57%
Service and Farm	7,967	22%

Source: Claritas 2008

Figure 5.6 — Projections for Types of Jobs in Napa 2000-2040

	2000	2010	2020	2030	2040	Percent Change
Napa County						
Agriculture and Natural Resources	3,088	5,790	6,043	6,099	6,666	15%
Manufacturing, Wholesale, and Transportation	14,688	14,848	16,557	16,133	16,067	8%
Retail	7,019	6,415	7,019	7,085	7,268	13%
Financial and Professional Services	8,632	8,061	10,448	11,571	13,048	62%
Health, Education and Recreational	24,148	20,788	23,987	25,579	27,689	33%
Other	8,778	14,750	17,160	17,833	18,802	27%
Napa City						
Agriculture and Natural Resources	497	610	637	643	703	15%
Manufacturing, Wholesale, and Transportation	5,050	4,715	5,488	5,410	5,465	16%
Retail	4,589	3,385	3,702	3,737	3,833	13%
Financial and Professional Services	5,294	4,589	6,239	7,016	8,037	75%
Health, Education and Recreational	12,353	11,325	12,155	13,472	14,474	28%
Other	5,167	9,324	10,527	10,893	11,426	23%

Source: ABAG Draft Preferred Scenario of the SCS, May 2013

The economic impacts of inadequate workforce housing on businesses include: (1) the cost of recruitment and retention of employees; (2) loss of experienced personnel; (3) lost investment in staff training; and (4) money earned locally is spent elsewhere. The economic vitality of smaller businesses and very low wage jobs may also be disproportionately impacted. Public agencies, school districts, social services, and child and elder care will continue to have a difficult time attracting people to work in Napa as affordable housing becomes more difficult to find.

Providing affordable housing and improving the jobs-to-housing relationship is anticipated to reduce the need for residents to endure long commute times. Creating transit-oriented development focused on transit modes is also beneficial, as is creating mixed-use developments that avoid the need for many "midday trips". This not only has implications for traffic, but also for the people employed, businesses and services available in the community.

Napa Economy

The City of Napa is a significant force within the Napa County economy, which is in turn part of the overall Bay Area economy. The historic strength of the County's economy in agriculture and the wine industry, as well as flood control improvements along the Napa River, have led to increases in jobs in other sectors, particularly hospitality and tourism (jobs primarily in the service and retail trade industries), food and beverage (jobs in the manufacturing, retail trade, and services industries), and technology (jobs in the service and manufacturing industries).

The *General Plan Economic Element* finds that the local economy must be supported by housing affordable to the local workforce, quality education and training, adequate transportation and infrastructure systems and a quality of life that is vibrant and attractive to the city's diverse population. The *Element* notes that each sector of the economy has an important role to play. Office based businesses—including high technology firms, financial services and professional services—generate a wide range of jobs and increase personal income but have modest city fiscal impacts. The retail and tourism/hospitality sectors have relatively low wages but are major contributors to the City's budget.

Major policy objectives of the City's General Plan Economic Element are to:

(1) Encourage full use of the City's vacant and underutilized nonresidential land.

(2) Promote mixed-use development.

(3) Retain and expand existing businesses which serve as a foundation for Napa's future economic growth.

(4) Attract a diversity of retail uses that complement and broaden the existing retail mix.

(5) Continue to promote the City as a visitor destination and help local businesses capture visitor dollars—this includes promoting hotel development.

(6) Attract and expand industrial, high technology, and region-serving office development that diversifies the local economy and produces higher wage jobs.

(7) Coordinate the City's *Economic Strategic Plan* with the City's housing strategy to promote a mix of housing types to meet the needs of Napa's existing and future workforce.

(8) Improve regional access to Napa and local access linkages throughout the city.

5.3 Population and Household Characteristics

Age groups remained fairly stable in Napa between 2000 and 2010, though the percent of people between the ages of 60 and 74 decreased somewhat – from 12 to 10 percent of the total. All other age groups remained stable or changed by one percent or less. Overall there was still an increase in the median age from 36.1 years to 37.4 years. This 2010 median age is younger than for Napa County overall, which is 39.7 years, but is older than the median age of 35.2 years for the entire State.

Figure 5.7 — Population Age Groups Distribution in Napa

	2000		2010	
Age Group	Number	Percent	Number	Percent
Under 5 years	4,906	7%	5,058	7%
5 to 19 years	15,607	21%	15,807	22%
20 to 34 years	14,541	20%	15,205	20%
35 to 44 years	11,232	14%	10,435	15%
45 to 59 years	13,660	20%	15,683	19%
60 to 74 years	7,111	12%	9,442	10%
75 years and over	5,258	7%	5,285	8%

Source: US Census Bureau, 2000 and 2010 Decennial Census

Historically, Napa has been a diverse City, and this continues today. People who identified as non-Hispanic White declined both in real numbers and in percent of the total population between 2000 and 2010. During the same time frame, the Hispanic population of Napa increased to nearly 29,000 people, raising the percent of ethnic Hispanics in Napa to 37.6 percent of the total City population.

Figure 5.8 — Race and Ethnicity in Napa (2000-2010)

	2000		2010	
Race	Number	Percent	Number	Percent
White (not Hispanic)	49,536	68.2%	43,963	57.2%
Black (not Hispanic)	304	0.4%	370	0.5%
Asian (not Hispanic)	1,218	1.7%	1,685	2.2%
Other Race (not Hispanic)	584	0.8%	533	0.6%
Multi-racial (not Hispanic)	1,468	2.0%	1,441	1.9%
Ethnicity	Number	Percent	Number	Percent
Hispanic	19,475	27%	28,923	37.6%
Total	72,585	100%	76,915	100%

Source: US Census Bureau, 2000 and 2010 Decennial Census Counts

Only approximately one-third of the City of Napa's population has children, which contributed to a relatively low household size of 2.6 persons per household in 2010. The number and percentage of households renting increased from 2000 to 2010.

Figure 5.9 — Household Types

Household Type	Number	Percent
Total Households	*28,779*	*100%*
Single Person	7,692	27%
Family, no children	9,466	33%
Family, with children	9,499	33%
Multi-Person non family	2,122	7%

Source: US Census Bureau, 2007-2011 ACS (5 year Estimates)

Figure 5.10 — Average Size of Households

	1990	2000	2008
City of Napa	2.5	2.6	2.6
Napa County	xx	2.6	2.6

Source: US Census 1990 and 2000, Department of Finance E5 Report (DoF E5)

Figure 5.11 — Households by Tenure

	2000		2010	
Age Group	Number	Percent	Number	Percent
Owner	16,362	61%	16,148	57%
Renter	10,616	39%	12,018	43%

Source: CHAS, based on 2006-2010 ACS (5-year Estimates)

Median Household income in 2011 dollars was just over $62,600. When compared to the 2000 median household income, adjusted for inflation to 2011 dollars, there was a 5.6% *decrease* in household income over the decade. Still, over one quarter of Napa city households earned more than $100,000 in 2011, a large percentage increase from 2000.

Figure 5.12 — Median Household Income

Year	Amount
Year 2000 (Income in 1999 dollars)	$49,154
Year 2000 (Income in 2011 dollars)	$66,358
Year 2007-11 (Income in 2011 dollars)	$62,642
Percent change 2000 to 2011	*-5.6%*

Source: US Census Bureau, 2000 Decennial Census Counts,
2007-2011 ACS (5-year estimates)

Figure 5.13 — Household Income by Quartile

	2000*		2007-2011*	
	Number	Percent	Number	Percent
Total Households	*27,032*	*100%*	*28,779*	*100%*
Under $25,000	5,767	21%	5,123	18%
$25,000 to 49,999	7,978	30%	6,810	24%
$50,000 to $74,999	5,557	21%	4,996	17%
$75,000 to $99,999	3,498	13%	3,571	12%
$100,000+	4,232	16%	8,279	29%

Source: US Census Bureau, 2000 Decennial Census Counts, 2007-2011 ACS (5-year Estimates)
*Year 2000 expressed in 1999 dollars; 2007-11 expressed in 2011 inflation adjusted dollars.

The poverty rate in Napa in 2000 was almost nine percent (US Census 2000). The poverty rate in 2007-11 is estimated as part of the American Community Survey to be 11.2%. There remain many lower income individuals that may have trouble affording housing and are at risk for displacement.

Figure 5.14 — Poverty Status

	Percent
Poverty Rate 1999	8.9%
Poverty Rate 2007-11	11.2%

Source: US Census Bureau, 2000 Decennial Census Counts,
2007-2011 ACS (5-year estimates), ABAG Data package 2013

5.4 Housing Characteristics

This housing section characterizes the City of Napa's housing prices, rental rates, age, number of units by type, building permits issued and vacancy rates.

After years of steady increases, housing prices peaked at over $600,000 in 2005, fell steeply during the national economic recession and continued falling until 2012, when prices finally stabilized and began to rise again. While Median Sales Prices have risen substantially in the last year, they remain well below peak levels.

Figure 5.15 — Median Sales Price 2005-2013

Year	Amount
November, 2005	$601,000
January, 2006	$557,000
January, 2007	$547,000
January, 2008	$534,000
January, 2009	$393,000
January, 2010	$332,000
January, 2011	$311,000
January, 2012	$366,000
January, 2013	$446,000
August, 2013	$601,000

Source: US Census Bureau, 2000 Decennial Census Counts,
2007-2011 ACS (5-year estimates)

Figure 5.16 — Owner Affordability

Household size	Annual Income	Affordable Purchase Prices	Median Sales Price (8/2013)**	"Gap" between Affordable Purchase Price and Median Sales Price
Single Person, Moderate Income*	$68,760	$285,226	$446,000	$160,774
3 person household, Moderate Income	$88,400	$330,933	$446,000	$125,067
4 person household, Moderate Income	$96,720	$350,980	$446,000	$95,020

Source: 2013 Napa County Income Limits and Affordable Purchase Prices,
*City of Napa Housing Division using 2013 HUD income limits and defined purchase assumptions,
**Zillow.com

Figure 5.17 — Rental Affordability

Household Size and Income Category	Rent @ 30% of Monthly Income*	Expected Unit Size	Average Market Rents	Ability to Pay Gap
Two Person Household		1 Bedroom		
Extremely Low Income (30% of median)	$553		$1,232	-$679
Very Low Income (50% of median)	$921		$1,232	-$311
Low Income (80% of median)	$1,405		$1,232	--
Moderate Income (120% of median)	$2,211		$1,232	--
Three Person Household		2 Bedroom		
Extremely Low Income	$614		$1,406	-$792
Very Low Income	$1,023		$1,406	-$383
Low Income	$1,610		$1,406	--
Moderate Income	$2,418		$1,406	--

Source: HUD Affordable Rent Limits, Napa County January 2013, City Housing Division *If appliances are provided by tenant and/or utilities are paid by tenant, the maximum allowable rent is to be reduced. Rent survey by R. Gularte, January 2013 including more than 1,900 older and newer (since 2003) units.

Like housing prices, rental rates have also been increasing in Napa since 2012, although at a lower rate than housing prices. RealFacts, a national company that tracks apartments over 100 units in size in suburban markets like Napa, reported a 5.5% increase in Napa County rents from the second quarter 2012 through the second quarter 2013. The average rents compiled by a local realtor in January 2013 for more than 1,400 older apartments and another 500 newer apartments constructed since 2003 found that the average rent for 1 bedroom older units is $995; and for 2 bedroom older units is $1,287. However, newer 1 bedroom units rented for an average $1,477 and 2 bedroom units for $1,762. The average rent for all surveyed 1 bedroom units was $1,232 while 2 bedroom units averaged $1,406. This local survey has corresponded well with similar City surveys in the past; further, it captures many smaller apartment complexes.

In comparing affordable rents with market rate rents, it is clear that market rate rents are affordable to moderate income households, and that market rents for older units are generally affordable to lower income households. Very low and extremely low income households are unable to afford market rents without subsidies, doubling up and/or paying very high amounts of their income towards rent, as described further under Housing Needs Section 5.5.

Figure 5.18 – Year Structure Built

Decade Constructed	Number	Percentage
2000 or later	2,621	9%
1990-1999	3,348	11%
1980-1989	4,433	15%
1970-1979	6,126	20%
1960-1969	4,326	14%
1950-1959	4,442	15%
1940-1949	2,287	8%
1939 or earlier	2,806	9%

Source: US Census Bureau 2000 Decennial Census, American Community Survey 2007-11 (5 year Estimate)

Housing Condition and Age

Just over one-third of housing structures in Napa have been built since 1980, and nearly a third of all units were built before 1960. The number of housing units in need of rehabilitation can only be estimated. The last housing condition 'windshield' survey, conducted in 1990, concentrated upon the four oldest core neighborhoods in the city: the "downtown core", "Old Town" adjacent to downtown, the A-B-C Streets, and Westwood. Only 8% of the homes in these four neighborhoods needed exterior repair. Informal staff surveys of these areas indicate the estimate remains the same or less in recent years. Very few housing units in Napa are in need of complete replacement. The Housing Element includes several programs to address housing and neighborhood conditions in Napa as needs arise, such as rental and owner rehabilitation programs, code enforcement, and capital improvement programs for neighborhood improvements.

Housing Types

Napa has just over 30,000 housing units in 2010, mostly detached single-family homes, which make up 62 percent of all units. Nearly one fifth of housing units are large apartment buildings (five units or more) and this type of housing has been a growing type of housing in Napa since 2000 (California Dept. of Finance).

Figure 5.19 – Housing Units by Type 2000-2010

	2000		2010	
Unit Type	Number	Percent	Number	Percent
Single-Family	17,342	62%	18,694	62%
Single-Family (attached)	2,059	7%	2,018	7%
2-4 Units Multi-Family	2,766	10%	2,949	10%
5+ Units Multi-Family	4,220	15%	5,123	17%
Mobile Home & Other	1,389	5%	1,365	4%
Totals	*27,776*	*100%*	*30,149*	*100%*

Source: US Census 2000 Decennial Census; State of California Department of Finance E-5 Population and Housing Estimates for Cities, Counties and the State, 2011-13 with 2010 Census Benchmark

From 2000 to mid-2013, approximately 2,660 building permits were issued for projects in Napa, according to City building permit records. There was a major drop off in the number of permits beginning in 2008 as a result of the national recession. In 2013, project applications and construction began to pick up again.

Figure 5.20 — Housing Permits Issued 2000 to 2013

Year	Single-Family	Multi-Family
2000	226	4
2001	99	130
2002	116	581
2003	150	36
2004	142	45
2005	176	118
2006	121	95
2007	126+ 3 second units	52
2008	55+ 3 second units	20
2009	16	4
2010	45 + 5 second units	0
2011	59 + 1 second unit	26
2012	40 + 6 second units	0
8 / 2013	17 + 5 second units	136

Source: City of Napa

Vacancy Rate

The overall housing vacancy rate remained constant in Napa from 2000 to 2008 at 2.9% (US Census, 2000, Claritas, 2008). However, apartment vacancies are tighter with only a 2.3% vacancy rate in mid-2013 (City multi-family vacancy survey).

The City's Zoning Code Section 17.52.080 B.2 provides that each year the Planning Commission shall hold a public hearing by September 1 to establish the multi-family vacancy rate based upon a sample of at least 80% of apartments over 20 units in size, excluding apartments that also provide meal or maid service. The vacancy rate is important in determining whether Condominium Conversion Use Permits may be applied for and how many units might be converted during the following year time frame.

The vacancy rate is used in determining whether a "rental housing shortage" exists for that year. A "rental housing shortage" exists if the vacancy rate is less than 5%. If the vacancy rate is less than 5%, no condominium conversions may occur during that year. If the vacancy rate is 5% or greater, the number of units that may be converted is equal to either the number of multi-family rental units for which building permits were issued during the one year period ending on the preceding July 31st, or the difference between the established multi-family vacancy rate and 5%, whichever number is greater. In the decade since the code section was adopted, there has been only one year during which the vacancy rate was over 5%.

5.5 Housing Needs

Of the estimated 12,535 lower income households in Napa, two thirds spent more than 30 percent of their monthly income on housing. Of the 7,475 extremely and very low and income households in Napa, 77 percent had a cost burden of over thirty percent and 51 percent spent more than half of their monthly income on housing costs. Of the 5,060 low income households, 52 percent spent over 30 percent, and 20 percent spent over 50 percent of their income on housing.

Figure 5.21 –Housing Overpayment for Lower Income Households (HHs) 2006-2010

Household Income Category	Total Renters	Percent	Total Owners	Percent	Total House-holds	Percent
Extremely and Very Low Income Households	1,410	100%	2,685	100%	7,475	100%
Paying 30.1-49% of income	1,410	29.4%	570	21.2%	1,980	26.5%
Paying over 50%	2,500	52.2%	1,280	47.7%	3,780	50.5%
Paying over 30%	2,910	81.6%	1,850	68.9%	5,670	77.0%
Low Income Households	2,435	100%	2,625	100%	5,060	100%
Paying 30.1-49%	1,125	46.2%	525	20.0%	1,650	32.6%
Paying over 50%	260	10.7%	735	28.0%	995	19.7%
Paying over 30%	1,385	56.9%	1,260	48.0%	2,615	52.3%

Source: (CHAS) based on American Community Survey (ACS) 2006-10

As incomes rise, not surprisingly, the percentage of households spending more than 30 percent of their income on housing declines. Of households making approximately $50,000-$75,000, about 40 percent still spend more than 30 percent of their income on housing. Only 21 percent of households earning over $75,000 spend more than 30 percent of their income on housing. As the preceding data suggests, there are many households at all income levels in Napa that pay more than 30 percent of their income for housing. Over 51 percent of all rental households overpay compared to 40 percent of all homeowner households (CHAS based on ACS 2006-10).

One result of high housing prices is that people may settle for housing that is too small for their household. In Napa, 7.6 percent of households are overcrowded. Of the overcrowded units, 3.8 percent of owner-occupied units are overcrowded, while 13.2 percent of renter occupied units are overcrowded (CHAS based on ACS 2006-10).

Figure 5.22 — Overcrowding

	Number	Percent
Not Overcrowded (<1 person per room)	26,440	92.4
Overcrowded (1.5 people per room)	1,480	5.2
Very overcrowded (1.5+ people per room)	685	2.4

Source: CHAS based on ACS 2006-10

5.6 Special Housing Needs

In addition to overall housing needs, cities and counties must plan for the special housing needs of certain groups. State law (65583(a)(6)) requires that several populations with special needs be addressed — homeless people, seniors, people with disabilities, large families, female-headed households, and farmworker households. The Housing Element should take into account any local factors that create an extraordinary need for housing, and should quantify those needs as best possible.

“Special Needs” groups include many persons in our community from homeless and those with substance abuse or domestic violence problems — to farmworkers and lower income families who face economic challenges in finding housing. While many persons in this broad group need permanent low income housing, others require more supportive environments and assistance.

Consolidated Plan

The "*Consolidated Plan 2010-2015*" developed for the City's Federal Community Development Block Grant Program, is a comprehensive planning document that identifies Napa's overall housing needs for affordable and supportive housing for extremely low, very low, and low income households and community development assistance, and outlines a strategy to address those needs. It has three basic goals: (1) to provide decent affordable housing, (2) to provide a safe and suitable living environment, and (3) to expand economic opportunities for lower income persons.

The report concludes that household income has the largest impact on housing needs. The extent of cost burden and housing problems directly correlate to household incomes, with extremely low income households having the biggest problem with housing cost burden. The lowest income households also have the most non-cost housing problems, such as overcrowding or insufficient facilities. Needs are also influenced by family characteristics. Large households and Hispanic households are more likely to have housing problems than the typical Napa household. Lastly, special needs groups such as seniors, disabled and farmworkers all have unique housing problems including deterioration of housing, lack of accessible housing and overcrowding. People with HIV/AIDS also have a disproportionate problem with housing costs.

The five year Consolidated Plan strategy focuses programs and resources from federal and other sources using the following priorities, based on analysis of priority housing needs. Following are the Consolidated Plan's priorities for Housing:

- Assisting extremely-low, very-low and low-income renter families with the construction of new affordable rental units, the acquisition and rehabilitation of existing units and provision of rental assistance;
- Assisting low-income households in purchasing their first homes and low-income homeowners in making repairs and improvements to their homes;
- Assisting low-income elderly homeowners with maintenance, rehabilitation and reasonable modifications to their homes, to allow them to "age in place"; and
- Assisting homeless persons and non-homeless persons with special needs through the development of new permanent supportive housing and transitional housing, rental assistance, and construction of new rental housing units.

The five-year Plan strategy also prioritizes the following activities to assist the homeless:

- Continued financial support towards the operation of the emergency shelter system, including financial support of a bi-lingual Hispanic counselor position at the domestic violence shelter;
- Development of new permanent supportive housing and transitional housing, rental assistance and construction of new rental housing units for homeless persons; and
- Funding capital improvements to homeless shelters.

Priority *non*-housing community development activities include:

- Information, referral and outreach activities to connect the Hispanic population with available community services;
- Fair housing activities, including outreach and group training on fair housing, and tenant/landlord counseling regarding housing discrimination complaints;
- Supportive services for children aging out of the foster system;
- Capital Improvement Projects (CIP) for non-profit owned facilities, including ADA improvements;
- In-fill sidewalk projects in low-income neighborhoods, especially in proximity to senior housing, bus stops and schools;
- ADA improvements to City-owned public facilities; and
- Park improvements, including ADA accessible restroom facilities at O'Brien Park and Westwood Hills Park and lighting improvements at Fuller Park.

Finally, the Consolidated Plan places a priority on assisting non-homeless persons with special needs through:

- Development of new permanent supportive housing and transitional housing;
- Rental Assistance; and
- Construction of new rental housing units.

The *Consolidated Plan* was developed by the City of Napa with the help of staff from the County Health and Human Services Agency, and input from local non-profit organizations, including Napa

Valley Community Housing, Community Action of Napa Valley, Napa Emergency Women's Shelter, Fair Housing Napa Valley, Care Network for HIV/AIDS patients, Progress Foundation, Catholic Charities, Area Agency on Aging, and Puertas Abiertas Community Resource Center. The City's CDBG Citizen's Advisory Committee was responsible for promoting and encouraging citizen participation in the Plan's development.

Sources of funding: Annual strategic plans developed from the Consolidated Plan are adopted by the City Council for the allocation of Federal Community Development Block Grant (CDBG) funds, which is the City's only federal entitlement program. The City's Housing Authority also applies for possible sources of additional funding that can be used to achieve Consolidated Plan goals, including HOME Funds, Low Income Housing Tax Credits, Federal funds targeted to Homeless, and others. The Housing Authority also supports the efforts of non-profit housing developers in their efforts to utilize these funds.

Housing priorities and programs developed for the 2010-2015 *Consolidated Plan* are largely consistent with this Housing Element so that the Housing Element reinforces and coordinates with this important planning effort.

Senior Households and Housing

Senior households can be defined, in part, by the age distribution and demographic projections of a community's population. This helps identify the maximum need for senior housing. Particular needs, such as the need for smaller housing g types, for barrier-free and accessible housing, and for a variety of housing with health care and/or personal services should be addressed, as should providing a continuum of care as senior households become less self-reliant.

The senior population in Napa was 13.8 percent of the total population in 2000 and declined slightly to 13.6 percent in 2010. While the total number of seniors aged 65-74 and 85+ grew, this was offset in part by a decrease in seniors aged 75-84.

Figure 5.23 – Persons 65+ 2000 - 2010

2000 Total Population	2010 Total Population	Seniors	2000 Numbers	2000 Percent	2010 Numbers	2010 Percent
72,585	76,915	Total 65+	10,037	13.8%	10,491	13.6%
		65-74	4,509		5,206	
		75-84	3,853		3,375	
		85-94	1,535		1,761	
		95+	140		149	

Source: Census 2000 and 2010

When 2007-2011 incomes of seniors are compared with the total population, there are more seniors making less than $50,000 and a smaller percentage in upper income brackets.

Figure 5.24 – Senior Household Incomes Compared to Total Population

Income	Senior Households	Percentage	Percentage Total Napa Households (from Figure 5.13)
<$30,000	2,207	33%	N/A
$30,000-$49,999	1,689	25% (58% <$50,00)	42%<$50,000
$50,000-$74,999	876	13%	17%
$75,000-$99,999	666	10%	12%
$100,000+	1,187	18%	29%

Source: US Census Bureau, 2007-11 ACS (5 year Estimates)

The small increase in the oldest portion of the senior population group may create some additional need for affordable housing and specialized housing. Other housing needs related to seniors typically include:

(1) Senior households on fixed incomes have limited resources for home improvements to maintain their homes.

(2) Seniors are often limited to fixed incomes, although many may have considerable equity in their homes.

(3) Adapting units to physical needs.

Despite not making as much income as younger residents, a smaller percentage of Napa seniors are in poverty than the population as a whole, due mainly to Social Security. In 2000, Napa's poverty rate was nearly 9 percent, but for seniors 65 to 74 it was 4.8 percent and there was a 6.7 percent poverty rate for those persons over the age of 75.

In 2010, the poverty rate for the population as a whole had grown to 11.2 percent, while for seniors 65 to 74 it was 7.1 percent and for seniors over 75, 5.2 percent. (US Census Bureau, 2000 decennial census and ACS 5 year estimates 2007-11). In 2010, home ownership rates among seniors were far higher than for the population as a whole. More than 75 percent of seniors 65-85 owned homes compared to 57 percent of the total population. Only in the 85+ age bracket did the home ownership rate come down to 60 percent. In addition, about half of seniors over 65 lived alone (48 percent) (US Census Bureau ACS 5 year estimates 2007-11).

Figure 5.25 – Senior Owner and Renter Rates Compared to the Total Population-2010

Total Population Owner Percentage 57%			Total Population Renter Percentage 43%		
Age 65-74	Owner Percentage	77%	Age 65-74	Renter Percentage	23%
Age 75-84		75%	Age 75-84		25%
Age 85+		60%	Age 85+		40%

Source: US Census Bureau, 2010 Decennial Census

People Living with Disabilities

Disabilities – physical, mental, sensory, or self-care – can limit a person's ability to work and earn income, and they can also require special types of housing. Nearly 8,000 persons, or 11 percent of Napa's civilian non-institutionalized population over 5 years of age, has some type of disability (US Census Bureau, 2000 Decennial Census Counts, ACS 3-year estimates 2009-11). Of the 3,613 persons aged 18-64 with any disability, 38 percent are employed, 15 percent are unemployed and 47 percent are not in the labor force.

Figure 5.26 – Persons with Disability by Job Status and Disability Type (2009-11)

	Total	Not in Labor Force	Employed	Unemployed
Total civilian population 18-64	47,214	9,076	34,318	3,820
With any Disability Age 18-64	3,613	1,711	1,361	541
Hearing Difficulty	*678**	*202*	*394*	*82*
Vision Difficulty	*535**	*206*	*234*	*95*
Cognitive Difficulty	*1,529**	*795*	*383*	*351*
Ambulatory Difficulty	*1,781**	*1,115*	*542*	*124*
Self-Care Difficulty	*801**	*556*	*185*	*60*
Independent Living Difficulty	*1,286**	*948*	*230*	*108*
No Disability	43,601	7,365	32,957	3,279

Source: US Census Bureau, 2009-2011 ACS (3-year estimates)
*Disabled persons may have more than one type of difficulty

People with disabilities represent a wide range of different housing needs, depending on the type and severity of their disability as well as personal preference and lifestyle. 'Barrier-free design' housing, accessibility modifications, proximity to services and transit, and group living opportunities represent some of the types of considerations and accommodations that are important in serving this need group.

Persons with a disability quite often need special housing facilities and/or supportive services, and those unable to work may need financial assistance for housing. One consideration related to housing for physically disabled people is handicapped dwelling conversion (or adaptability) and site design in new or renovated construction.

More than half of the 2009-11 disabled population was over 55 or under 5 years of age.

Developmentally Disabled

As defined by Section 4512 of the Welfare and Institutions Code, "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. As defined by the Director of Developmental Services, in consultation with the Superintendent of Public Instruction, this term shall include mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other disabilities that are solely physical in nature.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5%. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The North Bay Regional Center (NBRC) is one of 21 nonprofit regional centers contracting with the State of California to provide assistance and coordination of supportive services to children and adults with developmental disabilities in Napa, Sonoma and Solano Counties. NBRC serves as a clearinghouse in these counties through which a person with a developmental disability and his or her family can obtain services and be linked to other community resources in the area. It is the philosophy of the Regional Center that all people with developmental disabilities should have the same opportunities as are available to all other citizens. In keeping with this premise, it is the philosophy of NBRC that its efforts be directed to promoting normalization, least restrictive alternative and dignity of risk for citizens with developmental disabilities and their families.

As of 2013, NBRC served 737 clients that live in the (largely) City of Napa zip code areas 94558 and 94559. These clients live in a variety of housing types. Younger people may live with their parents, in foster homes or in a group home. Clients over the age of 18 may continue to live with their parents, live in their own apartments with come-in support and assistance, live in small licensed group homes (6 beds or less), live in health care licensed facilities (nursing services provided) or live in certified family homes.

Many of the City's programs described in Section 4 address the needs of lower-income persons, and others directly address the needs of persons with disabilities. In 2010 the City Council adopted a Reasonable Accommodation ordinance, which establishes administrative procedures for reviewing and approving requests from disabled persons for modifications to planning or building regulations when necessary to accommodate their needs.

Large Households

Large households, defined as households with 5 or more persons, have special housing needs. Large households tend to have difficulties purchasing housing because large housing units are rarely affordable, and rental units with 3 or more bedrooms are not common in Napa. Large Households of 5 or more persons have median incomes that are lower than 2 or 3 person households in Napa. (US Census Bureau, 2007-11 ACS; 2011 Inflation adjusted dollars). Further, only 20 percent of rental units are 3 bedrooms and only 4 percent of rental units have 4 or more bedrooms. (US Census Bureau, 2000 decennial census, 2007-11 ACS (5 year estimate). According to the 2010 Census, the total number of households with 5 or more persons was 3,797, or about 13 percent of all households. Of those, 57 percent (2,169) are renter households and 43 percent (1,628) are owner households. Thus, large households comprise about 18% of the renter-occupied units in the City, and about 10 percent of the owner-occupied units.

Female-headed Households

Female-headed households need affordable housing with day care and recreation programs on-site or nearby, in proximity to schools and with access to services. Households with female heads, like large households, may have difficulty in finding appropriate-sized housing. And despite fair housing laws and programs, discrimination against children may make it more difficult for this group to find adequate housing. Women in the housing market, especially the elderly, low and moderate income and single-parents, face significant difficulties finding housing, and both ownership and rental units are extremely expensive relative to the incomes of many people in this population category.

Based on the 2010 U.S. Census about 3,000, or 17 percent of all families in Napa, are headed by women, and two thirds of these families have children under 18 living with them, while one third do not. Female-headed families are much more likely than other families (or households) to be living below the poverty level. While 8.3 percent of all families were below the poverty level in 2007-11, 20 percent of all female-headed families and 31 percent of female-headed families with children under 18 were living below the poverty line.

Figure 5.27 – Family Types Below Poverty Level

Family Type	2000	2007-11
All Families	6%	8%
All Female-headed families	18%	20%
Female-headed family with children under 18	25%	31%

Source: US Census Bureau, 2000 Decennial Census Counts, 2007-2011 ACS (5-year estimates)

First-time Homebuyers

The task of finding an affordable home, meeting down-payment and closing costs, and qualifying for a mortgage for the first-time homebuyers creates a special category of housing need as identified in the 2010-2015 Consolidated Plan. The Housing Element contains a First-Time Homebuyers Assistance program to help this group obtain housing.

Farmworkers

The Napa County agricultural industry, known for its grape vineyards and fine wineries, forms the backbone of the local economy. Farmworkers have a variety of special housing needs in terms of affordability, location, and duration of residence. BAE Urban Economics, a consulting firm, prepared a "2012 Napa County Farmworker Housing Needs Assessment" that updates farmworker housing needs in the county. Findings from the report include:

(1) Data from the California Employment Development Department (EDD) indicate that agricultural employers located in Napa hire approximately 5,000 farmworkers on average every year, not counting farmworkers employed informally or those who work for labor contractors based outside of the County. Since these unreported farmworkers are most likely to supplement the existing workforce during peak suckering (May-June) and harvesting (August-October) seasons, it is likely that farmworkers employment during peak seasons exceeds the EDD estimates of 7,000 peak season workers on average. Although the exact numbers of farmworkers are difficult to pin down, the general trend in the figures suggest that demand for farmworkers increased during the 1990's and that the increase in demand for year-round or almost year-round farmworkers has been particularly notable. As a result, an increasing number of the County's farmworkers are living in the County year round.

(2) Demand for farmworker labor is determined in part by the agricultural management techniques that farm owners and managers choose to implement. In order to produce the highest quality product possible, Napa vineyards have implemented more labor-intensive canopy management procedures than in the past and a denser spacing of vineyard rows, which increase demand for skilled farmworker labor. Conversely, the push to produce an extremely high quality product has limited the trend towards mechanization used in some other grape growing regions. However, the past two decades have also been marked by the consolidation of smaller wineries into large corporations that have taken measures to reduce labor costs including the outsourcing of labor management to outside labor contractors. These contractors tend to import farmworkers with fewer skills and less experience than local farmworkers who work directly for vineyards and growers.

(3) According to Napa wine industry surveys conducted by UC Davis Professor Robert Yetman, the County's vineyard workers earn 30 percent more per hour, receive more benefits and are more likely to be employed full time than the average agricultural worker elsewhere in the State. In addition, local farmworkers hired directly by growers are more likely than farmworkers hired by labor contractors to need both housing and transportation as the latter are more likely to live outside the County and be transported to the worksite by their employer. As the economy recovers, there is likely to be a growing demand for workers in other sectors such as construction, landscaping, etc. and Napa County agricultural employers may have more difficulty filling farmworker positions if competing sectors offer better wages or benefits.

(4) At present, fewer farmworkers cross the U.S. border on an annual basis or have no permanent place of residence. More common are trends of residing permanently in adjacent counties or in the Central Valley, and either commuting to work in Napa on a daily basis or residing in temporary accommodations during the peak season and returning to the permanent place of residence following the completion of the harvest. Also, as a result of the current immigration situation and increased demand for year-round farm labor, an increasing number of farmworkers are choosing to reside in Napa County on a permanent or semi-permanent basis. This trend increases the need for local affordable farmworker housing and introduces issues regarding housing household types other than single adult men. The study's stakeholder outreach process indicated a growing trend of farmworkers seeking family housing and services and neighborhood amenities associated with raising families.

(5) With the exception of vineyard supervisors, most farmworker households qualify as "very low" or "extremely low" income households relative to Napa County's area median income.

The County has a limited supply of market-rate housing that is affordable at such income levels, which leaves many farmworkers with few options other than shouldering an excessive housing cost burden, living in overcrowded accommodations to share rent, or commuting in from housing located outside of the county.

(6) Existing Countywide housing options include:

- 180 beds in 3 farmworker centers for unaccompanied men where they receive a dormitory bed and 3 meals for a low, subsidized cost per day. Since 2007 these centers have housed an increasing number of lodgers through extended periods.
- 106 beds in 6 permitted private facilities. (A seventh facility with 24 beds has closed).
- About 80 farm labor dwellings that can accommodate up to 5 farmworkers each, or up to 400 beds.
- Market rate rental housing where farmworkers compete with other renters for housing and most units are unaffordable to farmworkers.
- Subsidized rental housing available to lower income households. The City has a small number of units available to farmworkers-only based on funding restrictions. As described in other sections, while City policies and incentives encourage the production of affordable housing, local governmental financial resources available to support new development has been reduced by the 2012 elimination of redevelopment agencies and reductions in state and federal funding.
- Market rate ownership housing, also unaffordable to most farmworkers.

(7) A 2012 survey of 350 local farmworkers at various locations throughout the county found that the most common types of housing units inhabited by respondents included:

- Apartments – 34%
- Farmworker centers – 31%
- Mobile homes – 14%
- Single family homes – 12%
- Bunk houses/dormitories – 9%

Seasonal workers surveyed were equally as likely to live in apartments/houses as in farmworker centers.

(8) The survey found that year round jobs are relatively uncommon (7%) with the average respondent working 6 months of the year in Napa agricultural jobs. These gaps in employment prompted over 70 percent of all respondents to work outside the County part of the year. However, 27 percent hold permanent Napa agricultural jobs and another 50 percent work seasonally in agriculture and hold other jobs in Napa County during the rest of the year. Only 18 percent are migrant workers who expected to remain in Napa temporarily. Nearly two-thirds of respondents have been working in the local industry for 5 or more years, and over half feel that Napa County is their permanent home.

(9) While the vast majority of Napa County farmworkers responding to the survey were reasonably satisfied with the physical condition of their current housing, 45 percent complained of overcrowding issues. Almost half have a spouse and/or at least one child who does not live with them while they work in Napa County, due primarily to the family members' immigrant status as well as financial constraints. While respondents' ideal housing situation would be family housing, they had mixed opinions regarding the ideal location of housing. Some preferred to live near schools and other amenities while others preferred to be located near work. 57 percent would prefer to rent compared to 27 percent who expressed a preference for homeownership.

The farmworker assessment concludes that a large segment of the County's permanent and seasonal farmworkers face shortages of affordable housing, with needs ranging for permanent housing for families to shared housing for single migrant workers. Seasonal farmworker housing is provided in the unincorporated areas of the County while the City of Napa provides a primary location for permanent rental housing for farmworkers and other lower income households. City sites identified for multi-family residential construction, including Single Room Occupancy (SRO) projects, would therefore also provide sites for new construction to serve this group.

In 1965 the Legislature passed the Employee Housing Act. It has been updated a number of times since then, including recent amendments requiring that "employee housing occupied by six (6) or fewer employees in a single family structure, shall be treated the same as a family dwelling of the same type in the same zone." This same legislation also amended an existing statute to allow "housing accommodating twelve (12) or fewer employees to be viewed as having an agricultural land use designation requiring that the housing be treated the same as any other agricultural activity in the same zone." Employee housing of 36 beds or less or 12 units or less is also

considered to be an agricultural use. There can be no Use Permit, variance, etc, beyond what is required for other agricultural uses. Such housing is also not subject to additional businesses taxes. In 2009, the City modified its zoning ordinance to comply with the most recent updates to this legislation.

Homeless Individuals and Families

Since 2008, SB2 (Chapter 633, Statutes of 2007) requires that Housing Elements include a detailed analysis of emergency shelters and transitional and supportive housing.

This section of the Housing Element provides a detailed outline of the steps each jurisdiction should follow in order to meet these requirements. These steps are divided into the following four major sections:

(1) Identify and estimate the housing and service needs of homeless persons and families and assess the unmet need for emergency shelter, and transitional and supportive housing;

(2) Designate zoning district(s) adequate to accommodate the identified need for emergency shelters;

(3) Develop a program to reduce constraints on the development of transitional and supportive housing; and

(4) Comply with the broadened scope of the Housing Accountability Act (Government Code 65589.5) which now includes emergency shelters, and transitional and supportive housing.

In 2006 the Homeless Services Planning Council prepared the Napa County Ten Year Plan to End Homelessness, which is committed to a “Housing First” model. Recognizing that preventing loss of housing is both a cost effective and humane way to address homelessness, Napa County has long been committed to strategies to help people retain their housing. The countywide approach is first to provide services to support ongoing housing stability. The second priority is to assist these households in finding and maintaining employment. The third priority is to focus on early identification and intervention with households at-risk of homelessness.

The fourth priority is to help those who become homeless to get off the streets and back into housing as quickly as possible. This requires the development of affordable permanent housing for people with extremely low incomes, and permanent supportive housing for people with disabilities in need of long-term service supports. In accordance with this approach, the Ten Year Plan

recommends shifting the focus from emergency shelters and transitional housing to a housing system designed to get people back into permanent housing. To better meet these needs, the plan seeks to increase the supply of permanent housing available to people with extremely low incomes and the supply of permanent supportive housing for those with disabilities. To help achieve these increases in supply, alternative housing models--including single room occupancy units and shared housing for youth, seniors and families -- are being explored in addition to standard apartments.

Continuum of Care

The Housing Element also draws from the Napa County Continuum of Care (CoC)'s strategies for homeless programs. The CoC is a broad-based countywide planning body that coordinates supportive housing services and other support services for homeless families and individuals in Napa County and is comprised of local government agencies and local non–profit social service organizations.[3] The Napa County Health and Human Services Agency provides technical and administrative support and is the Collaborative Applicant that submits the annual application for the federal Housing and Urban Development (HUD) CoC homeless assistance program.[4]

Consistent with the Ten Year Plan, Napa's CoC strategy is based on a collaborative vision for combating homelessness that stems directly from its members' decades of collective experience on the issue. The CoC's vision is to be a broadly representative community working together to end homelessness in Napa County by developing a system of supportive housing and services that is accountable to the community, measures progress toward ending homelessness, treats homeless people with respect, and provides assistance in a culturally appropriate and sensitive manner. The CoC's strategy is the following:

(1) Prevent homelessness before it starts;

(2) Provide outreach, engagement, and information and referral to those living outdoors;

(3) Furnish emergency shelter and services for those in crises;

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[3] Family Service of Napa Valley, Buckelew Programs; Napa County Health and Human Services; Community Action Napa Valley; Legal Aid of Napa Valley; McAllister; Catholic Charities; Greater Napa Fair Housing Center; Napa Emergency Women's Services; VOICES; Napa Valley Community Housing; Napa Police Department; Community Resources for Independence; Clinic Ole; Napa County Training and Employment; Cybermill; Progress Foundation; Wolfe Center; Alternative for Better Living; Sister Anne's Dental Clinic; Napa Boys and Girls Club; The Salvation Army; The Volunteer Center; First Impression, and The Housing Authority of the City of Napa.

[4] While the Napa County Health and Human Services is the lead agency for the Continuum of Care, the agency contracts with HomeBase to coordinate efforts of all providers and to prepare annual funding applications to HUD.

(4) Make transitional housing and services available to those who will benefit from time to develop self-sufficiency;

(5) Provide permanent supportive housing to homeless people facing serious lifetime disabilities;

(6) Create permanent affordable housing exits from homelessness for those ready for lives of complete self-sufficiency; and

(7) Respond to special needs of all homeless populations.

Napa's CoC system is "mainstreamed" in that homeless-specific services and housing are integrated with those for the broader low-income population. This is a necessity in Napa, which lacks resources to set up completely separate systems of care for different populations. Mainstream systems reach out to homeless people and work closely with homeless programs. At the same time, this system is not generic, but is highly responsive to the unique needs of all subpopulations which make up Napa's homeless population, including adults, families, youth, seniors, and those with mental disabilities, substance abuse problems, HIV/AIDS, physical and developmental disabilities, multiple diagnoses, veterans, victims of domestic violence, farmworkers, and other economically challenged or underemployed workers.

Emergency Shelters

Many homeless people first enter the *Continuum of Care* through emergency shelters – various short-term housing options, including permanent shelters with services and case management, temporary winter shelters, and overflow and hotel/motel vouchers. Some shelters target particular homeless subpopulations, such as families, while others target the general homeless population. Napa's four emergency shelters currently provide 105 year-round beds (including 14 dedicated to victims of domestic violence) and 55 winter shelter beds. The 2013 Housing Inventory County identified an estimated need for another 18 emergency shelter beds.

Figure 5.28 — Napa Area Emergency Shelters 2013

Provider Name	Facility Name	Year Round Beds			Total Year-Round Beds	Total Seasonal Beds
		Family Units	Family Beds	Indiv Beds		
Community Action Napa Valley	Samaritan House	7	28	0	28	0
Community Action Napa Valley	Winter Shelter	0	0	0	0	55
Community Action Napa Valley	South Napa County Shelter	0	0	63	63	0
Napa Emergency Women's Services	Napa Emergency Women's Services	4	14	0	14	0
Total Emergency Shelter		11	42	63	105	55

Source: Continuum of Care, Housing Inventory Count, 2013

As of August 2013, the two primary emergency shelters have significant waiting lists (around 25 individuals at the South Napa Shelter and 15 families at the Samaritan Family Center).

If there is an unmet need, the City must identify whether there is capacity in the zone(s) where emergency housing must be a permitted use under State SB2 legislation. A review of recently proposed and constructed shelter facilities indicates that a shelter facility for 25 individuals and 15 families would need up to one acre of land. Staff reviewed the potential of the publicly owned sites in the "Public/Quasi Public" zoning category (excluding school/college owned sites) to accommodate this potential site need. Such sites in the City include the City Corporation Yard, City Hall, the County of Napa complex and parking lot; County Health and Human Services complex, the Expo and fire station sites. These sites contain several acres of vacant or underutilized land that have the capacity to meet potential shelter needs.

Transitional Housing

Transitional housing provides temporary accommodations to individuals and families, usually 3 months to 2 years, in preparation for self-sufficiency. Comprehensive supportive programs typically include case management, housing placement assistance, and after care. As with emergency shelters, many transitional programs target particular subpopulations. The ability to place participants into permanent housing upon program completion is central to the effectiveness of this program. Napa County Health & Human Services Agency, Progress Foundation, Catholic Charities and Napa Valley Community Housing are the agencies that provide existing transitional housing or supportive services transitional housing programs. The new Hartle Court facility was completed in 2012. According to the Housing Inventory Chart, there is an unmet need in of 20 transitional housing beds in 2013.

The Gasser Foundation has announced plans, and the City and County have pledged more than one million dollars in loans to rehabilitate a dilapidated, market rate apartment, including a Victorian home, into 15 affordable apartment units and transitional housing. The proposed project would provide an 8 bedroom transitional housing facility in the home for homeless families.

Figure 5.29 — Transitional Housing

Provider Name	Facility Name	Year Round Beds			Total Year Round Beds
		Family Units	Family Beds	Indiv. Beds	
Catholic Charities	Rainbow House	7	19	0	19
Catholic Charities	Rainbow House	5	14	0	14
Co. Health & Human Services	TRAIN	6	19	5	24
Progress Foundation	Hartle Court	0	0	12	12
Napa Valley Community Housing	Whistlestop Apts.	4	13	2	15
Total		22	65	19	84

Source: Continuum of Care, Housing Inventory Count, 2013

Permanent Supportive Housing

Permanent supportive housing is low-cost housing with supportive services provided to the many families and individuals with disabilities or other special needs. According to the 2013 Housing Inventory Count, there is an unmet need for another 65 permanent supportive housing beds. Permanent supportive housing is critical to the success of the CoC system in re-integrating homeless persons into mainstream society. It is also critical to the many lower income workers and families as well as seniors facing increasing challenges living in Napa.

Figure 5.30 — Permanent Supportive Housing

Provider Name	Facility Name	Year Round Beds			Total Year-Round Beds
		Family Units	Family Beds	Indiv/ (CH) Beds	
Buckelew Programs	Napa Supported Living Program	0	0	4 (0)	4
Buckelew Programs	Good News Too!	0	0	7 (1)	7
CalVet	Veterans Home	0	0	2 (2)	2
Community Action Napa Valley	Supportive Housing 1	1	3	0 (3)	3
Family Services of Napa Valley	Permanent Housing Program	0	0	8 (2)	8
Housing Authority of the City of Napa	Good News	0	0	1 (1)	1
Housing Authority of the City of Napa	Shelter Plus Care	0	0	1 (1)	1
Housing Authority of the City of Napa	Shelter Plus Care	0	0	8 (8)	8
Progress Foundation	Hartle Court	0	0	17 (17)	17
Total Permanent Supportive Housing		1	3	48 (35)	51

Source: Continuum of Care, Housing Inventory Count 2013

Point in Time Count

The January 2013 Napa point-in-time count (PIT)[5] identified 245 homeless individuals in Napa County, of which 119 were housed in emergency shelters, 58 were in transitional housing, and 68 were unsheltered. Of the unsheltered homeless population, only one household had children under the age of 18, which was comprised of an unaccompanied child.

Of the total homeless, the following homeless subpopulations were identified:

Chronic Substance Abuse	72
Chronically Homeless	64
Domestic Violence Victims	19
Severely Mentally Ill	39
Veterans	19
Persons with HIV/AIDS	0
Unaccompanied Children under 18	1
Children under 18	46

The CoC states their semi-annual counts tend to find more homeless clients during the summer count due to an influx of farm workers during harvest times in the valley. When cross-comparing winter counts, however, there is a slight decrease in the number of homeless clients, attributed to an increased focus on permanent supportive housing. The CoC finds very few families during the unsheltered count, because Napa aggressively places unsheltered families into temporary shelter.

Zoning for Emergency Shelters, Transitional Housing and Supportive Housing

As described in Section 6, the City implemented zoning changes in 2009 pursuant to State law to provide a zone with adequate land that allows emergency shelters as a permitted use. In Napa emergency shelters are allowed as permitted uses in the Public/Quasi Pubic (P/QP District) which was determined to have capacity to meet emergency housing needs as further described in

[5] The PIT count is required by HUD annually for the sheltered homeless population and biennially for the unsheltered homeless population. The accuracy of the PIT count is limited for the following reasons: 1) the PIT count represents only one night; 2) the methodology is flawed because certain populations that are difficult to find are under-represented (for example, families with children often hide and/or sleep in the living rooms or garages of acquaintances making it difficult for census volunteers to locate them on the night of the PIT count).

Section 5.6.The City also added definitions for transitional and supportive housing identifying these housing types as subject to the same regulations as the housing type they are most similar to.

5.7 Termination of Housing Subsidies

Government Code Section 65583 requires each city and county to adopt analysis and programs for preserving "assisted housing developments" that are eligible to change from low income housing within 10 years of the Housing Element due date or January, 2025 as a result of termination of subsidy contracts, mortgage prepayment, or expiration of the restrictions on use. When rent subsidies and restrictions expire, lower income tenants may face steep rent increases or even be displaced outright. The affected housing units are referred to as "at risk".

"Assisted housing developments" means:

- Multi-family rental housing developments that receive federal assistance under federal programs or the Community Development Block Grant program; state and local revenue bond programs, local redevelopment programs, or local Housing Trust Fund in lieu fees.
- It also includes multi-family rental units developed pursuant to a local inclusionary housing program or used to qualify for a density bonus.

The analysis is to include a list of each development, the governmental assistance received (if applicable), the earliest possible date of change and the total number of low income units that could be lost during the 10 year period. The 2013 review of assisted multi-family rental housing development in the City of Napa found no units at risk due to a loss of subsidies, or expiration of other restrictions by the January, 2025 timeframe. The following Inventory information regarding Federal and State assisted multi-family rental housing developments was provided by the California Department of Housing and Community Development (HCD), California Housing Partnership Corporation (CHPC) and California Housing Finance Agency (CalHFA), as well as the City Housing Authority (HA), as noted.

Figure 5.31 — Inventory of Assisted Low Income Multi-family Rental Units in City of Napa Reviewed for Possible Termination of Federal, State or local Subsidies or Expirations of Other Restrictions by the Year 2025 and Status

Rolff's Memorial Manor, 209 unit senior low income apartments
2400 Fair Drive
Status: Purchased 9/2008 by Ecumenical Association for Housing, a non-profit

Type of Government assistance received: 202 New first mortgage and tax credits put in place a 55 year term of restriction to 2062.
Not at risk until beyond 2025 time frame (HCD and CHPC lists)

Concordia Manor, 146 unit senior low income apartments
2435 Sutherland Drive (jointly owned with and adjacent to Rolff's Manor)
Status: Purchased in 9/08 by Ecumenical Association for Housing, a non profit
Type of Government Assistance Received: 236 (j)(1) New first mortgage and tax credits put in place new 55 year term of restriction, to 2062. The City Housing Authority also has a Regulatory Agreement that runs until 2064.
Not at risk until beyond 2025 time frame (HCD list, HA).

Napa Park Apartments, 140 unit low, very low and extremely low income apartments
790 Lincoln Avenue
Status: Purchased by tenants in 1995 with assistance of $275,000 City equity loan and $7 million in bond funds. Preserved as a low income complex.
Financing Program 223(f), 223 (a)(7)/202
Maturity date: 12/1/2042 and 5/1/2046 (HCD)
Not at risk until beyond 2025 time frame (HCD list)

Charter Oaks, 75 unit low income apartments
3017 Browns Valley Road at Laurel Street
Status: In 2000, City assured preservation of this apartment as a low income complex through loans, tax credits and guarantee of bond funds. Owned by Charter Oaks Associates. Tax credit affordability is at least 30 and typically 55 years for projects built/financed in 2000's. (Cal Housing Partnership Corp) Housing Authority Covenants run through 7/13/2026, while the bond restrictions run through 2056.
Not at risk until beyond 2025 time frame (HA, CHPC)

Napa Creek Manor, an 84 unit senior low income senior apartment
1300 Jefferson Street
Status: Owned by Napa Housing Foundation, a non-profit
Financing programs: 542(c) HUD 202/8 NC
Maturity: 11/1/2037 (CalHFA) and 5/31/2029 (CHPC)
Not at risk until beyond 2025 time frame (CalHFA, CHPC)

Schoolhouse Court, 14 low and very low income rentals
2175 N. Shurtleff
Status: Owned by Schoolhouse Court Associates c/o non-profit NV Community Housing
Financing Program: 542(c)
Maturity 1/1/2040 (CalHFA and CHPC)
Not at risk until beyond 2025 timeframe (HCD, CalHFA, CHPC)

Pecan Court, 25 low and very low income rental apartments
2020 Clay Street
Status: Owned by Pecan Court Associates c/o nonprofit NV Community Housing;
Financing Programs: 542(c), tax credits
Maturity Date 4/1/2040 (CalHFA,HCD and CHPC)
Not at risk until beyond 2025 timeframe (CalHFA, HCD, CHPC lists)

Jefferson Street Senior Apartments, 78 unit senior low income apartments
3400 Jefferson Street
Status, owned by Jefferson Street Senior Housing, a Non Profit
Financing Program: 202
Maturity Date: No financing termination prior to 2025 (HCD) Restrictions from HUD 202 financing, HCD, City, Housing Authority and County loans run through 2063 (HA).
Not at risk until beyond 2025 timeframe (HCD, HA)

Magnolia Park, 29 low and very low income apartments
Shurtleff Avenue
Apartment constructed in 2004-05 and owned by Napa Valley Community Housing, a nonprofit. Received tax credits.
Not at risk until beyond 2025 timeframe (HCD and CHPC lists)

Hartle Court Apartments, 24 very low income apartments
200 Hartle Court
Mental Health Services Act (MHSA) subsidy reserve projected to last until 2043, and carry restrictions from HCD and CalHFA. (CalHFA, HA) Regulatory Agreements with County and City Housing Authority run through May 2067.
Not at risk until beyond 2025 timeframe (HA, CalHFA)

Creekside Park II, 118 units
2632 First Street
Program 223(a)(7)/221(d)(4)M
Loan Maturity Date 11/1/2025 (CHPC)
Not at risk until beyond 2025 timeframe (CHPC)

Mayacamas Village, 51 very low and low income family apartments
Calaveras Court
Status: Owned by nonprofit Mayacamas Village Associates
State HCD reports no funding termination before 2025. City Housing Authority records show HCD restrictions run through 2055.
Not at risk until beyond 2025 timeframe (HCD, HA)

Silverado Creek Apts., 102 very low and low income family apartments
3550 Villa Lane, Napa
Status: Apartments constructed 1999-2001. Owned by Silverado Creek Partners (BRIDGE Housing and Napa Valley Community Housing)
Funding: tax credits
Affordability period for tax credit projects is at least 30 and typically 55 years, thus will not expire before 2025 (CHPC) HA Regulatory Agreement runs through 2057.
Not at risk until beyond 2025 timeframe (CHPC, HA)

The Reserve, 117 senior low and very low income apartments
Trancas Blvd.
Received tax credits
Status: Apartments constructed 2001-03. City agreement requires ongoing rental restrictions in perpetuity. In addition, affordability period for tax credit projects is at least 30 and typically 55 years, in this case to 2056 (CHPC)
Not at risk until beyond 2025 timeframe (CHPC, HA)

The Vintage, 115 senior low income apartments
Redwood Blvd.
Status: Apartments constructed 2002-03.
Received tax credits. Affordability period for tax credit projects is at least 30 and typically 55 years (CHPC) and in this case is 2056 (HA). In addition, City agreement requires ongoing rental restrictions in perpetuity.
Not at risk until beyond 2025 timeframe (CHPC, HA)

Notes:

Bayberry House, owned by Bayberry, Inc., a nonprofit, operates Bay House that is considered low risk for loss on a CHPC list. It is not multi-family rental housing development but a shared house with 6 residents.

Homebase Apartments identified as 2 units on an HCD list are also not multi-family rental housing, but two homes that provide shared, transitional housing and are now called Rainbow House. They are owned by Catholic Charities who intend to keep operating them. State HCD has provided an EHAP rehabilitation loan to one of the homes that is forgiven as long as the home continues to be operated as transitional housing. The City Housing Authority also has financing restrictions that run through 2023.

The following additional information is provided by the City of Napa Housing Authority on other multi-family assisted developments that are not monitored by the State but that may have received State or federal loans or local revenue bond programs, local redevelopment funding, or local Housing Trust Fund in lieu fees, or that were developed pursuant to a local inclusionary or density bonus housing program.

Bridgeview Apts., 41 units senior disabled including 10 low income units
116-154 Brown Street
Status, owned by Bridgeview Apt. Associates
City Housing Authority agreement requires 25% low income Section 8 units; permit restrictions run beyond 2025.

Abaco Apts., 12 units low income senior/disabled
1555 Third
Status, Privately owned
City Housing Authority agreement require that rents not be more than federal subsidized rents; permit restrictions run beyond 2025.

Redwood Retirement Residence, 97 units senior/disabled including 14 low income
2350 Redwood Rd
Status: Privately owned
City agreement requires 15% low income; permit restrictions run beyond 2025.

Fourth Street Apts., 12 units senior/disabled, 3 of which are low income
1415 Fourth
Status: Privately owned
City agreement requires 23% low income rent; permit restrictions run beyond 2025.

Bequia Apts., 12 units senior/disabled, 3 of which are low income
1443 Division
Status: Privately owned
City agreement requires 24% low income (or Sec. 8) rent restrictions and 76% moderate income. Permit restrictions run beyond 2025.

Brown St. Manor, 12 unit apartment low and moderate income apartments
1976 Brown Street
Status: Privately owned
City Agreement requires 3 low and moderate income rentals and permit restrictions run with beyond 2025.

Laurel Manor, 50 senior low income apartments
3201 Laurel
Status: Owned by Napa Housing Authority; no risk for conversion until beyond 2025 Formal restrictions recorded with CDBG rehabilitation loan made in March 2013 run through March 2033.

Brown St. Senior Village, 2 low income and 10 moderate income senior/disabled units
270 Brown

Status: Privately owned; City agreement requires 16% low income rents and permit restrictions run beyond 2025.

6-unit apartment, 1 of which is low income,
2010 Morlan Drive
Status: Privately owned; City agreement requires 1 low income unit (priority to Section 8) permit restrictions run beyond 2025.

Folks Landing, 14 units senior/disabled, all very low and low income
1350 Calistoga
Status: Privately owned; City Agreement requires ongoing restrictions beyond 2023; permit restrictions run beyond 2025.

Brown St. Apts., 8 Single Room Occupancy very low income units
2143 Brown St.
Status: Privately owned; City agreement requires all very low income through 2025.

Oran Court, 13 very low and low income apartments
120-144 Oran Court
Status: Owned by nonprofit NV Community Housing; City agreement requires ongoing rent restrictions to 2028.

Whistlestop Townhomes, 17 very low and low income apartments
2220 Yajome St.
Status: Owned by Napa Valley Community Housing; City agreement requires ongoing rent restrictions beyond 2023; HOME funding restrictions run through 2034.

Villa de Adobe, 12 low and very low income apartments
2270 Clay Street
Status: Owned by Napa Valley Community Housing; purchased and rehabilitated 2000-2001. City agreement requires ongoing rent restrictions through November 2020. However, County loan including rent restrictions run to 2030.

Montrachet Apts., 200 unit apartment including 20 lower income units
Soscol Avenue
Status: Apartment constructed in 2002-03. City agreement requires 20 lower income inclusionary units in perpetuity.

Hawthorne Apts., 200 unit apartment including 20 lower income units
Solano Avenue
Status: Apartment constructed in 2002-03. City agreement requires 20 lower income inclusionary units in perpetuity.

Hawthorne Village II, 44 unit apartment including 3 lower income units
Solano Avenue
Status: Apartment constructed in 2006-08. City agreement requires 3 lower income inclusionary units in perpetuity.

Villa Lane Villas, 18 unit apartment including 2 lower income units
Villa Lane
Status: City agreement requires 2 lower income inclusionary units in perpetuity.

Lincoln Gardens, 30 unit apartment including 3 lower income units
California Blvd.
Status: Apartment constructed 2003-04. City agreement requires 3 lower income inclusionary units in perpetuity.

Saratoga Downs, 124 apartments including 18 lower income units
Atrium Parkway
Status: Apartments constructed in 2004-06. City agreement requires 28 lower income units in perpetuity.

Pueblo Orchard, 15 low income rentals
Pueblo Ave.
Status: Multi- Family rentals constructed 2004. City agreement requires ongoing rental restrictions in perpetuity.

La Homa Village, 24 unit apartment including 4 lower income units
La Home Drive
Status: Apartments constructed 2002-03. City agreement requires 4 low income inclusionary in perpetuity.

The Grove Townhomes, 1 low income rental as part of a for sale development
El Centro Ave.
Status: Townhomes constructed 2005-06. City agreement requires 1 low income rental, a density bonus unit, to be restricted in perpetuity.

Hickory Street Duplexes, 4 low income rental units
Hickory Street
Status: 2 duplexes (4 units) constructed in 2009. Low income rents required in perpetuity as a result of receiving a density bonus.

Alexander Crossings
Saratoga Drive
Status: Apartments Under Construction 2013 to include 27 very low income units. City loan agreement will restrict these units to well beyond 2025.

Note: Skyline Apartments at 2009 Imola is outside Napa City Limits

While NO multi-family assisted housing developments are considered to be "at risk" it is important to recognize that the cost of preserving existing rental housing is far less than the cost of producing new rental housing comparable in size and rent levels. Total development costs of two recent Napa Valley Community Housing family apartments in Napa (Magnolia Park 2005) and Yountville (2010) were $317,000 and $320,000 per unit. The larger mixed income Alexander Crossings Apartments cost $225,000 per unit, while pro forma's for two other approved but not yet built affordable projects are $294,000 per unit for Napa Creekside and $357,000 per unit for Oak Creek Terrace. If the costs per unit for the 5 projects together are averaged, similar costs would translate to more than $3.1 million for 10 units in 2013.

By comparison, the potential cost of preserving 10 existing low income units through the purchase of affordability covenants for a period of time can be approximated.[6] Preservation cost is estimated as the difference between market rent and affordable rent. A January, 2013 survey of 1,073 2 bedroom units built in Napa had an average market rent of $1,406[7]. 2013 affordable HUD rent limits for 3 person low income households at 60% of median income is $1,228 including all utilities except phones. Assuming an additional $100/month for utility costs there is an "affordability gap" of approximately $280 per month per unit, or $33,600 for 10 units for one year.

The following nonprofit housing developers are active in Napa Valley and could assist the City in the preservation of at-risk units: Napa Valley Community Housing; Ecumenical Association for Housing; and Bridge Housing. There are also private developers in the Napa Valley, including owners of rental apartments with subsidies or other rent restrictions, who might be interested in participating in their preservation. Such developers may have access to state and federal tax credit funding and to rehabilitation loans through City programs.

Potential funding sources to assist in the preservation of at-risk units include Community Development Block Grants, tax credits, and HOME funds. The City could use these funds to provide gap financing to assist nonprofits in acquiring an ownership share in complexes containing at risk units. State HCD also has a multi-family housing program that provides deferred payment loans for acquisition and rehabilitation of at risk units.

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[6] Affordability covenants can be incorporated into housing projects to tie rents to established income thresholds to maintain the affordability of the units, either for a set period of time or in perpetuity. These controls can be set up through various regulatory or other legal agreements.
[7] Annual survey conducted by Napa realtor Randy Gularte.

In such a situation, the City could also explore direct negotiations with at-risk project owners to extend the terms of the affordability restrictions. There may be financial incentives the City could offer, such as use of local housing trust funds or disincentives to raise rents to market rentals. This is particularly true if the owner is seeking added bond financing, rehabilitation assistance, or conducting other transactions that require City approval or participation. To the extent feasible, extensions of below market agreements would try to keep the units affordable for as long as possible. The Housing Element contains a policy and program to retain assisted projects.

Section 6

Housing Background — Planning for Our Future

6.1 Napa's Regional Housing Responsibilities

The Association of Bay Area Governments — ABAG — develops a Regional Housing Needs Allocation (RHNA) assigning the region's share of the statewide housing need to the cities and counties within the region. The RNHA is for the January 2015 - January 2023 Housing Element time period. It designates overall need and, within the overall need, housing needs for various income levels in the city.

In developing the methodology for distributing the latest regional housing needs, the Association of Bay Area Governments needed to balance state laws that require regional sustainable development with "fair share" components. Considering local input and using a "Priority Development Area (PDA)" framework, ABAG directed much of the regional growth to infill locations near transit and jobs. Directing growth to these infill areas was a key component in protecting the region's agricultural and natural resources. It also encouraged housing, particularly affordable housing, in neighborhoods near transit, jobs and services. However, to make sure that PDAs in communities throughout the Bay Area did not shoulder too much of the responsibility for meeting the region's housing need, the method also needed to ensure that all jurisdictions share responsibility for meeting the region's housing needs. Each jurisdiction was assigned a minimum number of units to meet 40% of its household formation growth, then "fair share" factors were applied that considered a community's past affordable housing construction, 2010 jobs, and transit service. This approach resulted in lower housing need numbers than in prior Housing Element planning periods to all jurisdictions in Napa County. The approach is supportive of local goals to protect the County's agricultural resources and to promote efficient use of land in core mixed use areas where transit, jobs and services are nearby. In the City of Napa, the Downtown and Soscol Gateway Mixed Use areas are located within the City's designated PDA.

For the Housing Element planning period extending from January 2015 to January 2023, the City must identify adequate sites for the following RHNA numbers. The new need number totals are generally consistent with City growth rates since 2007, but lower than longer term historic or

planned growth rates. However, there are no restrictions on approving housing at locally planned levels. In the City of Napa, the available land supply remains adequate to meet future housing needs at all income levels. The income limits for the various income categories are established annually by HUD, published on the State of California Department of Housing and Community Development (HCD) website and listed in Section 1 of this Element. As described in more detail later in this section, low density zoned sites provide site capacity for housing types (detached and attached single family homes) that typically meet Above Moderate Income household needs, while multi-family residential sites provide capacity for housing types (apartments and some condominiums) that meet Lower and Moderate Income household needs. Higher density mixed use sites provide additional capacity for meeting needs at all income levels.

Figure 6.1 — Napa's 2015- 2023 Regional Housing Needs Allocation (RHNA)

	Very low Income	Low Income	Moderate	Above Moderate	Total Units
City Need	185	106	141	403	835

The Housing Element must also address housing needs for extremely low income households. For this purpose, it is estimated that 50% of the City's Very Low Income housing need for the 2015-2023 planning period will be for households earning less than 30% of median income (considered "Extremely Low Income" per the definitions in Section 1.2). Thus, the City's number of extremely low income households needing housing for the 2015- 2023 planning period is estimated at 92 units. Housing types available and suitable for Extremely Low Income households include Single Room Occupancy units (SRO's), apartments, emergency shelters, supportive housing and transitional housing. The Housing Element includes several programs to address Extremely Low Income housing needs -- from new and rehabilitated apartments and SRO's, to rental assistance programs, and Permanent Supportive/Transitional Housing.

In addition to the units identified in Figure 6.1 above, the City of Napa and the County of Napa have entered into two separate transfer agreements for the transfer of 57 housing units from the County to the City, including 16 very low income units, 10 low income units, 10 moderate income units, and 21above moderate income units. As part of these agreements, the County agreed to contribute funding for construction of two projects within the City that include affordable housing units. As of June 2014, no transfer agreements had been finalized or accepted by ABAG. Consequently, Figure 6.1 reflects solely the City's RHNA allocation. If any transfer agreements do

occur the City's sites inventory is adequate to cover the City's RHNA allocation as well as the units proposed in the transfer agreements.

6.2 Where Can We Put New Housing?

State Housing Element law requires that the City inventory and identify vacant and underdeveloped sites, as well as sites with known potential for housing and/or mixed use redevelopment which are available for housing development. The City has an obligation to identify adequate sites that are and/or will be available for housing development during the Housing Element timeframe with appropriate zoning and development standards and with public services and facilities needed to encourage the development of housing consistent with City "fair share" regional need numbers.

To determine whether the site is truly "available for development", the element must indicate the zoning, whether the site is sufficiently served by public facilities such as sewer and water, the slope and topography and whether there are environmental barriers to development, such as wetlands. The inventory should include density ranges for all residential land use. The analysis of zoning should consider historical land use patterns, densities and indicated trends, and whether sites are developable "by right", particularly meaning the use doesn't require a conditional use permit. The analysis should specify the availability of water, sewer, transportation and other infrastructure for sites in each category. Finally, this section should describe the potential for mixed use zoning as a contributor to housing site capacity.

Land suitable for residential development includes vacant residentially zoned sites; vacant non-residentially zoned sites that allow residential uses; underutilized residentially zoned sites capable of being developed at higher density or with greater intensity; and non-residentially zoned sites that can be redeveloped for, and/or rezoned for residential use. The sites inventory must be parcel specific and include the site size, zoning, density ranges and any minimum density requirements.

Environmental constraints and infrastructure descriptions do not have to be provided on a site specific basis, but the analysis must include enough detail to determine whether the sites can accommodate projected residential need and whether infrastructure is or will be available to identified sites in the 2015-2023 planning period. To establish the capacity for lower income sites, if a local government has adopted density standards consistent with state population based criteria

(20 units per acre in Napa's case) no further analysis is required to establish the adequacy of the density standard.

Land Available for Housing

The City of Napa was perhaps the first city in the region to adopt a Rural Urban Limit (RUL) line in 1975 to protect its agricultural, small town heritage. That RUL has remained in place, virtually unchanged, for the past 38 years. The City debated the wisdom of expanding the RUL during the 1998 General Plan update but ultimately reaffirmed the existing RUL. In 1999, following General Plan adoption, the City Council took further action to place on the ballot "Measure A", a City Charter Amendment which requires a vote of the people to modify the boundaries of the RUL. This measure passed and is in place. Thus, the City has a history of and support for maintaining stable urban boundaries for the primary intent of preserving agricultural lands outside these boundaries. Given this, a major policy thrust of recent Housing Elements is to assure wise and efficient use of remaining vacant and built on land to meet future housing needs.

The City's 1998 General Plan identified potential for approximately 7,840 additional dwelling units of varied types and densities within the Rural Urban Limit from 1994 through 2020 or an average of 300 units per year. The City's growth has remained well below this average. Through December, 2012, the City issued 209 building permits/year on average There were only three years during this time frame when there were more than 300 building permits issued; these were years when larger apartments received building permits because apartments typically receive building permits for all units at once. In the five year period from January 2007 to December 2011, fewer than 80 units per year were issued due to a national economic recession. The City's current Regional Housing Need numbers for the eight year planning period, from January 2015 through January 2023, are 95 units per year, lower than the city's long term average growth rates. However, there are no restrictions in constructing housing at locally planned growth rates that may be higher than regional need numbers.

The City of Napa and County of Napa have entered into a Memorandum of Understanding (MOU) for future annexation and development of the "Napa Pipe" property. The Napa Pipe property is approximately 154 acres in size and is located in an unincorporated area south of Kaiser Road and east of the Napa River, outside the City limits and outside the RUL. The property is surrounded on three sides by the City limits (and the RUL line), and on the fourth side by the Napa River.

The City will place a measure on the November 2014 City ballot to modify the City's RUL to include

the Napa Pipe property. This proposed expansion of the RUL is intended to facilitate the ultimate annexation of the Napa Pipe property into the City limits, consistent with goals to focus urban development in the incorporated cities in Napa County, and to protect designated agricultural and open space lands from future development. If the voters approve an expanded RUL, and the City and LAFCO approve the annexation of the Napa Pipe Property into the City limits, it is anticipated that the annexation of the property will occur in phases. Per the Memorandum of Understanding (MOU) that the City of Napa and County of Napa have entered into, housing developed on the Napa Pipe property will be credited toward the County's RHNA obligations. Therefore, the Napa Pipe property is not being relied upon for accommodating the City's RHNA allocation and has not been included in the inventory of housing sites (Appendix B).

Sites for Above Moderate Income Housing

The following figure shows estimated acres and low density residential potential available in the Housing Element timeframe.

Figure 6.2 also lists — but does not include—lands on the southwestern urban fringe that are currently outside the City, but within the City's RUL and Sphere of Influence. These lands will require further master planning before any development can occur. Annexation and master planning are expected may place these units beyond the planning period, so conservatively they have not been counted in the Housing Element timeframe; however, this does not preclude such development from occurring. The following Map identifies these City General Plan Planning Areas.

Figure 6.2 — Estimated Low Density Land Available and Residential Potential (2015-2023)

Neighborhood Planning Area	Acres	Estimated Added Potential
Linda Vista	50	190
Vintage	27	125 (other than Big Ranch)
Big Ranch	99	310
Browns Valley	92	110
Pueblo	28	60
Beard	4	15

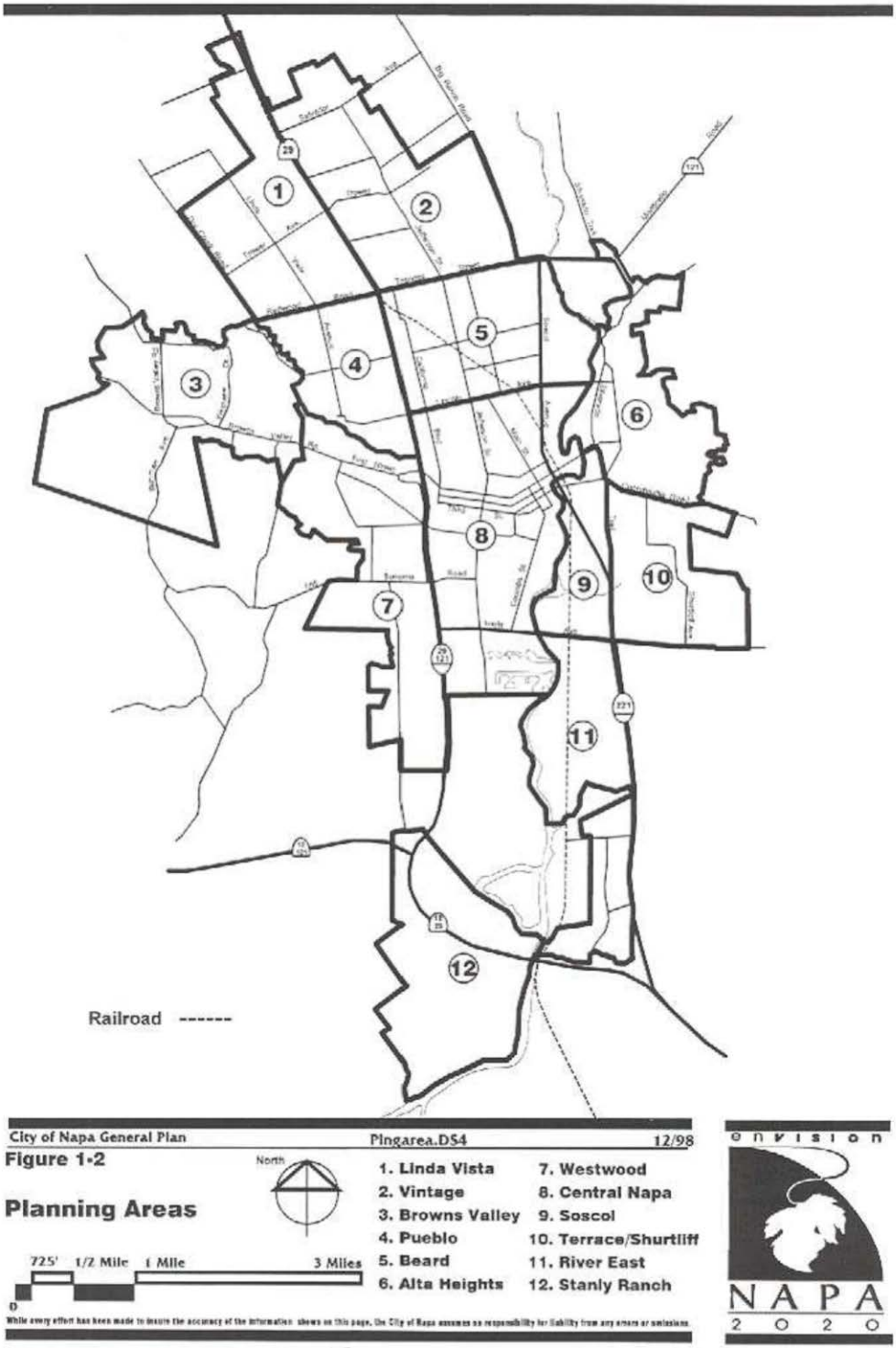
Neighborhood Planning Area	Acres	Estimated Added Potential
Central Napa	2	10
Alta Heights	65	105
Terrace Shurtleff	65	240
Westwood	68	130
Stanly Ranch	240+	12
Total:		1,307 units (RHNA=403*)
Ghisletta/Horsemens	95	300-700 (assumed to be longer term)
Approved Above Moderate Townhomes		237

Source: City of Napa

* In early 2013, a potential transfer of units between the City of Napa and the County of Napa was proposed, including 21 above moderate-income units. As of June 2014, no transfer agreements had been finalized or accepted by ABAG. If any transfer agreements do occur, the City's sites inventory is appropriate to cover the City's above moderate-income RHNA allocation as well as the units proposed in the transfer agreements.

New low density, single family homes help meet needs of "Above Moderate" income households. The City's single family neighborhoods will continue to see infill subdivisions on vacant and large, underused lots. These subdivisions will occur consistent with existing zoning and development patterns over the time frame of the General Plan and beyond.

Figure 6.3 — Map of City Planning Areas



Low densities in the Napa General Plan range from 0 to 10 units per acre. There are 114 low density "pods" or subareas that have more discrete density ranges, ranging from 0 to 2 to 5 to 10 units per acre, depending primarily on generalized neighborhood character and environmental site constraints (hillside slopes, creeks, etc.). Hillside slopes are found in the Browns Valley, Alta Heights and Westwood Planning Areas; other neighborhoods are generally flat. Even using conservative estimates of development potential within these pod ranges (considering nearby development patterns, site constraints and existing uses, if any), the Housing Element timeframe low density development potential of 1,300 housing units on approximately 600 acres of land substantially exceeds the 428 unit "above moderate" short term need. As of mid- 2013, the city had nearly 265 low density single family homes approved but not yet constructed within this total development potential. Having development potential doesn't mean that every lot will be subdivided; that is in part controlled by a private property owner's decision or ability to obtain financing, but it does mean that the City continues to have adequate sites to meet above moderate income needs. Increasingly, remaining parcels are less than 5 acres in size.

Condominiums and higher density single family attached developments provide further potential to meet above moderate income needs. In addition to the foregoing 1,300 units site potential total, there are several townhome/condominium projects currently approved, that provide 237 additional "above moderate" income units, if all of these units are ultimately constructed. Median housing sale prices of all homes have risen 32% from June 2012 through June 2013 to $456,800. Prices are still far below the $564,000 median sales price of homes in June 2007. Current median sales prices of $327,700 for condominiums indicate that some condominiums may be affordable to moderate income households. According to HUD methodology, a four-person moderate income household can afford to pay up to $350,980 for a three bedroom home. However, it is uncertain how long this situation will continue, and newly constructed units will very likely be higher priced. Three bedroom single family homes have median sales prices of $470,800 in June 2013, well above the amounts a moderate income household can afford. (Sales Price information from Zillow.com)

Sites for Moderate and Lower Income Housing

The following Housing Element sites analysis focuses on Multi-Family Residential sites to meet housing needs of extremely low, very low, low and moderate income households. Mixed Use sites provided additional capacity. Market rate apartments, particularly those that are older than five years, provide housing for moderate income households and some lower income households, based on income limits tables and a review of market rents in

Napa. Over the long term as remaining Multi-Family Residential sites continued to be developed, General Plan "Mixed Use" sites will play an increasing role in meeting these housing needs, especially in the Downtown and Soscol Gateway areas. Other mixed-use areas with higher density housing potential include Tannery Bend and along south California Blvd.

Refined site lists and maps of larger vacant and underutilized Multi-Family Residential and Mixed-Use sites in Napa available for multi-family housing developments (short term to January 2023) is included as Appendix B. The lists contain General Plan ranges of development potential by "site", which means: commonly owned adjacent parcels likely to develop as one site; and other individual parcels.

Housing Element guidelines want to see a "realistic capacity" potential for these sites rather than a density range for purposes of documenting Housing Element adequate site capacity. To be conservative regarding the Multi-Family Residential sites, realistic capacity potential has been estimated at the low end of the General Plan range for smaller sites less than 0.8 acres in size as these sites can be more difficult to develop at the higher ends of density ranges in a residential neighborhood context; and at the mid-point of the General Plan range for larger sites. City General Plan policy and implementing zoning has for many years contained requirements to meet *minimum* density standards, and these standards are being met. In addition, General Plan Housing policy encourages well designed developments that achieve the mid-point of density ranges or higher to provide for efficient use of remaining lands within the RUL, and the City has a track record implementing this policy on multi-family sites.

Nearly two thirds of multi-family developments approved from 1999 when the General Plan requirements were put in place and records began being kept to 2013 have typically been at the mid-point of their density ranges or higher. Staff reviewed the 29 multi-family apartment and townhome approvals greater than five units during that time frame and found that 18 or 62% were approved at the mid-point of the density range or higher. Ten or 34% --including Hawthorne Apartments and Hawthorne Apartments II on Solano, Lincoln Gardens Apartments on California Blvd., Magnolia Park Apartments on Shurtleff, Jefferson Street Apartments, the Reserve Apartments, the Vintage Apartments, and the Grove Townhomes, Miller Mobile Home Park expansion and Oak Creek Terrace Apartments were approved at 100% of the density range or were granted density bonuses.

Figure 6.4 — Sites Initially Available to Meet Moderate Income Need (Zoned up to 20+ units/acre)

*RHNA MODERATE INCOME NEED NUMBER= 141 UNITS**		
Multi-Family Residential subarea sites zoned up to 20 units per acre	Density Range	Number of Units realistic capacity**
AH 104-1, -2 – 2 sites	15-20	45
B 81-1, -2, -3, -6, -7 – 5 sites	15-20	56
B81-4 – 1 site, approved for sale project with 7 moderate income units	15-20	7
B 84-1 – 1 site	15-20	8
B 86-1 – 1 site, proposed project	15-20	20
CN 151 – 1 site	15-20	8
CN 161-1 – 1 site, approved for sale project with 5 moderate income units	12.5-15	5
CN 161-2 – 1 site	12.5-15	73
CN 163 – 1 site, 2 approved duplex units	10-20	2
LV 13-1, -2 – 2 sites	15-20	14
MU 475 – 1 site, approved apartment project, 20 market rate apts.	10-40	20
MU 532; MP G4 – 1 site	25-40	441
P 61-1 – 1 site	15-20	18
P61-2 – 1 site, approved for sale project with 3 moderate income units	15-20	3
TS 177—1, -2, -3, -4, -5, -6 – 6 sites	12.5-15	92
V 21-1, -2 – 2 sites	15-20	18
V 24-1, -2, -3, -4 – 4 sites	12.5-15	46
W 113-2,– 1 site, Approved project – Napa Villas	15-20	39
W 113-2, -3, -5 – 2 sites	15-20	34
W 114 – 1 site	15-20	59
W 132-3 – 1 site, proposed project	20-25	50
Subtotal:		*1,058*
Estimate of Moderate Income second units:		*9*
TOTAL:		1,067

* In early 2013, a potential transfer of units between the City of Napa and the County of Napa was proposed, including 10 moderate income units. As of June 2014, no transfer agreements had been finalized or accepted by ABAG. If any transfer

agreements do occur the City's sites inventory is appropriate to cover the City's moderate-income RHNA allocation as well as the units proposed in the transfer agreements.
** Realistic capacity for purposes of documenting adequate sites is assumed to be the low end of density range for sites less than 0.8 acres and mid-point for sites larger than 0.8 acres.
Figure 6.4 excludes longer term sites e.g., sites expected to be affected by Napa River Flood Project or Annexation/Master Plan needs until after January 2023.
In addition to Multi-Family Residential sites, there are many Mixed Use sites that also provide multi-family or residential mixed use housing potential to meet moderate income needs. (See further discussion under Lower Income Multi-Family sites).

Moderate Income Sites

The multi-family residential sites list and summary demonstrates that various multi-family residential sites continue to provide *adequate* capacity available to meet moderate income needs during the 2015 to 2023 planning period. A small number of second units also help meet RHNA moderate income needs as further described in the second unit discussion. Figure 6.4 above summarizes the sites available to meet moderate income needs.

A review of the Multi-Family sites in Appendix B shows that many of the sites are not vacant, but are large lots that are substantially underutilized with a single family home (or more units) on them. The City has a track record of these sites being redeveloped with multi-family uses. A quick review identified 12 multi-family sites with one or more pre-existing units on the site that have been developed or approved between the years 1999 and 2013, leading to the conclusion that based on development trends and City policies, standards and incentives, such existing uses are not impediments to multi-family development of these sites.

Lower Income Sites

Housing sites to meet lower income needs have been met by a combination of multi-family residential-sites zoned at 20+ units per acre, approved lower income units in projects that are not yet under construction, two larger multi-family residential zoned sites with 15 to 20 unit per acre densities, and a small number of low income second units. Altogether these sites provide capacity substantially above the City's need. Figure 6.5 below summarizes need numbers and site capacity.

Figure 6.5 —Sites Initially Available to Meet Lower Income Need (Zoned 20+ units/acre)

*RHNA LOWER INCOME NEED NUMBER= 291 UNITS**			
GP POD	Density Range	Acres	Number of Units, Realistic Capacity**
B77-1, -2, -3 – 3 sites	20-25	4.13	92
B81-5 – 1 site	15-20	1.35	24
CN 142 – 1 site, approved for sale project including 16 lower income units	12.5-16	3.8	16
MU 475 – 1 site, approved rental project including 2 lower income units	10-40	1.04	2
MU 532; MP G4 – 1 site	25-40	18.7	48
TS 175-1 – 1 site	20-30	0.65	13
V 33H – 1 site, approved 100% lower income units	18.5-25	2.44	57
V 37-1, -2 – 2 sites	20-22	4.38	91
W113-1 – 1 site, approved 100% lower income units	15-20	1.77	41
W113-4	15-20	2.49	44
W 126-1 – 1 site, approved for sale project including 3 lower income units	20-30	0.85	3
W 126-2 – 1 site	20-30	0.5	10
W 132-1, -2 – 2 sites	20-30	2.01	51
Subtotal			*492 units*
Estimate of Lower Income Second Units			*27*
Total			*519*

* In early 2013, a potential transfer of units between the City of Napa and the County of Napa was proposed, including 26 lower income units. As of June 2014, no transfer agreements had been finalized or accepted by ABAG. If any transfer agreements do occur the City's sites inventory is appropriate to cover the City's low and very low-income RHNA allocation as well as the lower income units proposed in the transfer agreements.

**Assumes low end density range for sites <0.8 acres; mid-point for larger sites or as approved.

In addition to the City's multi-family sites, an increasing source of sites for higher density housing now and in the future are the city's mixed-use areas – particularly the Downtown and the Soscol Gateway, which have been identified as "Priority Development Areas" in the region's One Bay Area Plan. Mixed-use areas also include the Tannery Bend area south of Downtown between Coombs Street and the Napa River; California Blvd. south of Clay Street, and the city's commercial corridors. The City was starting to see mixed-use developments before the national recession began in 2008. More residential over stores, and apartments or condominiums in mixed use areas is anticipated in the future.

City plans have long encouraged housing downtown to support downtown vitality, and provide for more varied walkable and transit friendly housing opportunities near services. The Downtown Specific Plan, adopted in 2012, reinforces and refines this approach. Minimum densities throughout most of Downtown, the Soscol Gateway, Tannery Bend, California Blvd Mixed Use and the City's commercial corridors of 20 units per acre help assure housing capacity over time, support transit use and support site reuse feasibility in these core City areas.

To date, three mixed use developments with more than one unit have been approved or constructed in Napa. They include eight units plus commercial space in Jasna Commons, a small 0.42 acre site on California Blvd developed at 19 units per acre; Sciambra Bakery and Apartments on Freeway Drive, a horizontal mixed use development where the apartments are approved at 21 units per acre on 1.04 acres behind the bakery; and the Downtown Riverfront project on Main Street, 50 units plus retail and offices on 1.34 acres, 37 units per acre.

Mixed Use Sites

A *selected* group of mixed use sites out of a much larger number have been identified as having potential to redevelop with residential mixed use in the 2015-2023 Housing Element timeframe. In general these sites were selected because they were identified as potential sites in the Downtown Specific Plan or, outside of Downtown, because the 2007-2014 Housing Element feasibility analysis found they do not have significant development constraints associated with them or are expected to be free from constraints in the near term; are typically underutilized; have been identified as suitable sites for residential use in prior studies; and/or there are or have been active marketing efforts or redevelopment proposals associated with the sites.

"Realistic capacity" for Downtown sites has been estimated based on Downtown Plan estimates, and at 20 units per acre outside of Downtown which is not unusual and has been approved for several Napa residential developments over the past decade. Lower parking standards, parking

exempt areas in the core downtown, higher heights and height bonuses also facilitate more intensive mixed uses in the Downtown. These are considered to be *example* sites; residential development is permitted on other sites in the area as well.

Figure 6.6 — Mixed Use and Commercial Mixed Use Sites Providing Added Lower, Moderate, and Above Moderate Site Capacity

Map Subarea Identifier & # sites	Site Acres	Name	Density	Realistic Capacity
B 440 – 1 site	1.2	Permanente Way	20-40	24
CN MU-487 -1	0.97	Laurel St.	20-40	19
CN MU-487 -2	2.73	Oak & California	20-40	55
CC 490 – 1 site	13+-	Imola Ave	20-40	87
MU-532-1, -2, -3	3.12	Silverado Trail	20-40	62
Downtown Specific Plan – 14 sites in 11 subareas	10+-	Various	20-40*	249
Total				496

*Except for a portion of one site which is 10-25 units per acre and a site within one subarea which is 20-60 units per acre
Notes: The above list contains Selected Sites only. Selection criteria included vacant or underutilized site conditions; general feasibility; timely completion of flood improvements (if applicable); lack of major constraints; expressed owner interest, or site identification from the Downtown Napa Specific Plan. There are other properties in these areas that also have potential for redevelopment and where redevelopment or reuse could occur during the planning period.

Second Units

To estimate likely very low, low and moderate income accessory second dwelling units that may be anticipated over the eight year January 2015 through January 2023 planning period, Staff reviewed second unit building permits from 1999 to the middle of 2013. 86 units were issued building permits or nearly 6 units per year. A similar construction rate from 2013 to 2023 results in 48 potential second units. However, not all units can be expected to be used as second units. To determine how many are actually used as second unit permanent housing and at what affordability levels, Staff sent out surveys to owners of properties with second units. 75% of survey respondents reported that the second units were being used as permanent housing. Staff discounted the 48 units by 25% to come up with the 36 second units estimate for the upcoming time frame. Of those used as second units (rather than home offices or other), all were rented at affordable rents: 75% at extremely low, very low and low income rents and 25% at moderate income rents. From the survey, Staff then derived affordability estimates of future second units.

Figure 6.7 — Second Dwelling Unit Potential

ACCESSORY SECOND DWELLING UNITS		Second unit survey identified 75% of second units actually being used as permanent housing. Of this: 75% are rented at very low/low income rents and 25% moderate.	
Built 1999-2013	86	Number of Units	Est. EL/VL/L, Mod
Projected 2015-2023	48	x 75% = 36 used for housing	27 ex. low, very low, low; 9 moderate income units

Summary of Housing Site Potential (Figures 6.2 -6.7) Compared with RHNA

	Extremely Low Very Low and Low Income (20+ u/ac)	Moderate Income (up to 20 u/ac)	Above Moderate	Totals
RHNA ALLOCATION 2015-2023*	291	141	403	835
Low Density Zoned Sites for Above Moderate Income Units, including Approvals			1,307	*1,307*
Other Approved Above Moderate Units in Multi-Family Zoned Areas			237	*237*
Moderate Income Units		1,058		*1,058*
Lower Income Units	492			*492*
Projected Second Units *(no assigned density)*	27	9		*36*
RESIDENTIAL SITE TOTALS:	519	1,067	1,544	3,103
ADDITIONAL POTENTIAL				
1. Selected Residential Mixed Use Sites Potential 20+ units per acre zoning (for information purposes only)				*496*
2. Potential Longer Term Residential site capacity after flood improvements, annexation/master planning (for information purposes only)				*1,198-1,598*

* In early 2013, a potential transfer of units between the City of Napa and the County of Napa was proposed, including 16 very low income units, 10 low income units, 10 moderate income units, and 21 above moderate income units, for a total of 57 units. As of June

2014, no transfer agreements had been finalized or accepted by ABAG. If any transfer agreements do occur the City's sites inventory is appropriate to cover the City's RHNA allocation as well as the units proposed in the transfer agreements.

While the foregoing sites and second units provide adequate capacity for this planning period and beyond, prior Housing Element studies have identified other sites not currently designated for multi-family residential or residential mixed use that appear to either be excellent sites for residential use or that could have potential for residential or residential mixed use over the longer term. All of these sites will be subject to additional study before such use could be considered or occur. The Housing Element contains a program recommending follow-up analysis to provide added sites for future needs.

Figure 6.8 — Other Sites with Possible Potential for Multi-Family Residential or Mixed-Use after Follow-Up Actions

POD #	Acres & name or street	Current GP	Potential Change
TC 401	4.95 acres Solano Avenue; other TC sites as well	Tourist Commercial	Allow residential as secondary use in TC areas
PS 872	9.0 to 11 acres City Corporation Yard. Excellent central location should Corp. Yard be relocated.	Public	Mixed Use
LI 640	1.87 underused site adjacent to multi-family residential in central location	Light Industrial	Multi-Family
SFR-80	5.0 acres currently affected by Flooding	Single Family	Park or Multi-Family

Potential Zoning and Site Constraints

The sites analysis must include potential zoning, environmental, infrastructure and other site constraints. The following section summarizes this information. The Multi-Family and Mixed Use Sites tables in Appendix B include information on zoning, as well as individual site notes.

Environmental Constraints

The site analysis should indicate whether there are environmental barriers to development, such as wetlands, steep slopes, and flooding. Nearly all of the identified Multi-Family Residential and Mixed Use sites are flat sites. Only two sites have hillside slopes: one on Browns Valley Road (APN 050-270-013) and one that is currently outside City limits (APN 043-062-006) and has longer term potential beyond 2023. More common constraints are the presence of creeks or the Napa River, either relating to setbacks, resource impacts, or floodplain. One site on California Blvd (APN 002-071-001) has a creek that affects a portion of the site, but has a remaining area where development can be clustered. Several other sites are adjacent to creeks and the Napa River, which means development setbacks must be observed along the river or creek frontage and that riparian protection may apply. However, environmental constraints for listed sites do not preclude assumed densities or realistic capacity.

Many properties along the Napa River and its creeks are subject to floodplain regulations. The City of Napa has a history of flooding through the center of the City and is continuing work on a multi-year Flood Protection Project. The Napa River Flood Protection Project is a nationwide model for flood protection—a "living river concept". The project was adopted in 1999 by the Napa County Flood Protection District and Army Corps of Engineers and work has been ongoing since 2000. The Project when complete will have restored hundreds of acres of high-value tidal wetlands of the San Francisco Bay Estuary while protecting 2,700 existing homes, 350 businesses, and over 50 public properties from 100-year flood levels.

The Napa River Flood Protection Project in the City of Napa involves about six miles of the Napa River, from Highway 29 on the south, to Trancas Street on the north, and a mile of Napa Creek improvements upstream to Jefferson Street. The "living river" design reduces flood water levels through the removal of old levees to create a 600 acre wetland in the south (completed); riverbank widening/terracing from Kennedy Park to Third Street to reconnect the River to its historic flood plain (completed); removing or replacing bridges that impede flood flows (completed); and creating bypass channels at River and Creek oxbows (Napa Creek work was completed in 2013). Federal funding for the Oxbow Bypass was secured in mid-2013. The Oxbow Bypass is a key Flood Project component that will provide significant flood protection particularly to the Oxbow area, Napa Valley Exposition and Soscol Avenue properties. Riverside trails are incorporated into the design of floodwalls and levees throughout the Project area. Remaining work includes flood walls north and south of Downtown.

The Flood Project was initially expected to be complete within 8 years. While substantial work is completed as of 2013, funding delays at the Federal level have extended completion of the entire Project.

There has been a reduction in flood levels for many properties as a result of work completed by 2008 (wetlands restoration; floodplain terracing from Kennedy Park to 3rd Street; railroad realignment; five new bridges; and some floodwalls/levees.) In 2010, FEMA issued revised flood maps that show these reductions. The Napa Creek portion of the Project has since been completed in early 2013, resulting in further reductions.

Another FEMA map revision is anticipated after completion of the Oxbow Bypass to determine the extent of flood reductions at that time. Timing for the last phases of the Flood Project are uncertain as there continues to be extreme competition for federal funding.

If a listed housing site is either removed from major flood constraints by Flood Project work completed to date, or as an anticipated result of the Oxbow Bypass or by other improvements within the Housing Element timeframe of 2023, the site is included in the housing sites list and map for this planning period. There are a few housing sites that remain constrained and so are listed as future longer term sites. These sites are not mapped or identified in available housing site totals.

A detailed study has also been completed for Salvador Creek to identify the 100 year floodplain for this drainage basin. FEMA adopted revised Flood Insurance Rate Maps for properties along this creek in 2010 and after further review, amended the Flood Insurance Rate Maps to reclassify many properties along Salvador Creek out of the Floodplain in 2012.

FP - Floodplain

The City has a FEMA approved Floodplain Management Ordinance, NMC Section 17.38 and participates in the National Flood Insurance Program. The Public Works Director is the official Floodplain Administrator. Many of the Multi-Family sites listed in Appendix B have a :FP Floodplain Management Overlay District Zoning because they are within the 100 year Floodplain. In the Floodplain, development is not precluded, but some basic requirements apply: all new residential construction and substantial improvements to residential units must have the lowest floor, including a basement, elevated to one foot or more above the base flood elevation; and all attendant utilities and sanitary facilities must be constructed to resist flood damage. The City now also requires onsite stormwater detention so that it does not add to peak flood flows.

Many properties are further affected by constraints associated with Floodway, Flood Evacuation Area and/or Napa River Flood Protection Project Ordinances.

Floodway

The Floodway is the area within the Floodplain which must be reserved to carry the base flood. There are very strict regulations that apply to all development within the Floodway to prevent any blockage of the flood waters. If most to all of a site is affected by the floodway and the property may not be removed from the floodway by 2023, it has not been included on the mapped, available sites list.

FEA – Flood Evacuation Area

The City's local Flood Evacuation Area policies and zoning restrictions were established to protect residents and minimize impacts to emergency services caused by residential developments in the Area. During the 1986 flood many residents refused to evacuate their homes until the situation became so hazardous that emergency services were required to assist them. As a result, new development of more than four units per site is only permitted:

(1) When a flood evacuation plan is provided that addresses flood evacuation needs of future residents to the satisfaction of the Public Works Director. In practice, this has generally precluded new multi-family development of more than four units; and/or,

(2) When a hydraulic analysis is provided. In general, the hydraulic analysis evaluates whether flood levels have been reduced as a result of flood protection work to date to the extent that Flood Evacuation requirements are unnecessary. In other cases evacuation plans may continue to be needed.

While a number of available sites in Appendix B are subject to FEA provisions, either the FEA restrictions only affect a portion of the site and the remainder is not affected; the 2010 FEMA Letter of Map Revision has removed this constraint; or Flood Project improvements are expected to be in place to remove the constraint by 2023.

FPP - Flood Protection Project

Sites with this notation are affected by the Flood Protection Project urgency ordinance. This ordinance imposes interim limitations on the development of properties located in areas being studied for use in connection with the Napa River/Napa Creek Flood Reduction Project. In general,

proposed projects in this area must prove they will not materially frustrate, delay or be detrimental to the orderly implementation of the Flood Project in order to be considered for approval.

:TI - Traffic Impact Overlay District

In addition to flood constraints, several sites listed in Appendix B list are located along "Crucial Corridors" and are therefore located within a ":TI Traffic Impact Overlay District." The :TI Traffic Impact Overlay District is intended to help maintain acceptable traffic flow on the City's "Crucial Corridors". Crucial Corridors in the General Plan include:

- West Imola Avenue from Lernhart Street to Soscol Avenue;
- Trancas Street from Hwy 29 to Soscol Avenue;
- Lincoln Avenue from Jefferson Street to Silverado Trail;
- Jefferson Street from Trancas Street to West Imola Avenue;
- Soscol Avenue from Trancas Street to Imola Avenue; and
- Silverado Trail from Trancas Street to Soscol Avenue.

The :TI Overlay seeks to preclude very high traffic generating uses, such as drive through uses or uses generating more than 520 trips per day/acre unless transportation benefits of the project outweigh any adverse effect on the Corridor. Transportation benefits may be provided through roadway and safety improvements, traffic system or travel demand management strategies, and transit service enhancements. The project can also adjust its operation or reduce trips to an acceptable level.

Typical multi-family uses generate total trips somewhere between five to nine trips/day per unit, thus the :TI Overlay would not affect any multi-family projects at even the highest densities allowed by the City's General Plan outside of Downtown. (That is, a 40 unit/acre multi-family project could generate up to 360 trips.) In the Downtown Core, the Downtown Specific Plan increased densities up to 60 units per acre in 2012; however, there are no :TI Crucial Corridors in this area.

Shopping centers can reach these trip ranges; thus, it is possible that a residential mixed- use shopping center along a Crucial Corridor would need to incorporate operational or street/transit improvements to address :TI provisions. The :TI Traffic Impact Overlay also requires that driveway access to the Crucial Corridor is minimized by precluding new driveways, encouraging access from side streets if possible; and consolidating existing driveways.

The :TI Overlay was revised as a result of an earlier Housing Element to eliminate a general requirement for higher parking standards in new projects along these Corridors. However, the Public Works Director retained authority to increase in parking in unusual projects if the traffic analysis were to conclude that onsite parking is not adequate to prevent overflow onto the Crucial Corridor. In Staff monitoring to date, :TI Overlay District requirements have not required higher parking standards or created any other known obstacles to new development projects along these Corridors. The ordinance provides flexibility in administration and primarily focuses on site design and access.

Infrastructure Analysis

The site analysis must indicate whether proposed sites are sufficiently served by public facilities such as sewer and water. The following summary includes more site specific detail as of 2013.

All of the identified multi-family and Mixed Use sites identified for development during the Housing Element time frame are considered "infill" sites—that is, within the existing City limits which can be served by nearby water, sewer, streets, and storm drainage. (A couple of properties are in unincorporated "island" areas; annexation of islands has typically been handled routinely when applications are received.) One Multi-Family site outside of the current City limits is identified for longer term development. During Housing Element development, Staff discussed individual multi-family sites with City and Napa Sanitation District engineers to identify whether there are major infrastructure needs likely to affect these sites under current policies and standards. In most cases there are not. Where infrastructure needs beyond typical onsite improvements are known to affect a site, they are noted in Appendix B.

Water Supplies

In 2011, the City updated its Urban Water Management Plan (UMWP) based on a comprehensive study of the City's water supply and demands and the Urban Water Use Targets required by the Water Conservation Act of 2009 (SB X7-7). This UWMP Update estimated water demands in 2020 to be 14,300 acre-feet, rising only slightly to 14,500 acre feet by 2035 as a result of population growth. For comparison, 2007 and 2008 demands were about 16,000 acre-feet, reflecting the higher per capita water use seen in the past. The UWMP Update determined that existing supplies from Lake Hennessey, Milliken Reservoir, and the State Water Project were sufficient to meet projected demands for all normal years and multiple-dry year periods through 2035. Potential water supply shortfalls were identified for the most critical single-dry years through 2025 based on extreme 1977-type hydrologic conditions, but inclusion of expected State Water Project Carryover and Article 21 water would be expected to alleviate these deficits.

Per the City's 1997 Water System Optimization and Master Plan, the Edward I. Barwick Jamieson Canyon Water Treatment Plant was upgraded 2009-2011 to meet daily water demands for longer periods and comply with increasingly stringent water quality regulations. This project allows the City to maximize the use of State water when it is available and save water in local reservoirs for use in dry years. Recent concerns regarding the reliability of the State Water Project due to pumping restrictions for Delta Smelt and the effects of climate change are being monitored. The City's intake for State Water is not directly affected by the pumping restrictions, but the pumping issue does have a negative impact on the annual allocation percentage for all State Water Project contractors. Statewide solutions for solving Delta issues, including an alternate intake for Napa and Solano counties and improved conveyance around sensitive Delta habitat, are being planned to maintain the reliability of the system. Climate change impacts have been addressed in recent State Water Project Delivery Reliability Reports and will be examined in the City's next UWMP Update in 2015.

The City actively considers opportunities to enhance its water supply and address future dry year concerns. Aside from maximizing use of Carryover and Article 21 water from the State Water Project, the City sometimes has the option of making dry year purchases of Article 56 water from a "Turn-Back Pool" whenever it is established by the Department of Water Resources. In 2008, the City participated in the Yuba Accord Dry Year Water Purchase Program, another example of supplemental supply. The City also participated in a feasibility study for a reservoir under consideration by the South Sutter Water District. If that project is approved, the City could be in a position to purchase a share of that non-State water supply for use in dry years.

Water conservation is an essential component of the City's water supply planning for the future. As part of the recent UWMP Update, the City established its Year 2020 Urban Water Use Target of 132 gallons per capita per day (gpcd). After averaging 170 gpcd for the 1997-2002 period, the City expanded implementation of California Best Management Practices (BMPs) such as high-efficiency clothes washer rebates, landscape water savings programs, and home and business water audits. Combined with the long-established toilet replacement program, these additional BMPs helped bring system water use down to as low as 136 gpcd in 2011. This downward trend has been greatly assisted by the evolution of water-efficient appliances and the expansion of recycled water use for irrigation. City ordinances, programs, and water rate structures are designed to maintain this trend toward water use efficiency, to meet the 2020 law and ensure supply reliability for the future.

The City's water supply planning efforts have developed adequate water supplies through 2023 so that water supplies are not an anticipated constraint to planned development.

Infrastructure

Based on the recommendations in the 1997 Water System Optimization and Master Plan, the City invested $25-million to 2008 in new storage tanks, treatment upgrades, and water main replacements. In 2012 the City replaced a major transmission line along Highway 221 resulting in a major improvement in how water moves through the distribution system. In addition, the major upgrade of the Barwick Jamieson Treatment Plant was completed in 2011. New development pays its "fair share" of these and other capital improvement projects through connection fees and any added environmental mitigation measures that may be identified on a project-by project basis. Adequate water system infrastructure is in place to provide sufficient capacity to meet projected water demands for planned development through 2023.

On the sites list, Water Division Staff has also noted improvements anticipated to be needed beyond standard frontage improvements when development is proposed.

Napa Pipe

In addition to City General Plan sites, the 154 acre Napa Pipe site located outside the City's RUL, but adjacent to and surrounded on three sides by the City has been the subject of multi-year review by Napa County. In 2013, Napa County certified an EIR and adopted General Plan and Zoning Ordinance amendments approving up to 945 dwelling units and other related non-residential on the site. The Project's Final Water Supply Assessment dated May, 2013 concluded that the City's projected water supplies available during normal, and multiple dry, and single dry water years will meet the projected water demands associated with the project, in addition to the City's existing and planned future uses, including agricultural and manufacturing uses, for the first 20 years of the project. As provided in an MOU adopted between the City of Napa and Napa County in September 2013, the City agreed with the conclusions in the WSA and also agreed to consider (subject to a 4/5 vote of the City Council) filing an application with LAFCO to expand the City's SOI and to extend water service to the project if the City's concerns regarding the proposed project are addressed in the Development Plan, Design Guidelines and Development Agreement being prepared by Napa County in advance of its consideration of the final entitlements for the project. Negotiations on the terms of the Development Plan, Design Guidelines and Development Agreement are ongoing.

Wastewater Infrastructure

Napa Sanitation District (NSD) currently provides wastewater collection, treatment and disposal for a majority of the City of Napa and portions of unincorporated areas in and nearby the City. All areas within the City are within NSD's Sphere of Influence and are typically annexed and served after projects are approved. NSD provides service to new customers on a "first come, first served" basis and is accepting new connections. Projects pay sewer connection fees that represent the Project's fair share funding of previous and future collection system and treatment plant capacity expansions.

In 2007, the District completed a Collection System Master Plan. The Plan identified areas where there is insufficient capacity in the existing collection system. The intent of the Plan is to identify areas where improvements are needed, then identify capital improvement priorities and rate adjustments to incrementally improve the system throughout the service area. If a project is along a line with insufficient capacity, the project may need to await appropriate upgrades to the collection system or potentially front the cost of the improvement with reimbursement for overages. There are some areas of the City, such as First Street, where this could occur if the timing of substantial new development precedes necessary collection system upgrades.

The Soscol Water Recycling Facility, the District's Wastewater Treatment Plant, was designed and constructed to permit the District to add additional treatment capacity when necessary. In 2011, the District completed a Wastewater Treatment Master Plan to study capacity needs through the year 2030. The plant currently has adequate treatment capacity to meet current and near term requirements. However, the District has embarked on the construction of capital projects necessary to provide the treatment capacity identified in the growth projections within the City (2003 amended) and County (2007 draft) General Plans. Additional treatment capacity may be required to meet planned development within the District's sphere of influence. However, District Staff expects to complete all necessary capacity upgrades in anticipation of future capacity increases.

NSD Staff also reviewed the multi-family and mixed use sites list to identify sites that may require line upgrades or extensions beyond standard frontage improvements.

Storm Drainage

While the Napa River Flood Protection Project will protect against River (and Napa Creek) flooding, it does not address drainage issues resulting from interior drainage flows. Studies of interior drainage have been done by the City of Napa and the Napa County Flood Control and Water

Conservation District to analyze interior drainage problems and to identify ponding/interior flooding areas during a 100-year event.

The Soscol Gateway area south of Third Street has been identified as needing additional interior drainage improvements to carry interior drainage overland flows remaining after completion of the Flood Protection Project. Soscol Gateway studies have identified drainage improvements to handle these residual flows, and in 2007 a Soscol Redevelopment Project area was adopted to help fund needed area-wide infrastructure improvements, with drainage improvements as the highest priority. However, with elimination of Redevelopment Agencies by the State, funding is not currently identified. Overland drainage improvements will also need to be addressed with development in the South Coombs area.

The City has adopted a Storm Drainage Master Plan, dated April 2006, that identifies and prioritizes a communitywide list of storm drainage improvement needs (primarily pipes) and funding mechanisms. The cost of recommended improvements in this plan (March 2005 costs) is 22.6 million dollars. The City is continuing to collect a citywide stormwater system service fee to help pay for an identified list of needed capital improvements. These fees would need to be increased substantially to fund all drainage improvements on the list.

Since the late 1990's, onsite detention for new development has been required in the Big Ranch Specific Plan area so as not to cause flooding along Salvador Creek. With Napa River Flood Protection Project Work and Regional Water Quality Control Board Permits, such measures were extended citywide for sites an acre or more in size or near waterways. In 2013, as a result of the City's Phase II Small Municipal Separate Storm Sewer Systems (MS4) Control Permit 2013-0001-DWQ, the City now requires that there be no net increase in 2, 10, 25 or 100 year peak volume runoff from any size project throughout the City. The City's Phase II Permit also requires site design measures, source control measures and stormwater treatment Best Management Practices to treat or remove pollutants in stormwater.

Streets

Street extensions and improvements are managed by the Public Works Department. Street frontage and interior street improvements are required to be provided as part of any project, as well as payment of Street Improvement Fees to cover a portion of planned citywide street improvements. In several parts of the City, special area fees are also levied to pay for improvements. These areas include North Jefferson, Big Ranch, Orchard Avenue, Redwood Road, Linda Vista, Salvador/Solano and the Pear Tree Lane areas. Except for the Big Ranch fees, which

were updated in 2008, the street fees haven't been updated since 2005. In some cases, offsite street improvements may also be required based on a specific project's impacts.

Napa is a largely built city; on many infill sites, the existing street network is utilized. However, the Montrachet Apartments (2002) provided land dedication for extension of Soscol Avenue through to Big Ranch Road, which was completed in 2007. A review of remaining multi-family sites in Appendix B finds that the planned extension of Solano Avenue through to First Street affects two First Street Multi-Family properties near the freeway but does not preclude their use at defined densities. Extension of Saratoga Drive through to Silverado Trail is a key planned connector for the Terrace Shurtleff neighborhood. The street is under construction in 2013 along with construction of Anton Napa Apartments. The street extension did not affect the site's multi-family realistic capacity. The City is also working on plans for improvement of Silverado Trail to incorporate turn lanes and bike lanes, and the Third and Silverado intersection to improve areawide eastside traffic flows. These right-of-way improvements are expected to fall within already planned setbacks and to not affect realistic capacities on adjacent sites. Other street improvements are less easy to predict and will be based on project specific traffic analysis conducted when applications are submitted or area Specific Plans.

Specific Types of Housing

The sites analysis must also address certain types of housing. A brief discussion of specified types follows:

Mobilehomes and Manufactured Housing

The City has several mobile home parks:

(1) Grandview Mobile Home Park, 4130 Byway East
(2) La Siesta Village, 4433 Solano Avenue
(3) Miller's Senior Park, 3130 Jefferson Street
(4) Napa Valley Manor, 770 Lincoln Avenue
(5) Napa Valley Mobile Home Park Ltd., 1040 Orchard Avenue
(6) Newell's Mobile City-Napa Salvador Mobile Estates, 4421 Solano Avenue
(7) Oaktree Vineyard, 2001 Salvador Avenue
(8) Pueblo Trailer Park, 1700 Pueblo Avenue
(9) Rexford Mobile Estates, 1350 Pueblo Avenue
(10) Riverpoint Napa Valley, 500 Lincoln Avenue
(11) Silverado Pines Mobile Home Park, 150 Silverado Trail

(12) Valley Estates, 533 Soscol Avenue

Mobile home parks provided 4% of Napa's housing stock in 2010. New mobile home parks are specifically allowed in large areas of the City: Single Family Residential, Single Family Infill and Multi-Family Residential areas. Thus many of the sites listed in the "low density residential" category would be potentially available for mobile home parks. However, no new mobile home parks have been proposed in the last decade, and high costs of land and lack of larger sites make new parks unlikely.

However, manufactured housing, defined as a single family detached structure that is manufactured offsite under the National Manufactured Home Construction and Safety Standards Act of 1974, transported to the site and installed on a permanent foundation system, is treated the same as single family housing constructed on the site. It is permitted anywhere single family homes are permitted per State law (Govt. Code 65852.3)

Single Room Occupancies (SRO's)

The City permits Single Room Occupancy units through a Use Permit in several residential, commercial and office zoning districts and has established standards for these uses.

Transitional and Supportive Housing

More specific discussion on this topic is included in Section 5.6, Special Housing Needs, and Section 6.5, Potential Governmental Constraints.

Non-Residential Land Inventory

The Economic Element of the General Plan, adopted in 2000, found that there is very limited remaining vacant land designated for non-residential development within the City's Rural Urban Limit line. A 2006 Industrial Land Use Study prepared for the Napa County General Plan update from more detailed City information, found about 130 acres of remaining city industrial land, a very small amount of the total 1,450 vacant acres countywide and less than a 10 year supply. However, that report also concluded that countywide, only about half of the County's total industrial land inventory has been built upon and that there is adequate vacant industrial land supply to 2030, primarily near the City of Napa in the south County Airport Industrial Area using conservative assumptions. Vacant land for retail and office uses in the City is far less than 130 acres. Thus, key findings of Economic Element continue to hold true: that it is important to carefully consider the types of development that will occur on precious remaining vacant sites; and that reuse and

intensification of existing developed properties will play an increasingly important role in providing for future business needs.

6.3 Discussion of Key Issues

Variety of Housing Types and Choices

This Housing Element emphasizes the importance of providing a variety of housing types and choices to enable our children to continue to be able to live in Napa, to provide for continued diversity in households. As recent Census figures indicate, the state, country and region is continuing to change. There are more single parent households and increased ethnic diversity. There was a small increase in numbers of non-family and older households, although their percentage of the total households did not increase. Additionally, a major part of Napa's economy has been and will continue to be tourism and service related industries. All of these trends mean that we need a variety of housing types to provide for our workforce and to provide choices for our children and ourselves. Increasing variety—through mixed use projects with housing over stores or offices or as part of larger projects, and additional apartments near transit and services, enhance our ability to get around by allowing people opportunities to walk or bicycle more and drive less, support use of public transit, and enhance the vitality of nearby commercial areas.

The Housing Element recommends revising rules to encourage more accessory second units. Potential strategies are to continue to encourage a percentage of second units in new single family subdivisions and to increase such units through consideration of certain standards changes (such as owner occupancy provisions or revised parking standards). Second units (a small accessory unit on the same lot as a single family home) are a valuable form of housing for family members, students, the elderly, in-home health care providers, the disabled, and others, at below market prices within existing neighborhoods. Homeowners with second units also benefit from added income and increased security.

When second units are designed in with the subdivision, concerns about traffic, privacy, etc. are taken care of as part of the subdivision design. Residential design guidelines have been adopted to address design issues of new second story units in existing neighborhoods.

An amnesty program for *existing* second dwelling units is another proposed action. "Amnesty Programs" permit owners of illegal second dwelling units to come forward during a certain time period and legalize their units. A handful of cities in California have implemented such programs.

One successful program, in terms of legalizing and upgrading such units, was in Daly City. In this program, there was a conscientious effort to reduce and clearly define the standards that would need to be met and to find ways for the units to meet those standards (such as allowing required onsite parking to be located in widened driveway areas.) The primary objective was to improve the health/safety conditions within these units where people were living, and nearly all units were upgraded. There was strong political support for the program and a major marketing effort—to inform people about the program and to convince them to participate. All owners were provided a brochure that described the exact standards that would need to be met and the substantially reduced fees for participate in the program. There was also wide press coverage and door-to-door efforts by volunteers.

Other amnesty programs have had different objectives and have resulted in fewer units being legalized. In some cases, an amnesty program sets standards which either can't be met or adds more restrictions — that may discourage owners from voluntarily participating.

It is clear from Daly City's example that a high percentage of these units are likely to have health and safety violations that put tenants at risk. Amnesty Programs provide an opportunity to substantially reduce these problems and provide additional lower cost legal units in a tight housing market. Even without "Amnesty Programs" illegal units are discovered routinely, and cities must deal with either legalizing these units or eliminating them. Providing standards and processes that make it easier for new small second units to be permitted also make it easier for illegal units to be legalized and upgraded.

Another important concept retained in this Housing Element is the concept of "fair share" of varied housing in all neighborhoods. This is not intended to mean there would be large apartments on every block. Larger apartments are more effectively located near transit and services throughout the City. However, even in largely single family neighborhoods, there are many types of less costly housing that can continue to "fit in" well as they have in the past, such as second dwelling units, occasional duplexes and triplexes, shared housing, and smaller residential care facilities. In addition, local commercial sites and shopping centers can provide opportunities for housing over stores. Strategies to address the "fair share" approach include:

(1) Provide new opportunities for creative or innovative housing types (such as co-housing, or housing with shared common facilities).

(2) Create more lower cost home ownership opportunities (such as regulations changes for small homes on small lots; expanded first time homebuyer programs, etc.).

(3) Identify and promote house design strategies to allow senior "aging in place."

(4) Increase housing and support services for "special needs" groups (such as for seniors, homeless, disabled, etc.).

(5) Identify homeless, transitional and supportive housing needs and programs to address these needs.

(6) Utilize a variety of funding sources to support affordable housing.

Efficient Use of Land

The Housing Element proposes several policies and actions to provide for a more efficient use of land within the City's Rural Urban Limit, recognizing that there is a limited land supply and that efficient use needs to be made of it to reduce pressures over time to expand the RUL. The City's major role in planning for housing is to identify adequate sites that are zoned properly and are available to meet the City's "fair share" of regional housing needs.

The private market plays the major role in actually *constructing* homes, and the City has averaged a little more than 200 building permits per year since 1994, thus the City did not expect that all housing needs could be met. Above moderate income housing needs are met by constructing single family homes and condominiums. Moderate income housing is typically provided by market rate apartments. Some market rate apartments have rents affordable to low income households, but in new construction, low and very low income needs are met either through new subsidized units or other City requirements. Sites that are not built on by the end of 2014 will be carried forward in the new Housing Element.

Where Have New Apartments Been Built?

New apartments are located throughout the City in its Multi-Family Zoning Districts. 100% lower income apartments include Pecan Court (Clay Street); Whistlestop (Yajome); Silverado Creek (Villa Lane); The Vintage (senior units, Redwood); The Reserve (senior units, Trancas); Jefferson Street (senior units, Jefferson) and Magnolia (Shurtleff). In addition, several market rate apartments affordable to moderate income households were completed by 2007. These apartments provided 10% of their units at rents affordable to low and very low income households and include, among others: Hawthorne Village and Hawthorn Village II (Solano Avenue); Montrachet Apartments (Soscol Avenue); Saratoga Downs Apartments (Atrium Parkway); Lincoln Gardens (California Blvd); and Quail Run (La Homa Drive). Since 2007, one mixed income apartment, Anton Napa, is under construction and will be completed by 2014, providing 27 very low income and 107 market rate units.

New Housing Element "Fair Share" Needs and Best Locations for Higher Density Sites to meet City's Housing Needs

In developing the method for distributing the latest regional housing needs, as described in the sites section, the Association of Bay Area Governments needed to balance state laws that require regional sustainable development with "fair share" components. Considering local input and using a "Priority Development Area" (PDA) framework, ABAG directed much of the regional growth to infill locations near transit, and jobs. Directing growth to these infill areas was a key component in protecting the region's agricultural and natural resources. It also encouraged housing, particularly affordable housing, in neighborhoods near transit, jobs and services. This method allocated fewer units to outlying communities and resulted in a lower "fair share" housing need for Napa. Other regional benefits of this approach include reduced vehicle miles traveled, and reduced greenhouse gas emissions.

During the 2015 through January 2023 Housing Element time frame, the City must continue to provide sites to address its Regional Housing Needs Allocation (RHNA), as discussed extensively earlier in the sites section 6.2. The general approach is to continue to focus on existing (higher density) Multi-Family, Community and Downtown Commercial and Mixed Use sites to continue to meet needs for lower and moderate income housing. *No* single family areas are proposed for change to higher density multi-family or mixed use. This is because existing Multi-Family, Community and Downtown Commercial, and Mixed Use areas are already typically located along transit routes and near services and there is an expectation (and existing zoning) for more intensive development in these areas.

Housing Design

The City's Housing Element has a strong policy emphasis on high quality design that respects the surrounding neighborhood. The Housing Element recognizes that Napa is a largely built city and that most remaining sites are infill sites. In addition, developing remaining land efficiently is key to maintaining the City's urban limit line and agricultural surroundings over time. Further, multi-family and mixed use developments provide needed and varied housing opportunities for City residents and the City's workforce.

The City began efforts to ensure quality design with adoption of *Design Guidelines for the Napa Abajo/Fuller Park Historic District* in 1998. These guidelines address historic resources and compatible new construction in that neighborhood. In 2000, the *Rehabilitation Guidelines for Historic Properties* contained within the Napa Abajo/Fuller Park Design Guidelines were adopted

as citywide criteria for evaluating applications for changes to listed historic buildings throughout the City. These *Rehabilitation Guidelines* provide practical and explicit advice for rehabilitating historic buildings.

As a result of prior Housing Element recommendations, the City developed *Residential Design Guidelines* for adoption in 2003 and updated them in 2004 and 2009. These *Guidelines*, developed through a community-based process, reflect the City's desire to have infill projects complement existing neighborhoods and provide high quality, livable and pedestrian friendly communities. The *Guidelines* also help communicate the City's expectations for design.

The *Guidelines* take cues for site and building design from their Napa surroundings and climate conditions. They encourage the incorporation or framing views of natural and man-made features. They recommend orienting new housing towards the street, using similar front setbacks as exist in the neighborhood, and minimizing the visual impact of parking. They promote shaded, pedestrian-friendly streets as well as pedestrian, bicycle, auto and common open space connections to the surrounding neighborhood.

Figure 6.9 — Integrating natural and man-made features such as historic buildings as above into new neighborhoods provides a cultural link to Napa's wine country economy and lifestyle.

As highlighted in the Forward to the 2009 Residential Design Guidelines, the Guidelines present parameters for a desired course of action and include a certain amount of flexibility.

The *Guidelines* address single family infill housing, accessory second unit design, upper story additions, multi-family and mixed use developments. The entire *Guidelines* can be found online on City's website. The Housing Element also contains the following as policy emphases:

(1) Pay continuing attention to developing and implementing "Green/Sustainable" practices.

(2) Develop new ways and incentives to encourage integrated "whole neighborhoods" — with nearby local commercial services, gathering places, etc. and assuring well-maintained housing and neighborhoods.

(3) Strengthen ways to assure pleasant walking and bicycling opportunities and connections, and smooth streets (safety, noise, etc.) and ease of various modes of travel.

(4) Link design and neighborhood livability strategies with community involvement and outreach strategies.

(5) Continue to Refine Design Guidelines as needed to respond to community interests.

In 2010 the City adopted "high performance building regulations" (O2010 14) to improve energy efficiency in buildings, as well new water efficient standards and guidelines (O2010 19) to improve water efficiency in landscaping. Further, the City established a Construction and Demolition debris recycling program.

The "whole neighborhoods" approach added policy and other measures to encourage (and possibly protect) neighborhood services and to encourage other uses, such as day care facilities, and community gardens to make neighborhoods more social and livable. There appear to be opportunities to enhance Local Commercial Districts, and to plan for such uses in some Mixed Use areas of the City (such as Downtown and along California Boulevard).

Opportunities for Energy Conservation and the Importance of Community Sustainability and the Relationship between Housing and Climate Change

Opportunities for Energy Conservation

Sustainability is a local, regional and national concern. According to the Environmental Protection Agency (EPA), "Smart growth development practices support national environmental goals by preserving open spaces and parkland and protecting critical habitat; improving transportation choices, including walking, bicycling, and transit, which reduces emissions from automobiles; promoting brown field redevelopment; and reducing impervious cover, which improves water quality."

A major focus of federal, state, and local governments on New Urbanism, Smart Growth, and Transit Oriented Development is the revitalization and densification of cities and towns across America into walkable, mixed-use communities, with pedestrians and bicycles given top priority over automobiles, and a serious focus on increasing use of bicycles, buses and trains as major forms of transportation.

The Bay Area Alliance for Sustainable Development is a coalition of business groups, government agencies, environmentalists, developers, and neighborhood interests working together to develop and promote a shared vision for how the region can grow in a more sustainable manner. The Alliance has developed a 'Compact for a Sustainable Bay Area' to define a region-wide consensus for sustainability. The 'ten commitments to action' are listed below. The commitments are not intended to be the responsibility of any one jurisdiction, agency or organization. Rather they are actions that could be pursued individually or collectively. The intent is for everyone to consider the perspectives of all "Three Es" — Economy, Environment, Equity — and to promote a more sustainable future in all their decisions and actions.

Ten Commitments to Action for a Sustainable Bay Area

Bay Area Alliance for Sustainable Development

(1) Enable a diversified, sustainable and competitive economy to continue to prosper and provide jobs in order to achieve a high quality of life for all Bay Area residents.

(2) Provide housing affordable to all income levels within the Bay Area to match population increases and job generation.

(3) Target transportation investment to achieve a world-class comprehensive, integrated and balanced multi-modal system that supports efficient land use and decreases dependency on single-occupancy vehicle trips.

(4) Preserve and restore the region's natural assets -- San Francisco Bay, farmland, open space, other habitats.

(5) Improve resource and energy efficiency, and reduce pollution and waste.

(6) Focus investment to preserve and revitalize neighborhoods.

(7) Provide all residents with the opportunity for quality education and lifelong learning to help them meet their highest aspirations.

(8) Promote healthy and safe communities.

(9) Support state and local government fiscal reforms.

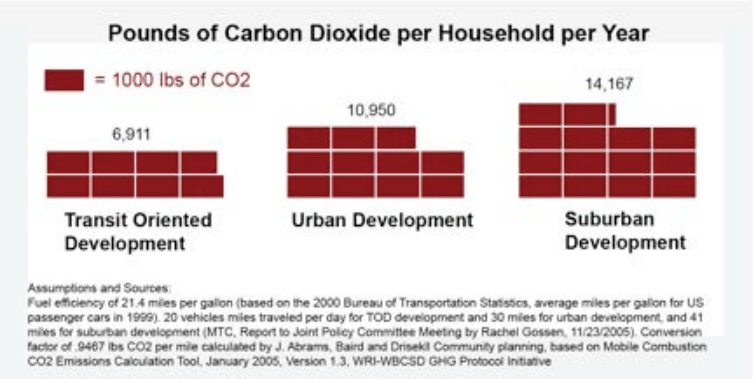
(10) Stimulate civic engagement.

Climate change, caused in part by the release of Carbon Dioxide and other gases, is an increasingly important issue in the Bay Area, California and globally. Two major concerns are sea level rise and decreased water supplies due to smaller snow packs. Housing affects climate change in two ways. The houses themselves take energy to construct, heat, cool and light, and the energy production contributes to climate change.

Additionally, housing development patterns affect how often and how far people have to drive. Since vehicles contributed over 38 percent of climate change gases in California in 2010, finding ways to allow people to drive fewer miles is important (California Air Resource Board Frequently Asked Questions http://www.climatechange.ca.gov/ California Greenhouse Gas Inventory for 2000-2010).

The Metropolitan Transportation Commission (MTC) has evaluated commuting patterns of people who live within half a mile of a transit center versus those who live in urban and suburban areas (Report to Joint Policy Commission by R. Gossen, 11/23/2005). They found that living in a transit-oriented development dramatically reduces the number of car trips that people take and the total vehicle miles traveled. A typical suburban household drives just over 40 miles a day, which causes over 14,000 pounds of CO2 a year (see figure below). A typical resident in a transit-oriented development drives half that distance, and consequently, produces half as much carbon dioxide.

Figure 6.10 — Effectiveness of Types of Development in Reducing Carbon Emissions



One of the best ways of reducing the number and length of car trips is by providing walkable communities that offer a mix of housing, retail and commercial buildings, all near varied transportation options (called transit oriented developments). This alone reduces vehicle miles by thirty percent and adds to the quality of life of residents (Growing Cooler, Urban Land Institute, 2008).

A large part of the reduction in CO2 is because residents who live near transit use it. According to the MTC, over thirty percent of households in transit-oriented developments commute by public transit. The State's AB 32 Global Warming legislation and SB 375 have placed increasing emphasis on sustainable community patterns regionally that incorporate feasible balances between jobs and housing, and emphasize transit oriented development near major transit stops or high quality transit corridors (train and bus) identified in the regional transportation plan.

Housing Elements are required to identify opportunities for energy conservation. Energy costs have increased significantly over the past several decades, and climate change concerns have increased the need and desire for further energy conservation and related "green building" programs. Buildings use significant energy in their design, construction and operation. The use of "green building" techniques and materials can significantly reduce the resources that go into new construction and can make buildings operate much more efficiently. One common definition of "green building" is "design and construction practices that significantly reduce or eliminate the negative impacts of buildings on the environment through energy efficiency and renewable energy, conservation of materials and resources, water efficiency, site planning and indoor environmental quality."

Responding to these concerns, the State of California adopted AB 32, which establishes broad reductions in energy use in the next decades and is working to increase conservation requirements.

The State of California's Title 24 standards that establish energy performance criteria are the most restrictive in the Country. The City adopted conforming "high performance building regulations" in 2010.

The City also has a program to improve energy conservation in existing housing. The City operates a low income owner/renter rehabilitation program that covers weatherization as part of the rehabilitation work. The Housing Element program contains an effort to more actively market this rehabilitation program. Additionally as part of the public participation process, the Housing Element Advisory Committee suggested that energy efficiency should be addressed in subsidized housing

developments. Specifically, Program H5.K was modified to require affordable housing projects receiving City funds to include energy/ water efficient and sustainable building methods and to locate projects near transit hubs and along major transportation corridors.

Further, available to multi-family property owners with over five units and other commercial property owners in Napa County in May of 2014, CaliforniaFIRST — a Property Assessed Clean Energy (PACE) finance program — will make it easier to implement energy efficiency and renewable energy projects by financing them over time on the property tax bill. These improvements can save money, make properties more valuable and appealing, and create local jobs. The voluntary PACE program allows property owners to finance the installation of energy and water improvements and pay the amount back at a reasonable interest rate over a period of time. Napa County government officials are exploring options to extend the program to homeowners.

Community Outreach and Involvement

The Housing Element has identified community involvement and outreach as a key component in achieving success with the City's housing Strategies. Aspects of this involvement include continuing inter-jurisdictional coordination efforts, neighborhood participation, and information sharing.

Inter-Jurisdictional Coordination

Over the past decade, the City has worked with the County of Napa on several housing transfer agreements that are in the best interest of protecting County agricultural lands and in promoting city-centered growth. These efforts evolved from a 2002-03 countywide housing and land use planning effort of the Napa County League of Governments (NCLOG). NCLOG, which included Staff and legislative representatives from all Napa County jurisdictions, met regularly during 2002-03 to forge a Countywide Development Strategy. *Principles* for the future were agreed to by the County's jurisdictions in 2002. In October 2003, agreements were adopted by the City of Napa and American Canyon Councils and the Board of Supervisors to shift regional housing needs assigned to the County to the two cities in exchange for various incentives. The Napa County Transportation Planning Agency (NCTPA) was later modified to become a transportation *and* planning agency to take on this inter-jurisdictional planning role and has since taken on several topics of countywide interest, including art, bicycle planning, city and county green building ordinances, greenhouse gas emissions inventories, and countywide housing needs. For the 2015-2023 planning period, a potential transfer of units between the City of Napa and the County of Napa was proposed, including 16 very low income units, 10 low income units, 10 moderate income units, and 21 above moderate income units, for a total of 57 units. As of June 2014, no transfer agreements had been finalized or accepted by ABAG, however if any transfer agreements are finalized, the City's sites

inventory is appropriate to cover the City's RHNA allocation as well as the units proposed in the transfer agreements.

Public Participation and Information Sharing

Serving a complex and diverse city, Napa's government —

- Strives for wide public policy participation – through proper notice and technological advances, in particular an expanding website, and responsive, professional Staff;
- Uses local commissions, boards and other groups to provide informed recommendations for balanced decision-making; and
- Explains the reasons for decisions as they are reached.

Successful community planning begins with community involvement — from the development of long range plans and focused issue topics such as design guidelines, to review and decision-making on individual projects. Elected and appointed officials rely on citizen participation to help establish reasonable and effective policies and programs and in identifying topics of particular interest to neighbors. However, it may be difficult for residents to know who to contact, or to identify when they can or should become involved.

One good way for residents to be proactive is to join an active group that routinely works with the City, and whose leaders have built contacts with government leaders and Staff, have become educated about the City's written policies guiding development, and know when to call or speak up. Starting a new organization is another possibility. Ongoing organizations have the benefit of being routinely notified about a variety of topics that the group may have an interest in.

On government's side, there is a responsibility to have clear processes, standards and guidelines for development review. The Community Development Department has been working with the development community for several years to streamline the review process and provide greater clarity around standards being used. Street standards were updated in 2010 as a result of this effort.

Substantial information is now provided on the City's website, www.cityofnapa.org, including permit information, copies of policy documents, agendas and Staff reports. "Streaming live video" is available of Council meetings. The City has also established a speaker's bureau to send Staff upon request to talk about various topics.

This Housing Element has identified broader ways to notify people early on and to help the development review within the context of the City's goals and policies. Recommendations Include:

(1) Expand Efforts in Assisting Neighborhood Associations by providing self help information useful in building neighborhoods and leadership.

(2) Use Specific Plan Processes to create a broad community-based visions that include opportunities for housing to support economic development.

(3) Create clear Neighborhood Meeting Procedures for larger housing development proposals that describes how and when notice is provided to neighborhood organizations (and/or individual neighbors) and when interactive meetings should be conducted.

(4) Continue to Expand Materials and Information on Planning Review by providing user-friendly handouts about the development review process design guidelines and other standards relevant to project review.

(5) Expand the City's outreach and available materials/handouts to non-English speaking sectors of the population.

Access to Funding with a Certified Housing Element

Housing elements have been mandatory chapters of local general plans in California since 1969. This reflects the statutory recognition that the availability of housing is a matter of statewide importance and cooperation between government and the private sector is critical to attainment of the State's housing goals. Several housing, community development and infrastructure funding programs include housing element compliance as a rating and ranking or threshold requirement. Housing element compliance is generally included as a rating and ranking criteria in programs where the primary applicants are local governments. The effect or significance of the housing element factor within the context of other competitive factors varies by program. Following are various State and Federal Grant programs available to local governments as of August 2013. See HCD.ca.gov website for added information. Local funding is also listed.

Local Housing Trust Fund (LHTF) Program

Provides matching grants (dollar-for-dollar) to local housing trust funds to help finance creation or preservation of affordable housing. In mid-2013 there is legislation (AB 532) that would release approximately $8 million for HCD to advertise in a Notice of Funding Availability by June 2014.

Building Equity and Growth in Neighborhoods (BEGIN) Program

Provides grants to cities to make deferred- payment second mortgage loans to qualified low and moderate income first time buyers of new homes, including manufactured homes on permanent foundations, in projects with affordability enhanced by local regulatory incentives or barrier reductions.

CalHOME Program

Provides grants to local public agencies or nonprofit corporations to assist individual households with deferred-payment loans. Also provides direct, forgivable loans to assist development projects.

HOME Program

Provides grants to cities and counties, and low-interest loans to State-certified CHDOs operating in jurisdictions eligible for State HOME assistance (a 25 percent match is required, unless waived). Funds may be used for rehabilitation, new construction, and acquisition and rehabilitation of single family and multi-family housing projects; first-time homebuyer mortgage assistance; owner-occupied rehabilitation; and tenant- based rental assistance programs. All activities must benefit lower- income renters or owners. Eligible applicants are cities that do not receive HOME funds directly from HUD and current state certified CHDOs.

Emergency Housing and Assistance Program Capital Development

Provides deferred payment loans to local governments and non-profits to fund capital development activities for emergency shelters, transitional housing and safe havens that provide shelter and supportive services for homeless individuals and families.

Governor's Homeless Initiative

Deferred payment permanent and bridge loans and grants for rental assistance to local public entities, and others to assist new construction, rehabilitation, acquisition and rehabilitation of permanent rental housing, and conversion of nonresidential structures to rental housing. Projects must have DMH fund commitments for supportive services, and typically require rent subsidies. Projects may use 9% federal low income housing tax credits.

Emergency Housing Assistance Program Capital Development

State HCD provides forgiveable loans (grants) for rehabilitation or construction of emergency housing. As long as the property is operated as transitional housing for the seven year term of the loan is forgiven. Income and use restrictions run for the term of the loan.

California Mental Health Services Act Housing Funds/MHSA Housing Program

In June 2013, the California Department of Mental Health (DMH), the California Housing Finance Agency (CalHFA) and the County Mental Health Directors Association announced a housing program under which $400 million in Mental Health Services Act (MHSA) funds have been made available to finance the capital costs associated with development, acquisition, construction and/or rehabilitation of permanent supportive housing for individuals with mental illness and their families, especially including homeless individuals with mental illness and their families. The new program is called the MHSA Housing Program and funds for capitalized operating subsidies are included in it.

HUD Shelter Plus Care Funds

The HUD Shelter Plus Care Program provides rental assistance for hard-to-serve homeless persons with disabilities in connection with supportive services funded from sources outside the program.

HUD Section 8 Housing Voucher Program Funds

The housing choice voucher program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single family homes, townhouses and apartments. The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects. Housing choice vouchers are administered locally by public housing agencies that receive federal funds HUD. In Napa, there are more than 1,200 Section 8 Housing Choice Vouchers. In early 2013, the local wait list was closed to new applicants, as the wait list is so long.

Community Development Block Grant Program

The CDBG Program provides federal grant funds for community development, public services and planning/administration in accordance with locally-adopted five year Consolidated Plans. Community Development uses most funds for infrastructure improvements, housing or non-profit facility rehabilitation, property acquisition, and economic development activities that will either further the City's effort to prevent slums and blight or serve low to moderate-income residents. Public services may be allocated up to 15% of annual funds and includes programs that enhance public services such as housing, food, health, safety and education. Planning and Administration may be allocated up to 20% annually; they are used for City administration of the program and the HUD mandated Fair Housing Program. The City currently receives about $650,000/year, less than in 2007-8.

Infill Incentive Grant (IIG) Program

Provides cities grant funds for infrastructure and park improvements necessary to facilitate new housing development.in qualifying infill areas where at least one qualifying infill project has been approved or is pending approval. (Non-profit or for profit developers are eligible to apply for infrastructure improvements for qualifying infill projects.)

Transit-Oriented Development Housing Program (TOD)

Provides loans to for qualifying rental housing development (or substantial rehab) and land acquisition, and grants for infrastructure that supports such housing or facilitates access to transit within ¼ mile of qualifying transit stations to cities and others. Housing must be at least 50 units and contain at least 15% restricted units.

California Infrastructure and Economic Development Bank- Infrastructure State Revolving Fund (ISRF) Program

The ISRF Program provides low-cost financing to public agencies for a wide variety of infrastructure projects. Eligible project categories include city streets, county highways, state highways, drainage, water supply and flood control, educational facilities, environmental mitigation measures, parks and recreational facilities, port facilities, public transit, sewage collection and treatment, solid waste collection and disposal, water treatment and distribution, defense conversion, public safety facilities, and power and communications facilities.

Tax Exempt Bond Financing

While not available to cities, the California Communities® Housing Bond Program is a key program assisting both for profit and nonprofit developers in accessing tax-exempt bonds ("Bonds") for the financing of low-income multi-family and senior housing projects. The Bonds may be used to finance or refinance the acquisition and rehabilitation of an existing project or for the construction of a new project, provided the developer agrees to set aside all, or a portion, of the units in a project for individuals and families of very low, low or moderate income. A developer can finance a project at a lower interest rate than available through conventional financing because the interest paid to bondholders is exempt from federal (and in some case state) income taxes.

Napa Housing Trust Fund

In 1999, the City adopted a Housing Trust Fund, Housing Impact Fee and Inclusionary/In Lieu Fee Requirements Ordinance ("Inclusionary Ordinance"). Under the Inclusionary Ordinance 10% of multi-family units must be affordable to very low and low-income households, single family

developers must either provide 10% of the units as affordable or pay an in-lieu fee, and nonresidential developers were required to pay an in lieu fee.

By 2012, two published court decisions changed the applicable legal standards with respect to inclusionary housing ordinances. The court in Building Industry Ass'n of Cent. California v. City of Patterson, 171 Cal. App. 4th 886 (2009) found an inclusionary in-lieu fee to be a type of impact fee, while the court in Palmer/ Sixth Street Properties L.P. v City of Los Angeles, 175 Cal.App.4th 1396 (2009) found that inclusionary ordinances violate the State Costa-Hawkins Act when they require affordable housing in rental developments. In response, the City commissioned nexus studies in 2010 for residential and nonresidential development, and amended its inclusionary ordinance to remove the inclusionary requirement and replace this with a requirement to pay an affordable housing impact fee for both residential and non-residential developments. Since the inception of the City's Housing Trust Fund, the City has collected $7.8 million in fees and has committed or expended $6 million through the fiscal year ending June 30, 2013 on affordable housing activities.

Equal Housing Opportunities

The intent of equal housing opportunity programs is to avoid discrimination based on age, sex, race and ethnic background in all city housing programs and in Napa housing generally. Fair Housing Napa Valley is a non-profit organization which for many years has provided information on fair housing laws, referred tenant complaints on discrimination and acted as a tenant advocacy organization and conducts rent mediation. Continued City support of these equal housing programs operated by Fair Housing Napa Valley is included in the Housing Element.

6.4 Potential Non-Governmental Constraints to Housing

Land and Construction Costs

The price of housing has generally risen since the late seventies at a faster rate than household income. Contributing factors are increased costs of land, materials, labor, financing, fees and associated development requirements, sales commissions, and profits. Another factor has been the increasing perception of housing as a commodity for speculation. These trends were reversed in 2008, with a national housing downturn leading to substantial decreases in regional and local housing values. Since 2012, housing values and rents are once again on the increase, with

housing values increasing 22% year over year in June 2013, and rents up 5.5% in Napa from a year ago.[8]

Land represents one of the most significant components of the cost of new housing. Land values fluctuate with market conditions, and the recent downturn in the housing market affected land values. Still, vacant land for all types of housing is limited in Napa and the price of land remains high. Construction cost is affected by the price of materials, labor, development standards and market conditions. Development industry sources indicate that current construction costs are approximately $100 to $110 per square foot for single family construction, $135 to $140 per square foot for wood frame multi-family apartment construction and up to $200 per square foot for steel frame construction.

Financing

The national recessions and crisis in the mortgage industry during the past few years affected the availability and cost of real estate loans, although the long-term effects are unpredictable. One of the factors contributing to real estate recession was the lending policies of "sub-prime" mortgage brokers who approved loans for borrowers without sufficient equity and ability to repay the loans. As a result of these practices and as people lost jobs during the recession, there was a rise in foreclosure rates, which had a multi-year negative impact on the market, and a tightening of lending practices. Mortgage loans for most households and construction financing were extremely difficult to obtain. More recently, decreased foreclosures, a lack of inventory and low mortgage interest rates (by historical levels) have resulted in higher sales prices and an increased demand for new units in Napa and the Bay Area.

Community Concerns

Potential opposition to affordable housing exists in many communities throughout the Bay Area. Specific project concerns can also relate to potential environmental impacts, quality of design, and the quality of long-term management of the project. The Housing Element includes programs to address these issues, including focus on good design and early neighborhood outreach and participation to assist in achieving project acceptability.

Facilities and Environmental Constraints

Napa is a largely developed community where most vacant and underdeveloped sites are considered "infill" sites — that is, within the existing City limits that can be served by nearby water,

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[8] *Home values – Zillow.com; rent prices – July 30 Napa Valley Register, p. 1*

sewer, streets, and storm drainage. There are a few sites outside the current City limits but within the RUL that have been included and planned for in the City's General Plan.

An overview of infrastructure planning is provided in the sites section. Growth and infrastructure management is a very dynamic process. Development rates vary over time depending on economic conditions. There are changing regulations and environmental conditions. The City uses the General Plan and specific plans, fee programs, capital improvement plans, utility master plans, project mitigation measures and conditions of approval, to manage infrastructure with planned development.

6.5 Potential Governmental Constraints to Housing

State law requires analysis of actual and potential governmental constraints on varied housing for the following:

- Land Use Controls
- Building Codes and their enforcement
- Site Improvement Requirements
- Fees and other exactions
- Local processing and permit procedures
- Housing for persons with disabilities

The following contains a brief update of information from the 2009 certified element.

The City's Zoning Ordinance contains most of the City's land use control standards. It was comprehensively updated and adopted in 2003 to provide zoning districts consistent with the General Plan, to simplify and streamline the ordinance, and to address State requirements. Since then, several zoning ordinance changes have been made to address local policy updates, newer State requirements and court decisions, key changes are listed below. A review of general zoning development standards also follows.

1. Adequate Sites. General Plan land use controls were adopted prior to Housing Element adoption to meet the City's lower income needs on sites zoned 20+ units per acre.

2. Emergency Housing. Transitional Housing and Permanent Supportive Housing, Employee housing. Local zoning changes were put in place consistent with state law in 2009 to define the

above uses; to provide that emergency housing is a permitted use in the P-QP Zoning District and identify how it is treated in other districts; to provide that transitional housing and permanent supportive housing are treated the same as the type of housing they most closely resemble in any zoning district where the comparable housing type is allowed; and to provide how employee housing is addressed.

3. Second Units. In accordance with State law changes, the City's second unit ordinance was revised in 2003 to establish standards for second units and if standards are met, to ministerially approve the unit through an administrative permit. The State sets certain standards and leaves discretion to local jurisdictions to devise regulations based on local conditions. In some cases the City's standards are less restrictive than state standards as follows:

a. Location: *State: City may allow in some or all single family or multi-family zones*. Napa allows second units in *all* zoning districts where single family uses are allowed as an accessory use to the main dwelling on the lot.

b. Rental: *State: must not be intended for sale and may be rented*. Napa's rules are the same.

c. Parking: *State: No more than one space per unit or bedroom although can potentially increase if more is needed as directly related to use. Must be permitted in setbacks in locations determined by the local agency and through tandem parking unless tandem isn't feasible based on site/life safety or isn't permitted anywhere else in City.* Napa: one space per unit or bedroom; is allowed in setbacks leading to a required space and tandem is permitted, if for same household, consistent with City standards for other residential. However, Napa also allows waiver of second unit parking with a Use Permit.

d. Size: *State: Can establish minimums and maximums, however, a minimum requirement can't be smaller than an efficiency unit (240 sq. ft.) and no larger than 1,200 sq. ft.* Napa: No minimum; 640 sq. ft. maximum by right. However, can get larger units (to 900 sq. ft.) on larger lots with a Use Permit.

e. Density: *State: May exclude from General Plan density ranges*. Napa excludes second units from General Plan density ranges.

f. Other development standards: *State: May establish requirements including but not limited to height, setback, lot coverage, architectural review, site plan review, fees.* Napa second units must meet same height, setback, etc. standards as main house on lot. Napa requires owner occupancy of the main unit or the second unit.

g. Growth Controls: State: can't impose growth limits on second units. Napa does not impose growth limits on second units.

Because second units are small and because there are no land costs, second units typically provide affordable rental units. A 2008 survey found that not all units are rented out (they may be used for home offices, for example), but if rented, all are rented at rents affordable to very low, low or moderate income households. They can either provide housing for family members or provide income to homeowners, thus assisting seniors on fixed incomes to stay in their homes, or assisting moderate income families in affording houses.

To further encourage second units, the Housing Element recommends that the City consider further revisions to its ordinance.

4. Density Bonuses. The City modified its density bonus ordinance in 2010 consistent with State law.

5. Reasonable Accommodation Procedures. A reasonable accommodation ordinance to eliminate obstacles to housing opportunities for persons with disabilities was adopted in 2010 consistent with state requirements.

6. Impact Fee Ordinance. In 2012, the City amended its inclusionary ordinance to an Affordable Housing Impact Fee Ordinance in response to a Housing Element program and a recent court decision. Impact fees were not increased.

7. Downtown Specific Plan Standards. In 2012, the City adopted a Downtown Specific Plan and related zoning that included reductions in residential parking standards.

8. Increased Standards Flexibility. The City expanded use of small lot development standards and permitted increased zoning coverages in certain districts to implement Housing Element programs and provide increased flexibility in standards.

Review of standards:

Parking Standards

Reviewing Parking Standards: The 2009 Housing Element recommended conducting a parking demand study for residential uses outside downtown in particular to determine whether parking standards may be reduced. This is because parking standards have a major affect on housing affordability, as well as on the ability to achieve attractive projects and provide for other site and building amenities. Staff's review of parking standards outside of downtown concluded they continue to be appropriate. City standards are well within the typical range used by cities throughout California. However, the City has taken several steps over the past decade to selectively reduce parking amounts and to provide more parking flexibility.

In 2003, the City updated its standards to eliminate a standard for extra parking for typical multi-family uses on the City's "crucial corridors"; to allow use of parking reserves and encourage shared parking solutions; and to permit use of compact spaces in residential developments. In 2005, the City reduced residential parking amounts for Downtown and the Soscol Mixed Use area north of Eighth Street and more recently expanded the Parking Exempt District downtown. The 2012 Downtown Specific Plan also reviewed and reduced parking standards further. As a result of a Public Works Street Standards review, parking space sizes were also reduced in 2010.

Figure 6.11 — City of Napa Residential Parking Standards

USE CLASSIFICATION	ON-SITE PARKING REQUIRED
1.a. Residential Uses Outside of Downtown	
Single family residential, detached	2 parking spaces per unit, at least 1 in a garage *plus* 1 space for each bedroom in excess of 2 *plus* guest parking as described below
Residential condominium projects and Small lot single family development	1.5 spaces for studio or 1 bedroom units; *plus* 0.5 space for each bedroom in excess of 1. At least 1 space shall be in a garage *plus* guest parking as described below
Apartments of 2 or more attached units,	Per Unit Parking Requirements

Dwelling group units and attached residential rental units in vertical mixed-use projects		1-3 Units	4-49 Units	50+ Units
	Studio/1 BR	1.50	1.40	1.25
	2 bedrooms	1.75	1.60	1.50
	3 bedrooms	2.00	1.80	1.75
	plus 0.5 space for each bedroom in excess of 3. At least 1 space shall be in a garage or carport *plus* guest parking as described below			
Guest Parking for the above uses	a. Single family except flag lots: If single family development does not provide 1 on-street space per unit: provide 1 onsite guest space per unit in commonly available locations (see 17.54.130) b. Flag lot: 1 onsite space per unit. c. Apartments, condominiums: 1 space per 4 units; or 1 space per 2 units if units take access from arterials or collectors where onstreet parking is prohibited. d. All guest parking shall be marked and distributed throughout the development.			
Senior/Disabled Housing Developments Developments (exclusive)	1 space per unit *plus* 0.5 space for each bedroom in excess of 2 plus 1 guest space per 4 units, marked and distributed throughout the development, *plus* 1 space for any full-time and 0.5 space for any part time employee providing services at the facility. *Exception*: Planning Commission may reduce to 0.5 spaces per unit *plus* 1 guest space per 12 units (minimum 1) *plus* 1 space for any full-time and 0.5 space for any part time employee providing services at the facility, when: a. Development is convenient to shopping, services and public transportation (or private shuttle is provided); b. Some or all units are available long term to low income senior/disabled households. c. Tenant vehicles are limited to the number of non-guest parking spaces provided; and d. Development agreement is provided regarding items b. and c. above.			
Live/work developments	As determined by Planning Commission, based on parking study provided by applicant and acceptable to the City			

Residential care facilities, intermediate care facilities, and similar facilities	1 space per 4 beds
Single Room Occupancy, dormitories and similar group residential	1 space per sleeping room. *Exception*: Planning Commission may reduce to 0.5 spaces per unit when: a. Development is within 1/4 mile of food market and regularly scheduled public transit stop; and b. Some or all units are available long term to low income households; or c. Tenant vehicles are limited to the number of non-guest parking spaces provided; and d. Development agreement is provided regarding items b. and c. above.
Accessory second units, guest quarters or living quarters.	1 space per unit or quarter unless waiver granted; See 17.52.020 (Accessory structures and uses)
Day Care homes	As required for the residential use.
Day Care Center	1 per employee *plus* 1 space per 12 students. Drop off zones may be considered in lieu of student spaces through a waiver by the Planning Commission. Alternative: provide parking study.

1.b. Residential Uses within Downtown

Properties within the boundaries of the Downtown Specific Plan shall comply with the parking requirements set forth in Chapter 6 (circulation and parking) of the Downtown Specific Plan

Single family attached, residential condominiums and apartments of 2 or more attached units	Per Unit Parking Requirements Studio 1.0 1 bedroom 1.0 2 bedrooms 1.2 3 bedrooms 1.3
Guest Parking for the above uses	Not required unless within 200 feet of a residential district, in which case guest parking shall be provided at 1 space per 5 units; or 1 space per 3 units if units take access from arterials or collectors where on street parking is prohibited.

Other Development Standards

Sites proposed for multi-family residential and residential mixed uses in the Appendix B tables are included in the Multi-Family Residential (RM), Community Commercial (CC), Downtown Specific Plan, Mixed Use-Gateway (MU-G), Mixed Use Tannery Bend (MU-T), and Gasser Master Plan – Tulocay Village (MP-G4) Districts. Staff concluded that upper end densities can be achieved with the City's development standards. Within the last decade, about a third of multi-family projects in the multi-family residential zones have been developed at the top end of their density ranges. As is seen in the following Figure 6.13, commercial and mixed use zoning districts provide added flexibility to achieve higher densities. A mixed use development in the Downtown constructed at 37 units per acre, is near the top end of the Downtown density range, and if desired by the owner, could have included additional residential units rather than upper floor offices. The City's zoning development standards are minimums. The City's Residential Design Guidelines, and the Tannery Bend and Soscol Guidelines provide added guidance about design objectives. The following table summarizes zoning development standards for these districts:

Figure 6.12 Development Standards Summary –RM, Multi-Family, CC Commercial, Downtown I and II and Mixed Use Districts

Zoning District	RM	CC	CD	CDP	MU-G	MU-T	MP-G4	Added Standards
Density – dwellings/acre	(1)	(1)	(1)*	(1)*	(1)	(1)	25-40**	*up to 45 with Use Permit **Affordable Housing Overlay sets 25 unit/acre min. + 380-500 units total
Height stories/height (feet) whichever more restrictive	3/35*	40~	40*~	40*~	40***	2-4/ 30-50**	45***	*Up to 40 feet in RM , 50 feet in CD, CDP with Design Review **lower heights w/in 40' of Coombs St. ***5-8' bonus certain cases per Soscol GL's ~Height bonus may apply to well designed residential mixed use building
Minimum Lot Area (sq. ft)	5,000 (2)	10,000	5,000	n/a	10,000	n/a	*	*To be set with initial subdivision
Minimum Lot Width front setback (feet)	50 (2)	70	50	n/a	70	n/a	50 *	*Applies to apartment; no req. for condos
Minimum Lot Frontage front property line (feet)	50* (2)	50*	50*	50*	50*	n/a	50*	*Lot frontage may be reduced to 40 feet on lots with divergent lot lines e.g., cul de sacs
Front Setback (feet) Local street Arterial	20* (3) "	15 30**	n/a	n/a	X	15	20~	*Infill area- setback may be the average of improved lots or standard setback, whichever is less **can be reduced to 15 feet with design rev. X See Soscol GL's; 0-30 feet dep. on locatn ~ may be reduced to 10 feet per MP
Side Setback (feet) Local Street Arterial	15 (2, 3) "	15 30*	n/a	n/a	X	**	n/a	* can be reduced to 15 feet with design rev. **see Tannery Bend Guidelines X See Soscol Guidelines – typically 15 feet
Side Yard (feet) 1 story building 2 stories 3+ stories	5 (2, 5) 10 15	n/a	n/a	n/a	n/a (4)	*	5* 10 15	*see Soscol or Tannery Bend GL's
Rear Yard (feet)	15/20*	n/a (4)	n/a (4)	n/a (4)	n/a (4)	**	15/20*	*15 up to 2 stories; 20 for 3+ stories. 3d+ flr standard may be met by stepping back floor **see Tannery Bend Guidelines; 5' minimum
Usable Outdoor Area/unit (sq. ft.) private or common	200	n/a	n/a	n/a	n/a	n/a	200	
Lot Coverage	50%	n/a	n/a	n/a	n/a	n/a	n/a	

n/a=not applicable/none

(1) See General Plan density ranges applicable to property. All above mixed use and commercial areas are 10-40 units per acre, proposed to be 20-40 units per acre.

(2) Standards may be modified with a Use Permit if project meets 17.52 Small Lot Development Standards

(3) Also see standards for setbacks along new private and certain public streets (17.52 Ped. Friendly Street Standards), which allow flexibility in front setbacks in exchange for improved streetscape.

(4) Development on land abutting a low density residential district is subject to transitional standards in 17.10.040 which require the same front and side setbacks as in the adjacent residential district and design techniques (such as walls, landscape buffers) to address noise/privacy/visual impacts.

(5) RM development shall set building back 5 feet for 1 story; upper stories can be stepped back, except however, land abutting a low density district shall incorporate transitional standards: set 2- story buildings and decks in 10 feet from side property line; 3d story and any decks can be stepped back 15 feet; setback area shall incorporate a landscaped buffer and fencing unless an alternate design provides a better transition or standards found to be unnecessary.

Managing SRO's

In 2003, the City's SRO Single Room Occupancy SRO ordinance was revised to allow a wider variety of SRO's by eliminating a restriction that all SRO units be rented at very low incomes. The Housing Element recommends that the City assure well managed SRO's through some minor changes to the current ordinance.

In addition to eliminating disincentives, several zoning-or other ordinance-related incentives have been recommended to make it easier for more varied housing to occur, such as promoting smaller homes and extending universal design to a broader amount of housing.

Incentives for Small Homes

The 2009 Housing Committee was interested in approaches to see more lower cost ownership housing built. Programs were included and later adopted by the City to do this: by permitting use of small lot standards, which provide much greater siting flexibility, in a greater number of zoning districts; and to allow two units be permitted to "count" as one unit (within general plan density ranges) *if* the two units are each 1,200 sq. ft. or less for up to 20% of units in subdivisions with ten lots or more.

Expanding Universal Design

The Housing Element recommends programs-- particularly Universal Design-- that help allow seniors to "age in place". Napa has a high percentage of seniors, and this part of the population is expected to grow. Many people wish to be able to live in their home as long as they can, but often home design (stairs, narrow doors, high shelving, etc.) make living difficult. Universal design is the design of products and environments to be usable by all people to the greatest extent possible, without adaptation or specialized design. It focuses on at grade entrances, wider doors and paths of travel, lower doorbells, switches and outlets, adjustable shelves and countertops, grab bars, accessible bathtubs or roll in showers, lever handles, etc. Some of these features can be retrofitted into homes, but many should be incorporated at the time a home is being designed. Single story units are also important.

Currently, "universal design" is only required in apartment developments. Generally, 10% of all units must be fully accessible and all ground floor units and units on accessible floors with elevators must have features in them to make the units adaptable for future occupants needing access.

The State Department of Housing and Community Development has prepared a Voluntary Model Universal Design Ordinance which a few cities have used to prepare their own ordinances; such an ordinance is recommended to extend Universal Design to a larger number of homes.

In a related action, in August, 2008, the City adopted an Americans with Disabilities (ADA) self-evaluation and transition plan that evaluates the City's services, policies and practices to ensure that they meet ADA requirements, and which establishes a transition plan to provide for the removal of identified barriers to City program accessibility.

Expanding Potential for Higher Density Single Family Detached Housing

Single family attached housing is allowed in many mixed use districts at prescribed higher density ranges. The difference between single family attached and single family detached at higher densities can be a technical difference that is not even apparent with "detachments" of 6 inches. The Housing Element recommended that this housing type not be precluded if it can be designed at the prescribed densities, and an ordinance change was approved in 2009.

Inclusionary Ordinance Provisions

The City's Inclusionary Ordinance was adopted in 1999 and fees had not been updated substantially since then. In August of 2008, the City hired a consultant to update and increase fees. In addition, the "equity sharing section" needed to be updated for consistency with state law. Further, the Housing Element had recommended considering other modifications.

In 2011, the City adopted changes to its Inclusionary Ordinance for consistency with State law (O2011 2). The "Jobs Housing Impact Study" and "Housing Impact Nexus Study" needed to support inclusionary fee changes were also completed in 2011. After public review and concurrence by affordable housing and development interest groups, major revisions to the inclusionary ordinance were adopted in July 2012 (O2012 8), taking into account a recent court decision that found that placing regulatory restrictions on new rental units violates state rent control laws.

The revised ordinance:

- Replaced inclusionary requirements with an affordable housing impact fee;
- Defines how the fee is calculated and collected;
- Defines eligible uses of affordable housing impact fee monies;
- Allows "alternative equivalent" proposals to paying the impact fee;
- Provides a process for possible reductions/waivers; and

- Provides administrative regulations to implement the Ordinance.

Increased housing impact fees were not adopted in 2012 as this would be overly burdensome on developers and because the impact fee is one of several sources available to fund affordable housing.

Strengthen and Expand Use of Affordable Housing Overlay Zoning

In 2003, with assistance of several former Housing Committee members, the City developed and adopted a new Affordable Housing Overlay District that increased minimum density and affordability requirements on several larger multi-family and mixed use sites; and that increased minimum densities and required 40 percent of the lots to provide small second units on low density sites. The City shall amend the ordinance governing the "Affordable Housing Overlay Zones" as set forth under Napa Municipal Code Chapter 17.36 in order to bring its provisions into compliance with the requirements of the holding in Palmer/ Sixth Street Properties L.P. v City of Los Angeles, 175 Cal.App.4th 1396 (2009) to clarify that any inclusionary requirements imposed under the Chapter shall not apply to rental developments, in order that the overlay may be used as a zoning tool to increase affordability of owner-occupied housing on an expanded number of sites. As a part of this review, the City shall review reduce the minimum site size criteria and review the zoning map to identify potential additional sites for rezoning under the AH Overlay designation. The Housing Element recommends expanding the number of sites that have this overlay and to review the low density site requirements to see whether there are other options that would provide a greater benefit than current second unit provisions, such as requiring small homes on some percentage of the lots. This program is being carried forward.

Growth Controls

The City of Napa has a variety of tools in place to manage growth. The City's General Plan identifies potential estimated growth by area, and major infrastructure improvements needed to serve that growth. The City uses zoning, subdivision regulations and capital improvement programming to implement the General Plan and requires new development to pay impact fees or otherwise assist construction of planned, needed transportation, parks and water improvements. Since 1975, Napa has used the Rural Urban Limit (RUL) line to establish a maximum boundary for the City's urban development. In addition, the General Plan has a policy to provide an "even rate of growth" over the planning period to help assure that developable land isn't used up too rapidly, which would put pressure on the RUL, and threaten the City's agricultural environment. The General Plan provides for an average of about 300 new units per year from 1990 to 2020. The *average* has never been exceeded; currently the average number of units constructed since the

projections were put in place is about 210 units per year and 300 units per year has rarely been exceeded in any one year.

In 1999, during one of the higher growth years, the City Council became concerned about the rate at which overall development was occurring and asked the former Housing Steering Committee to develop a growth pacing strategy as part of the Housing Element. The Committee met intensively and drafted a Growth Management Pacing Strategy. To provide a context and help guide their efforts, the Committee developed a Vision for the City's housing future, spent time learning about local housing needs and growth management, including legal issues associated with growth management programs, and received input from partner groups. Various "pacing strategies" were discussed before they reached a consensus recommendation.

The draft Growth Management Pacing Strategy would have limited or paced *Above Moderate* income housing units so as to not use up Napa's limited land supply too rapidly. It did not include pacing limits for *Very Low, Low and/or Moderate* income projects, recognizing that the market has not been providing adequate affordable housing and that this is a critical need in the community. Exempting *Very Low, Low and Moderate* income housing was also important to assuring that the City can meet regional housing need numbers and achieve a certified Housing Element. The Committee also had an objective of encouraging higher density housing, even at the *Above Moderate* income level, to utilize the City's land more efficiently, and provide more varied housing choices and "move up" opportunities.

Infrastructure timing and other project impact issues continue to be assessed during review of the project. The pacing strategy would have been applied to projects only *after* they received their land use approvals from the Planning Commission or City Council, before they applied for Building Permits.

The Council reviewed the draft pacing strategy in January, 2001 and directed Staff to create a Technical Subcommittee and to put together a pacing ordinance based on the Committee's work. A draft ordinance was prepared and discussed, but as the City's pace of development had slowed by that point, it was not adopted.

Open Space Requirements

The City's primary tool to maintain its agricultural and open space environment is the Rural Urban Limit. A critical element in the RUL's success is continuing cooperation with the County and neighboring cities in protecting surrounding agricultural open space lands. Maintenance of the "Greenbelt" designation on lands outside the RUL furthers the City's General Plan objectives for

protecting these lands. Measure A, which requires a vote of Napa City residents to change the RUL; Measure J, up for re-adoption as Measure P in 2008, which requires a countywide vote to allow for any redesignation of property currently zoned for agricultural use; and a City ordinance prohibiting provision of water service to areas outside the RUL (without a 4/5 Council vote) also strengthen these General Plan policies.

At the time of General Plan adoption, the City established a new "Resource Area" land use category for sensitive lands within the RUL that require "special standards due to viewshed, resource, habitat, geotechnical or other considerations that further the conservation and resource protection goals of the General Plan." Development in "Resource Areas" is limited to uses such as agriculture or up to one residential unit per 20 acres. The City has applied this land use category to several constrained hillside properties both on the east and west sides of the City, as well as the Stanly Ranch. Other than these standards, the City's typical parks requirements are the primary means for providing open space and recreation. Open space requirements do not constitute major impediments to development within Napa's Rural Urban Limit.

Building and Fire Codes and Enforcement

In 2010, the City adopted "High Performance Building Standards" in advance of the 2014 State timeline.

Building and Fire Codes

Building (and fire) codes can have a significant effect on housing affordability. They can also act as barriers to achieving designated densities or have unintentional impacts on community design and character. Inflexible standards may also inhibit innovative housing types and design. The City uses the 2013 California Building Code (CBC) with some amendments — for sprinklers, Class A Roofs and increased energy efficiency. Class A roofs do not add costs, while sprinklers add costs, but not enough to constrain new housing except potentially small second units. Building Staff report that certain voluntary amendments being considered for adoption in 2013-14 would add to housing costs: costs of increasing energy efficiency of buildings 15 percent above (2014) required standards could be substantial; and requirements for incorporating piping for solar and providing conduits for electric vehicle chargers would add $500 to 600 to home construction costs. Increased energy efficiency to meet State greenhouse gas emission goals for 2020 will need to be balanced against increases in housing costs.

The Housing Element contains a program to consider revisions to its second unit standards and fees to encourage additional second units — including eliminating whole house sprinkler

requirements for attached second units. 2008 information from the National Institute of Standards and Technology (NIST) provides analysis of the economic cost of residential fire sprinkler systems that indicates the base cost of whole house sprinkler systems is not that significant. Costs will require further analysis when the second unit program study is conducted.

Code Enforcement

To date, code enforcement has been responsive to complaints and focus on health and safety issues, given the number of complaints filed each year and limited Staff. Code enforcement does not constitute a constraint to provision of permitted housing; Staff is most likely to be involved in abating illegal construction that has health and safety issues.

On/Off-Site Improvements

(e.g., curb requirements, street widths, and circulation improvements)

Street and infrastructure standards also have a direct impact on housing construction costs, as well as on subdivision design. City street width and sidewalk standards were reviewed and debated during the General Plan process and for the last several years, culminating in new street standards in 2008. Public Works Staff worked with other departments-- Fire and Planning Staff-- and a Development Advisory Committee-- on this topic. The standard for a new two lane residential street curb to curb is 36 feet with parking on both sides, 28 feet with parking on one side and 20 feet with no parking. The standard for new collector streets through residential and mixed use neighborhoods is generally 40 feet or 50 feet where bike lanes are included. General Plan/zoning "cleanup" changes for consistency with these new standards were adopted in early 2010.

In addition, work was completed in 2004 to 2006 to identify and establish a local street network in the Terrace Shurtleff neighborhood, and a planned street/pedestrian/bicycle network in the Soscol and Gasser Master Plan area, to help facilitate review of subsequent development projects.

Fees and Exactions

(e.g., permit fees and land dedication or other requirements imposed on developers)

Development impact fees are intended to offset proportionate shares of impacts of new development on the community. While impact fees and exactions, such as land dedication for local parks, can add substantially to the cost of housing, Napa's fees are relatively low compared to many other Bay Area cities and, with limited exceptions (Big Ranch Impact Fees) have not been

updated since 2005 or earlier while construction costs have risen. For example, the Consumer Price Index (CPI) increased nearly 20% from 2005 through 2013.[9]

City, School District and Napa Sanitation District fees –which include processing, impact and other construction related costs such as water connection charges, ranged from approximately $25,460+ per unit for an apartment in a 10 unit building to $44,000+ per unit for a detached single family home in 2008. In 2013, City portions of these development fees were largely unchanged, with the exception of a new Housing Impact Fee for Multi-Family developments, which replaced a housing "inclusionary" requirement to incorporate 10% low income units in such projects. However, the impact fee is actually a *savings* to apartment project developers, as the $3.75/sq. ft. multi-family impact fee does not cover the costs of actually constructing a low income apartment unit onsite, as was previously required. The City has identified the need to update most of its development impact fees, as well as the costs charged for Staffing and review of development applications. During review of the 2007-08 Big Ranch Fee update, consultants concluded that overall City fees were relatively low and did not constitute an impediment to new residential development in general.

A spot check of various development fees in 2013 found that while City development fees have not changed substantially, there have been increases in fees charged by Napa Valley Unified School District and Napa Sanitation District which result in total development fee increases of 22+ percent for single family and 14+ percent for multi-family (without housing impact fee additions) – less than or close to CPI inflation rates.

Development fees in Napa include fees related to development permit processing and building permit review; impact fees related to park development, street improvements, utility undergrounding, water and sewer infrastructure and connections; paramedic and fire fees to construct fire facilities; housing impact fees unless affordable units are voluntarily constructed onsite; school impact fees to provide new school facilities; and sanitation district fees for sewer service. Impact fees are important to the City in providing needed infrastructure required by new development, and housing impact fees assist in providing new affordable housing.

The City has taken steps to defer fees for *affordable* housing projects, however, it is difficult to waive impact fees related to a development as some entity, usually the City, must make up the difference.

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[9] www.USinflationcalculator.com

One concern raised is that fees, such as water or sewer connection fees, do not discount rates for very small new second units. Sewer connection fees are the same for any residential unit, regardless of size. Water connection fees are lower for an accessory second unit, if the unit has a shared service with the main house. In this case, it is charged a rate consistent with other multi-family residential developments up to four units. If the accessory second unit has a separate connection it is charged the normal rate for a single family unit. The Housing Element contains a program to review future fee updates to determine if there are reasonable bases to reduce fees for very small sized units (for example, 500 sq. ft. or less), and to encourage other service providers to do the same. (See fee table below).

Figure 6.13 — City of Napa Fees

DEPARTMENT FEE	DETACHED S.F. HOUSE on post 1999 LOT	4-LOT SF PARCEL MAP	10 UNIT APT. COMPLEX MARKET RATE	20-LOT SF SUBDIVISION
PLANNING PERMITS	$	$	$	$
Staff level review*	100	NA	NA	NA
Planning Commission*	NA	5,000*		
City Council*			5,000*	5,000*
SUBTOTAL	*100*	*5,000+**	*5,000+**	*5,000+**
BUILDING	$	$	$	$
Building Permit	1,817	7,268	5,385	36,340
Plan Check/Inspection	1,181	4,724	3,500	23,620
Fire Plan Check	454	1,816	1,346	9,080
Planning Plan Check	182	728	539	3,640
Engineering Plan Check**	Direct costs	Direct costs	Direct costs	Direct costs
SMIP Tax	25	100	95	500
Excise Tax	125	500	1,250	2,500
Park Development	1,003	4,012	6,390	10,060
Park Acquisition	6,581	26,324	41,960	131,620
Plumbing Permit	44 minimum	176 minimum	150 minimum	880 minimum
Mechanical Permit	44 minimum	176 minimum	150 minimum	880 minimum
Electrical Permit	44 minimum	176 minimum	150 minimum	880 minimum
Grading Permit	44 minimum	Varies	Varies	Varies
Insulation Tax	44 minimum	176 minimum	80 minimum	880 minimum
Street Improvement Fee	2,465	9,860	16,690	49,300
Undergrounding Fee	2,258	9,032	15,290	45,160
Imaging Fee	1	4	1	20
SUBTOTAL	*16,312+*	*65,072+*	*92,976+*	*325,760+*
PUBLIC WORKS	$	$	$	$
Plan Check/Project Management Deposit	3,500** +3%	7,000** +3%	7,000** +3%	7,000** +3%

DEPARTMENT FEE	DETACHED S.F. HOUSE on post 1999 LOT	4-LOT SF PARCEL MAP	10 UNIT APT. COMPLEX MARKET RATE	20-LOT SF SUBDIVISION
Inspection***	2%***	2%***	2%***	2%***
Irrigation Water Connection + meter set	NA	NA	8,480#	7,340#
Fire Water Connection #	NA	NA	5,210#	13,620#
Domestic Water Svc Conn + meter set #	5,680	22,720	17,460#	91,900#
Service lines from main to meter #	#	#	#	#
Toilet Retrofit Program****	2,400	9,600	19,200	48,000
SUBTOTAL	*11,580+*	*39,320*	*57,350+*	*167,860+*
FIRE DEPARTMENT	$	$	$	$
Sprinkler Permit	152	608	440	3,040
Fire Development and Paramedic Fee	615	2,460	7,585	12,300
Fire Alarm Monitoring	--	--	76	--
Underground Fire Service	--	--	253	--
Plan Check/Inspection ##	##	##	##	##
SUBTOTAL	*767+*	*3,068+*	*8,354+*	*15,340+*
HOUSING IMPACT FEE	*4,620*	*18,480*	*28,125*	*92,400*
CITY TOTAL FEES	33,379+	130,940+	191,805+	606,360+
SCHOOLS	12,075	48,300	43,175	241,500
NAPA SANITATION DISTRICT	$	$	$	$
Capacity	$8,300~	33,200~	83,000~	166,000~
Plan Check	40	160	250	800
Inspection (per street lateral)	35	35	35	700
Inspection (per house lateral)	35	140	35	700
Inspection (1.25/ft main line installation)	Varies	Varies	Varies	Varies
NSD TOTAL	8,410+	33,535+	83,320+	168,200+
TOTAL	53,864+	212,775+	318,300+	1,016,060+
COST PER UNIT	53,864+	53,194+	31,830+	50,803+

Estimated fees are based on the following assumptions: Single family homes: 2,100 sq. ft + 550 sq. ft garage
Apartments: 750 square feet per unit.

* Initial Deposit only for direct Staff costs. Totals do not include hourly rates above deposit charged by Staff for project review. Projects may also require rezonings, annexations, other permits or generate appeals that also increase costs.

** Initial Project Deposit only for direct Staff costs. Totals do not include hourly rates above deposit charged by Staff for project review. Projects also require 3% of estimated cost of construction improvements.

*** Engineer's inspection fee is 2% of estimated cost of construction improvements.

**** Based on $600/certificate. City ordinance requires new development to help offset increased water consumption by installation of low flow toilet(s) in a living unit that is connected to the City's system and doesn't already have low flow devices or pay in lieu certificates. A S.F. home = 4 certificates.

#Service sizes selected are approximate and for illustrative purposes, and will vary depending on actual engineered requirements. Fees are connection fees only and assume that developer will install all services.

Totals do not include hourly rates for plan check review.

~ Sewer connection fees are estimates only and can vary greatly depending on number of tenants, plumbing fixtures and type of use. Contact NSD for additional information.
SPECIAL FEE areas throughout the City include Linda Vista, North Jefferson, Big Ranch Road, Salvador/Solano, Pear Tree, Orchard Avenue and Redwood Road that have not been included in fee schedule.

2008 Adopted fee schedule states fire fees may be waived for non-profits; and water connection charges are reduced for eligible affordable units; some other city fees have been deferred or waived by the City Council for affordable units.

Processing and Permit Procedures

(e.g., processing times, approval procedures)

During review of the 2005 Housing Element, some members of the Housing Element Steering Committee and builder representatives had concerns that application processing takes too long, adds to the cost of housing in Napa, and should be reduced where possible. They wanted increased accountability and improved project review time. Improving many aspects of the development review process has been a major City focus over the past several years. In 2002, the City completed an assessment of the development review process. There were many recommendations, from reorganizing City development review Staff into a Community Development Department and empowering planner case managers; acquiring and implementing a permit tracking system; reducing the initial review time frame; improving application submittal checklists to help reduce the number of incomplete applications and resubmittals; increasing the number of administrative approvals and express building permits; making Staff recommendations in Staff reports; clarifying and unifying City street standards; increasing building permit fees to support/expand building permit review; providing priority processing for affordable housing in Planning and Building; expanding outreach to neighbors early on through early neighborhood notice, meetings and lay person brochures; posting Staff reports on the City's website; expanding development of neighborhood/specific plans; and improving customer service.

Many of these recommendations have been implemented; others are ongoing with continued efforts at improvement. A Community Development Department has been established; building permit fees were raised and building Staff added resulting in reduced plan check timelines. Application submittal handouts have been developed and placed online. Administrative approvals and express building permits have been expanded. The City has acquired and implemented a Permit Tracking system that tracks project applications, Staff time and fees. Residential Design Guidelines and Street standards have been updated, with related General Plan and zoning changes to be completed by early 2009. Priority processing of affordable housing projects through Building has informally occurred with increased Staff and has continued to be a priority in Planning; the Housing Element recommends adopting an administrative procedure to formalize such review throughout the entire process. Billings have received particular attention over the past two years

and have improved with a new financial accounting system. Soscol Gateway Planning studies, the Gasser Master Plan and Downtown Specific Plan have been completed. Further, the City has significantly improved public information dissemination by including City reports, plans, ordinances, agendas, and Staff reports online as well as weekly newsletters and a new online customer response system. Continuing to improve and expand resident outreach is a ongoing program.

A review of 39 residential development applications between 2006 and April 2008 found that about 60% of parcel maps and other small residential projects were approved in less than six months from the initial date of submittal while 54% large subdivisions took seven to twelve months.

In several cases where applications are still pending or where it took more than 6 months for smaller projects and 12 months for larger projects, the process was longer than it needed to be because the applicant needed to provide more information concerning project issues and this was not always submitted to the City of Napa on a timely basis. Additionally, in some cases due to the slowing housing market, projects were being put on hold but the developers did not wish to withdraw the applications and the City allowed this for a period of time.

In many ways, Napa's development review process is more efficient than other jurisdictions. The City does *not* have a separate design review board making recommendations to the Planning Commission which may add several months to the process. Nor does Napa have any unusual permits, such as growth pacing programs the development review stage, which can add many months prior to a decision on a project. Also, the majority of City development applications are relatively small infill projects and the City is able to process them as categorical exemptions under CEQA. Few projects require environmental impact reports, which may add a year or more to the processing time for a project. In addition, all discretionary permits for a project are handled concurrently. The City does have a Cultural Heritage Commission appointed to make recommendations on projects involving certain historic properties. While this review adds time, it also reinforces the City's priority for historic preservation.

Permit Processing

In addition, much of the permit processing time frame is dictated by state-mandated noticing and processing procedures that help assure community review of projects. Once the Subdivision and/or Use Permit Application is submitted, it is subject to the following steps before consideration of the application merits:

(1) Completeness review: 30 days. The City has maximum 30 days to conduct an initial review of the project and determine whether it is "complete", or whether additional information is

needed to evaluate the project. While this may seem like a long time, it includes time to refer the application to different departments and outside agencies involved in development review; and to receive and consolidate these comments. Staff tries to anticipate analyses that will be needed for environmental review or during the public hearing process (such as tree or riparian studies). If the project does not meet various city standards, it may also need to be revised. In the past several years, the City has improved submittal checklists to identify what information is required for an applicant to be deemed "complete" and recently updated its street standards to resolve inconsistencies as to what the City would accept.

(2) Applicant response. No time limit. Applicant provides needed information and/or revisions to project. As noted earlier, applicants may take several months to respond. If a revised project is submitted, the project will typically go again through Steps 2 and 3. Several years ago, applications often needed to be resubmitted three or four times to address City comments. Of the 2006 through early 2008 projects, only 10% were resubmitted three times.

(3) Environmental Determination: 30 days. Within 30 days of receiving a complete application, the City must determine whether the project requires a Negative Declaration, Environmental Impact Report or can be categorically exempt. If not categorically exempt, Staff prepares an "Initial Study".

(4) Environmental Review Period. 20 to 30 days. If a Negative Declaration is prepared, the state-required public review period is 20 to 30 days, depending on whether a state agency is involved in the review.

(5) Project is scheduled for Planning Commission review. Staff prepares Staff report and must provide a ten day notice of the public hearing on the project. Typically this time frame is combined with the longer environmental review notice.

(6) Planning Commission Review and Action. The Commission may approve, deny or continue the item, unless the project involves a General Plan Amendment, rezoning or (in Napa) tentative subdivision map involving five or more lots or design review for apartments less than ten units. In these cases, the Commission makes a recommendation to the Council. The Council must act on General Plan Amendments or rezonings per State law. If the Commission has concerns about the project, they may request additional research or revisions prior to an action. When projects are continued, they are typically continued for a month or more to allow time for applicant revisions and Staff work. Citizens may also appeal Planning Commission actions to the City Council. There is a ten day appeal period.

(7) City Council Review and Action. (Adds two to ten weeks) Projects involving General Plan Amendments, rezonings or (in Napa) tentative subdivision maps for five or more lots, and design review for apartments >10 units must have a public hearing at the City Council. This typically takes about four weeks to schedule and notice from the date of the Planning Commission hearing. In addition, rezonings are required by State law to go through a first and second reading for adoption which adds another 30 days before the ordinance is final. State reviewing Staff was concerned in 2001 that Council design review of larger apartments could be an impediment to multi-family housing and required a program to evaluate this. Staff reviewed ten apartment projects greater than ten units in size that were submitted and approved since 2000. Six of the ten projects involved rezonings that require review by the Council regardless of the design review permit. Thus there was no added time due to Council design review as the project permits were handled concurrently. The four remaining projects were approved by Council within two weeks to a month of Commission review. If this hadn't been the standard practice, one of these would likely have been appealed to Council. All projects were approved. From the evidence to date, Council design review of larger apartments does not appear to be a constraint to the development of multi-family housing that would require a change.

Findings for Approval.
Multi-Family developments are permitted uses in Multi-Family zones. Residential mixed use development is also a permitted use in most cases in commercial and mixed use zones.

Use Permit findings (if applicable) that must be made for approval of all types of uses in the City, including residential, are that the proposed use is in accord with the General Plan, applicable specific plans, the objectives of the zoning ordinance and any overlay district; that the proposed use, together with conditions applicable thereto, will not be detrimental to the public health safety or welfare, or materially injurious to properties or improvements in the vicinity or to the general welfare of the City; that the proposed use complies with each applicable provision of the zoning ordinance and any other findings required under particular chapters of the zoning code. For example, if the development proposes a Planned Development or a variance, other findings must be made.
Findings for Approval (Cont.)

Design review findings for all types of uses in the City, including residential, include that the project design is in accord with the General Plan and any applicable Specific Plan design policies or applicable Design Review guidelines; also that the design is in accord with zoning provisions and will not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety or general welfare.

Once discretionary approval(s) are secured, the following process takes place when the applicant is ready to proceed:

(8) Applicant prepares and submits final building and/or subdivision improvement plans. This time frame is up to the applicant.

(9) Staff reviews of site improvement plans, and Staff and City Council reviews of Final Subdivision Maps. Public Works Staff states that subdivision improvement plans and Final Maps may take three to four months to review and obtain required City Council approval (there is no required time limit). Upon receipt of plans, the Engineer routes them to involved departments for review against approved plans. The Public Works Engineer then compiles the comments and generally turns the comments around to the project's engineer within five weeks. The applicant then revises the plans and resubmits them. The second review will typically take less time. At that point, improvement plans may be approved, or for subdivisions, the Final Map is scheduled for City Council action. Reviews are completed on a first come, first served basis; no uniform priority has been given for affordable projects at the engineering review stage to date. The developer often also prepares and submits building permit plans during this time for concurrent processing. By the time the subdivision Final Map is approved, building permits are usually ready to be issued.

(11) Building Permit plans also go through a similar process. They are routed to several departments for review against approved plans and signoff. Building Staff report that their turn-around time for first review of new building plans in 2013 is typically two to three weeks, a reduction since 2008, and that there is nearly always a need for revisions. Applicants then revise the plans and resubmit, which are then reviewed again and if acceptable, building permits are issued.

Thus, in Napa, the parcel map may take four to six months for approval then another three to four months for preparation of building and improvement plans and issuance of a building permits, or seven to ten months total. Larger subdivisions take longer. With the slowdown of the housing market from 2008-11, many subdivision approvals have not proceeded to building permits due to financing and/or market reasons.

Emergency Shelters and Transitional Housing Permitting

The City of Napa permit standards facilitate emergency shelters and transitional housing. Emergency housing and transitional housing have not been singled out as specific uses in the Zoning Ordinance, but have instead been handled based on their operational characteristics. Emergency housing, when in facilities owned and operated by the County, such as the South Napa

Shelter or two group homes, have been determined to be exempt from City regulations. If not owned and operated by the County, they have required Use Permits as "community care facilities". In the City's Zoning Ordinance, community care facilities are conditionally permitted in all City residential zoning districts.

An example is the Samaritan House, an emergency family shelter for up to seven families and ten single women which provides 24 hour supervision on a former church property in a Multi-Family Residential zoning district adjacent to a single family district. While this facility required a use permit, the Community Action Napa Valley (CANV) operators have had many years of experience in operating shelters in the City with very few complaints. Therefore, the Use Permit acknowledged their excellent operating record, focused on General Plan policies supporting and encouraging the provision of such housing, and on standard Use Permit issues: e.g., adequacy of parking; provision of adequate emergency vehicle access and installation of fire sprinklers.

Although this approach has worked in Napa, State law requires that jurisdictions now allow emergency shelters as a permitted use in at least one zoning district in the City; in Napa they are allowed as permitted uses in the Public/Quasi Pubic (P/QP District) that has capacity to meet emergency housing needs as further described in Section 5.6.

Regarding "transitional housing", or housing providing temporary accommodations to individuals and families (from three months to two years), they may simply be allowed as rental units. If a home is used as a shared rental, no use permit is required; it is treated as a rental property where occupants share rent. For example, Whistlestop Apartments contains four units out of seventeen that provide "transitional" housing. The City places no numerical limits on unrelated persons living in homes or occupancy standards based on family status, two practices considered discriminatory under Federal Fair Housing laws. If a transitional housing project provides 24 hour onsite supervision, is licensed and serves six or fewer individuals, it falls within the definition of "Residential Facilities" in the City's Zoning and is a permitted use. The City does not have the ability to regulate residential facilities of this size per Health and Safety Code 1566.3, which states that licensed residential facilities serving six or fewer persons shall be considered a residential use of property and have the same regulations as those applicable to other single family or other dwellings in the zoning district.

Transitional housing for more than six persons, if onsite supervision is provided, would be considered a large "residential facility" or "community care facility." Such uses are conditional uses throughout the City's residential zoning districts. Approval of these facilities requires that the City make the same findings as for any conditional use: e.g., that the project is consistent with the

general plan; that conditions deemed necessary in the public interest have been imposed; and that the proposed use will not be detrimental to the public health, safety and welfare of the community. The first finding draws on supportive General Plan policies for the approval of such uses. The City made changes to its zoning ordinance to comply with State regulations in 2009.

The City has a history of supporting of emergency housing and similar social-serving facilities. As seen in the earlier discussion on Homeless, there are three emergency shelters and a women's shelter currently located in the City as well as several transitional and permanent supportive housing developments. A new 24 unit/30 bed transitional/permanent supportive facility was completed in 2012 on Hartle Court, and in 2013 the City and County have committed funds to assist the Gasser Foundation in creating a new 8 bedroom facility. There are also numerous small (for six or fewer) residential facilities for children and adults, and elderly located throughout the City. In 2000, there were nine large senior residential facilities, and seven large residential facilities either with Use Permits or on County property serving eight to twelve children or adults located throughout the City's residential neighborhoods. Also in 2000 the City approved the HOPE Resources Center, a day services center for homeless adults in a near-downtown location, and an expansion of the Salvation Army food kitchen.

In general, fair access to housing for the disabled and supportive housing has been considered in the City's zoning ordinance. For example, parking standards provide reductions in parking for disabled housing developments and SRO's, define "households", not "families", and allow varied housing types in several districts distributed geographically, not just in limited areas, etc. The City adopted a "reasonable accommodation" ordinance in 2010.

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APPENDIX A

Evaluation of Housing Element (HE) Policies and Programs/Actions

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Appendix A

City of Napa 2009 Housing Element – Evaluation of Housing Element (HE) Policies and Programs/Actions

Housing Programs Evaluation – Government Code Section 65588.

Describe Progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement and development of housing as identified in the housing element

Policy/Program Title Ref. # and Brief Description of program	Objective & timeline	Progress in Implementation and Effectiveness	Recommendations for the Housing Element Update Carry forward as is/carry forward with modifications or remove
1.A Adequate sites. Continue to provide and maintain adequate sites consistent with State law.	Maintain adequate sites. Ongoing	*Objective met.* State HCD certified 2009 Housing Element as having adequate sites; most remain available and are adequate to meet adopted needs. Due to the national economic recession, most City sites previously identified remain available and are adequate to meet needs for upcoming HE timeframe.	Carry forward as is. Maintaining adequate sites is a key Housing Element requirement and was designated to be a priority program by the Housing Element Advisory Committee.
1.B Future Land Use Planning. Address long term housing needs through Specific Plans or other land use plan updates, targeting Downtown, major transportation corridors near services, large sites and sites identified for potential future change.	Adopt Specific Plan[s] or similar planning effort. Timeframe: 12/31/10 for identified change sites and Downtown Plan; other plan updates as programmed	*Objective met.* The Downtown Napa Specific Plan was adopted in June 2012 (O2012 4; related resolutions). This Plan addressed several of the potential future change sites identified in 2009 HE Figure 6.9, and identified sites for 500-600 units long term. The Plan also reduced Downtown residential parking standards. One site identified in 2009 HE for possible future change has been reserved as a potential future school site as a result of Napa County's 2013 Napa Pipe residential approvals. No other plans are yet programmed.	Carry forward future land use planning program approach, deleting Downtown as this Plan has been adopted.

Policy/Program Title Ref. # and Brief Description of program	Objective & timeline	Progress in Implementation and Effectiveness	Recommendations for the Housing Element Update Carry forward as is/carry forward with modifications or remove
1.C Senior Projects Require market analysis when new senior housing over 10 units in size proposed to identify ability to meet local area needs given City's limited land supply and other needs such as workforce housing.	As projects are submitted	*Not applicable to date*, as no senior projects have been submitted since 2007.	Carry forward with modifications to shift the focus of the program from limiting the development of senior projects to focus on providing new housing units that are responsive to local housing needs. The title of the program will be revised to Local Housing Needs.
1.D Small Homes. Modify zoning to expand use of small lot standards to five additional zoning districts.	Modify zoning by 2009-10	*Objective Met/Completed*. The identified zoning revisions (O2001 6) were adopted by the City Council in March, 2011.	*Remove; action completed.*
1.E Density Bonus Revisions Continue to allow density bonuses consistent with state law. Amend local density bonus ordinance for consistency with state law.	Modify density bonus ordinance by 2009-10	*Objective met/Completed*. Changes to ordinance adopted 2010 (O2010 3); minor revisions providing added flexibility adopted 1/11 (O2011 2). Density bonuses have been provided to lower income duplex approvals on Hickory Street and the Oak Creek Terrace Apartments.	*Remove; action completed.*
1.F Market Analyses During Specific Plans & similar planning efforts, analyze housing and job types, numbers and incomes and develop strategies to improve linkages between housing and employment development.	Analysis as Plans are developed	*Objective being met.* The Downtown Specific Plan adopted in 2012 analyzed future jobs and housing potential to assure that there are substantial and varied housing opportunities as well as employment development planned for and permitted by the Downtown Plan.	Carry forward modifying the name of the Program from "Market Analysis" to "Jobs-Housing Analysis."

Policy/Program Title Ref. # and Brief Description of program	Objective & timeline	Progress in Implementation and Effectiveness	Recommendations for the Housing Element Update Carry forward as is/carry forward with modifications or remove
1.G Job Impact Analysis Analyze impacts of major new nonresidential projects (>200 employees) on increased housing demand and potentially require mitigation measures (above inclusionary requirements) OR amend inclusionary ordinance.	Heightened link between job and housing as major projects are proposed and reviewed	*Objective being met.* Such analysis was conducted as part of the St. Regis Resort Hotel and Winery Project approval process. Ultimately the project owners agreed to provide higher-than-required inclusionary fees.	Carry forward with modifications. This program will be combined with Program 1.H. and further modified to study projects with a lower employee threshold of 100 employees, a reduction from 200 employees previously.
1.H Employee Housing Encourage major nonresidential projects to include housing.	Encourage employee housing when major projects are proposed	*Objective being met.* The St. Regis project was encouraged to provide employee housing onsite; however, the site was determined to be inappropriate due to its remote location and lack of public transit.	*Remove. This program was combined with Program 1.G.*
1.I Housing Sites Study Complete housing sites analysis for surplus or potentially surplus institutional lands and follow-up actions, such as prioritizing sites for purchase.	Complete study by 2012	*Objective partly met.* A citywide Housing Sites Study of all institutional lands (city/non city) has not been completed. However, the City completed a review of its Downtown land assets in part to inform the 2009-2012 Downtown Specific Plan effort. Certain City owned sites are identified in the Downtown Plan and Housing Element as potential housing opportunity sites. County offices on First Street are also identified in the Downtown Plan as having potential for future residential mixed uses. Other surplus City sites are also included in the Housing Element sites list.	Carry forward with updated timeframe. Surplus land may be available from several local agencies; such a study would inform local decision makers. As part of the study, the City will consider the application of the Affordable Housing Overlay zoning district to city-owned surplus lands.

Policy/Program Title Ref. # and Brief Description of program	Objective & timeline	Progress in Implementation and Effectiveness	Recommendations for the Housing Element Update Carry forward as is/carry forward with modifications or remove
2.A Added Multi-Family Sites Complete sites study before Housing Element to identify other potential sites for multi-family use, or where increased densities may be appropriate.	Complete study by 2012	*Objective generally met.* The 2012 Downtown Plan conducted a sites analysis for that Plan area increasing the housing potential in the Downtown, and including higher densities in the Downtown Core. Higher minimum densities were also adopted citywide in the City's mixed- use areas and on certain multi- family sites in 2009. Early analysis of sites for the 2015-2023 Housing Element update indicated that *added* sites are not needed to meet state standards, and that current densities are high enough to meet housing needs at all income levels (as evidenced by recent mixed income and lower income apartment approvals) and state criteria.	Carry forward, but modify the Program Title to reflect an expanded emphasis on Mixed Use and specific plan areas. Focus on the implementation of the overall strategy described in the 2009 Housing Element (p. 132) and in designating "Priority Development Areas" in the One Bay Area Plan for Downtown and the Soscol Gateway, to focus future higher density housing in existing multi-family areas and in mixed- use areas including Downtown, the Soscol Gateway, Tannery Bend and major commercial corridors where jobs, services and transportation are nearby, rather than to expand multi-family areas.
2.B New Rental Units Housing Authority to assist construction of new affordable rental units.	Assist construction of 52 extremely low, 173 very low, 75 low income units for families/ households 2007-2014	*Objective partially met. 27 very low income units and 24 extremely low income units constructed.* In September 2009, the City completed a Housing Implementation Plan that established priorities for use of local housing funds focusing on new rental housing. In July 2010, the City (and County) issued a Joint Notice of Funding Availability (from local affordable housing funds) to assist construction of new lower income rental units in the City. Several applicants applied for these funds; three projects were accepted. One is under construction and will provide 27 very low income units by 2013-2014. The other two have planning approvals and are expected--likely after 2014--to provide 98 very low and low income units (breakdown to be based upon final loan agreement terms). The Housing Authority also assisted the funding for a long-planned 24 unit supportive housing project for extremely low income households, constructed in 2011. (See program 4.B)	Carry forward with updated construction figures based on funding without redevelopment. Prior objective numbers were high due to national recession-caused lower state and federal funding; extremely low construction rates and consequent lower local housing impact fees; and abolition of Redevelopment funding by the state. Given the need for affordable new rental housing in the City, this program was designated a priority program by the Housing Element Advisory Committee.

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2.C New Ownership Units Housing Authority to assist construction, through funding or other incentives such as density bonuses, of new affordable ownership for first time low income homebuyers	Assist construction of 15 new low income ownership units 2007-2014	*Objective not met. No units completed to date*; none anticipated by 2014. The housing market does not promote proposals for new low income owner units, and the City's Housing Plan priorities for limited local funds have focused on rental housing.	Carry forward with updated objective numbers; discuss priority for this program during Housing Element.
2.D First Time Homebuyers Programs City to assist opportunities for low and moderate income households to become first time homebuyers	Assist 75 low income households to become first time homebuyers 2007-2014	*Exceeding Objective.* Received CalHome grants for down payment assistance of $670,000 in 2008 and $1,000,000 in 2013. Also received HOME grants of $800,000 in 2009 and $700,000 in 2013 for down payment assistance . Have assisted or will assist 96 low income first time homebuyers, including 3 moderate income households, with CalHome, HOME and HELP funds.	Carry forward with updated objective numbers; identify Housing Authority as responsible.
2.E Identify Potential Acquisition sites Identify and locate sites for possible acquisition by the City Housing Authority, Redevelopment Agency or affordable housing developer for affordable projects	Identify and acquire 3-4 sites 2007-2014	*Objective partially met*. In 2013, City acquired a 5 acre site needing flood improvements prior to development for *possible* affordable housing use and/or a park. City has also identified one city-owned site that is under consideration for purchase for housing, and owns an affordable housing site on Lincoln Avenue that is awaiting flood project improvements to enable development.	Carry forward with reduced objective figures due to a lack of redevelopment funding.

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2.F.a. Inclusionary Ordinance Amendment Complete Inclusionary Fee Update Nexus Study and revise ordinance to update/potentially increase fees, provide consistency with state law, consider higher requirements.	Complete fee update nexus study and revise ordinance by 2009-10	*Objective Completed*. Revisions to the City's Inclusionary Ordinance for consistency with State law were adopted 1/11 (O2011 2). The "Jobs Housing Impact Study" and "Housing Impact Nexus Study" needed to update inclusionary fees were completed in 2011. After public review and concurrence by affordable housing and development interest groups, major revisions to the inclusionary ordinance were adopted in July 2012 (O2012 8), taking into account a recent court decision that found that placing regulatory restrictions on new rental units violates state rent control laws. The revised ordinance: • Replaced inclusionary requirements with an affordable housing impact fee; • Defines how the fee is calculated and collected; • Defines eligible uses of affordable housing impact fee monies; • Allows "alternative equivalent" proposals to paying the impact fee; • Provides a process for possible reductions/waivers; and • Provides administrative regulations to implement the Ordinance. Increased housing impact fees were not adopted in 2012 as this would be overly burdensome on developers and because the impact fee is one of several sources available to fund affordable housing. Concurrent with processing the ordinance, the Council formed a multi-jurisdictional Affordable Housing Task Force (AHTF) to identify mechanisms for providing ongoing funding for affordable housing, and to recommend ways to deliver such housing throughout the county. ATHF recommendations were completed mid-2013.	*Remove; completed.*

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2.F.b Continue to implement inclusionary ordinance	8 very low, 8 low and 30 moderate inclusionary units 2007-2014	*No new units*. The national recession heavily impacted Napa; only one project large enough to require inclusionary unit construction (Silverado Villa) was issued building permits from 2007-2013. In 2010, the owner of this project asked to be able to pay in lieu fees rather than restrict sale prices of two units onsite. The change was approved because market rate prices at that time were *less than* the inclusionary prices. In other words, the entire project (20 units) at that time was available for sale to moderate income households.[1] In mid-2012, the City modified the inclusionary ordinance consistent with the Palmer court decision to require a housing impact fee of new multi- family uses rather than onsite inclusionary unit construction.	*Remove program; it is not consistent with updated City ordinance or Palmer court decision.*
2.G Affordable Housing Overlay (AH) Zone Revise existing Affordable Housing Overlay Zone to apply it to added sites use and consider options to maximize its benefit.	Modify Overlay Zoning by 2010	*Not completed*. No changes to the Affordable Housing Overlay have yet been proposed given other staff priorities.	Carry forward with an updated timeframe.
2.H Long Term Affordability Agreements & Monitoring Approve long term agreements for new affordable units and provide monitoring.	Agreements – prior to construction; monitoring is ongoing	*Meeting Objective.* In 2010, the Housing Authority approved a deed restriction for 4 Hickory Street duplexes that received a density bonus, providing that they will be rented at low income rates in perpetuity and continues to monitor affordability of many other restricted units.	Carry forward with minor clarifications

[1] "The provisions of the City's [then] Inclusionary Housing Ordinance obligate the applicant to sell one of the affordable units for a price that does not exceed $294,113 and the other affordable unit for a price that does not exceed $352,935. When the project was initially developed, the market rate units were anticipated to sell at an average price of $550,000 based upon comparables at the time. Due to the subsequent decline in real estate prices, the market rate units have recently been sold at prices ranging from $270,000 to $315,000. As such, established prices for the affordable units would significantly exceed that of the market rate units. Additionally, the affordable units contain restrictions that would limit a buyer's potential profit on resale…the two affordable units could not be successfully marketed and sold."

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2.I Sustainable Development & Green Building In addition to continuing sustainable development patterns, adopt new green building (GB) standards and programs.	2009-10 for new GB programs; updated storm water permit; recycling standards	*Objectives met:* In June, 2010 the City adopted expanded green building standards for new construction. (O2010 14) While the City has had water efficient landscape standards in place for many years, new City water efficient landscape ordinance and guidelines were adopted in 2010 that exceed State AB 1881 requirements. (O2010 19) Further, the City has established a Construction and Demolition debris recycling program. The City's Phase II storm water permit was approved in 2013. In November, 2013, the City adopted the 2013 California Building Code Update (O2013-7).	Modify to update objectives.
2.J Preferences in Affordable Housing Study possibility for preferences for people who live and work in Napa as part of Inclusionary Ordinance Update	Consider in Inclusionary Ordinance Update, 2009	*Objective partly met*. The inclusionary ordinance was modified as described in 2.Fa to be a Housing Impact Fee ordinance (O2012 8). This Fee ordinance incorporates the potential for preferences. It states that Housing Impact fee monies are to be used to increase, improve and preserve the supply of housing serving the *workforce and residents of the City* and affordable to lower income households. Administrative regulations to implement this ordinance may further address such preferences, assuming appropriate findings can be made that such preferences will not have a disparate impact on the surrounding region.	Modify to consider inclusion of preferences in the administrative regulations implementing the Housing Impact Fee Ordinance, and establish new timing priority.
2.K Duplex and Triplexes in other areas Consider General Plan Amendment to permit occasional duplexes/triplexes in the one (of three) single family land use categories where they are not currently allowed. Approach should be evaluated as an option for city's inclusionary requirements and should be reviewed when Inclusionary Ordinance is amended	Amendment in 2009-10	*Objective not met.* In mid-2012, the City modified the inclusionary ordinance consistent with the Palmer court decision to require a housing impact fee of new uses rather than requiring rental unit construction.	Carry forward, but modify to reconsider as part of an overall general plan update. The suggested inclusionary approach is not consistent with Palmer court decision thus was not considered during the inclusionary (now housing impact fee) ordinance revision, nor does it appear to be consistent with City's General Plan Land Use Element residential neighborhood character policy approach.

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3.A Design Review Use design guidelines and establish meeting procedures defining when early meetings are mandatory.	Implement design guidelines and meeting process - Ongoing	*Objective partly met*. The City is continuing to use its design review guidelines and to encourage designers to meet with neighbors during early design stages of larger or potentially controversial projects. However, no formal procedures have been established.	Carry forward but establish a time frame for meeting procedures.
3.B Use of Planned Development (PD) Zoning Use PD zoning in project review to promote design flexibility.	Ongoing	*Objective being met.* The City continues to use PD zoning as a tool.	Carry forward as is.
3.C Street and Subdivision Design Adopt General Plan and Zoning revisions for consistency with updated street standards.	Adopt related General Plan and zoning revisions 2009	*Objective met/Complete*. Changes were adopted in January, 2010.	*Remove; objective accomplished (O2010 1)*
3.D Housing Mix Establish baseline housing mix information by neighborhood, monitor and evaluate progress in achieving second units, residential care facilities, shared housing and multi- family uses in all residential and mixed use areas of city. Based on results, added strategies may be formulated to increase the "fair share" mix.	Monitor and increase mix -- Initial baseline research 2010 then every three years	*Research not completed* due to budgetary constraints, other City priorities.	Carry forward but suggest modifying program to conduct such evaluation during next overall General Plan update when such analysis would assist overall land use and housing policy discussions.
3.E New Second Units Encourage new subdivisions to include second units, and other second units.	20 very low, 32 low, 18 moderate second units	*Objective partly met*. 25 second units have been issued building permits 2007-mid 2013. Based on a survey of existing second units, 18 are expected to be used for permanent housing; of these, 13 are assumed to be available at very low and low and 5 at moderate income rents. The Carmel Subdivision under construction includes second units and other second units have been approved. Second unit construction, like all housing construction, plummeted during the 2007-14 time frame due to the national recession.	Carry forward with updated quantified objective.

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3.F Second Unit Standards and Fees Consider revisions to second unit standards and fees; consider a comprehensive strategy.	2011	*Objective not yet met.* Second unit study initiated in mid-2013.	Carry forward with updated time frame if not completed by 2014.
3.G. Amnesty Program Consider development and implementation of an Amnesty Program for illegal second units	2013	*Not completed* due to budgetary constraints, other city priorities.	Carry forward as is.
3.H Rental and Owner Rehabilitation Programs. Continue to rehabilitate substandard lower income units using available subsidies. Actively market such programs. Encourage public/private partnership programs such as "Rebuilding Together."	Rehabilitate 225 rental units for extremely low, very low and low income renters and 55 owner units for very low and low income owners 2007-2014	*Exceeding Objective for rentals; will come close to meeting ownership objective.* The Housing Authority operates an active rehabilitation program. From 2007-2013 the following rehab is completed or underway: 447 rental units, 39 owner units. 355 senior very low & low income rental units at Rolff's/Concordia Manor (H.A. assisted non-profit with a loan and over $1 million in Redevelopment Agency Housing set aside funds were also applied to the project); 50 senior low income units at Laurel Manor (owned by Housing Authority). 42 other low income rental units as of 2013. 38 owner occupied units by end of 2013. 1 Habitat for Humanity owner rehabilitation.	Carry forward with updated objective numbers.
3.I Code Enforcement Continue to strengthen code enforcement to improve health & safety, to be proactive as well as reactive in targeting specific problem areas.	Ongoing	*Objective met in part*. The City continues to have an active code enforcement (CE) program employing 1.5 CE officers, along with fire and building inspectors. CE staffing levels were increased after 2007 but were cut back to 2007 levels in 2011 due to City budget constraints. Current staff levels do not provide flexibility for proactively targeting many problem areas.	Carry forward as is.

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3.J Targeted Neighborhood Improvement As need arises and funding permits, city should initiate use of a multi- agency resource team to cleanup neighborhoods experiencing deterioration	2009-10; ongoing as needed and funding permits	*Funding not available to date*; multi- agency resource team program on hold.	Carry forward as is.
3.K Historic Area Process Provide info to public on appropriate historic remodel techniques; continue Cultural Heritage Commission (CHC) Certificates of Appropriateness (COAs) ; historic survey update	Ongoing	*Objective met.* Historic rehabilitation guidelines have been developed and are available online or at the Planning Department. The CHC continues to review historic projects and issue COAs. An updated historic survey informed policy development for the Downtown Specific Plan. A comprehensive update to the City's Historic Preservation Ordinance was initiated in 2013 and is expected to be completed in 2014.	Carry forward as is.
3.L Transportation Element Amendment City shall proposed stronger General Plan policy[ies] and program[s] to strengthen concurrency of new development with infrastructure, particularly streets.	2010 with next Transportation Element Amendment	*Objective partly addressed.* The 2012 Downtown Specific Plan Implementation Chapter identifies measures to be taken to develop infrastructure improvement fees (and other approaches) to improve their coordination with new development. In 2013 the City was awarded grant funding to develop an infrastructure implementation strategy. The General Plan Transportation Element already contains policy to implement improvements to accommodate future development (T1.3, T1.5), and all Napa County jurisdictions passed a sales tax measure to improve funding for road maintenance beginning in 2018.	Carry forward as is. During the next General Plan update the City will also ensure consistency with Complete Streets.

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3.M Capital Improvement Programs for Neighborhood Improvement City shall continue to use Capital Improvement Program (CIP) and Community Development Block Grant funds to a limited extent to assist in neighborhood improvement efforts.	Improve neighborhood quality through specific improvements outlined in CIP and CDBG Annual Reviews	*Objective being met.* The 2010-2015 CDBG Consolidated Plan (in addition to housing and homeless priorities) continues to include infill sidewalk and park projects in low income neighborhoods as priorities. Over $1,450,000 in CDBG funding has been or is being spent on sidewalk improvements in lower income neighborhoods from 2007-2014: 2007 $318,450 2008 $185,500 2009/10 $200,390 2010/11 $62,000 2011/12 $143,800 2012/13 $333,330 2013/14 $208,440 2014/15 TBD City CIP projects also provide significant neighborhood improvements to streets, parks, drainage, water mains, etc. Several major capital projects in the Downtown and Soscol Gateway Mixed Use areas also received Redevelopment Agency (RA) funding before RA's were abolished by the State in 2012. Notable neighborhood improvement projects constructed over the past several years have included extensive residential street resurfacing and curb/gutter/sidewalk repairs throughout the city; extension of Saratoga Drive to Silverado Trail; East Avenue and Main Street rehabilitation; Completion of the new Napa Creekside Plaza, Trancas Crossing Park, Oxbow Preserve Park and the Riverfront Green park; replacement of many park playgrounds.	Carry forward, but simplify by eliminating lists of potential uses of funds.
3.N Parks Master Plan Update Establish a high priority for City park and recreation improvements near higher density areas and consider community gardens and neighborhood resource buildings inclusion in existing parks.	2009-10 during Master Plan Update and subsequent Parks & Rec. Element Updates	*Objective partly met.* The Park Master Plan Update was approved in 2010. The Plan process did consider this Housing Element program 3.N. New parks, and planned improvements to existing parks are proposed that will serve high density and other underserved areas. Community gardens and added indoor recreation facilities are also part of the plan. A Parks and Recreation Element Update is not yet scheduled, but would likely occur during an overall General Plan update.	Modify program to place an emphasis on park development near higher density residential and mixed use underserved areas during review and adoption of a Parks and Recreation Element/Overall General Plan update.

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3.O Retain Federally, State, Locally Subsidized Affordable Units City shall, when feasible, continue to make it a priority to help retain subsidized affordable housing when such units are threatened.	No objective set as no units at risk 2009-19	*Objective met*. As no units are at risk during the Housing Element timeframe, the City Housing Authority will continue to periodically monitor agreements relating to such units.	Carry forward as is.
3.P Rental Acquisition and Maintenance Acquire or assist acquisition of existing substandard rental housing and maintain them as affordable; develop standards for ongoing property management. Use a variety of funding sources.	Acquire 75 units existing rental housing 2007-14; standards by 2010	*Objective being partially met.* The City and County have each agreed to contribute $550,000 in loan funds to assist the Gasser Foundation in rehabilitating the Riverside Apartments to 14-2 bedroom and 1-4 bedroom affordable apartments and an 8 bedroom room home for transitional housing for homeless families.	Carry forward with revised objective number and standards timeframe. Given the need for affordable new rental housing in the City, this program was designated a priority program by the Housing Element Advisory Committee.
3.Q. Mixed-Use Livability Develop mixed use guidelines for residential mixed use that address residential storage needs, noise attenuation and other criteria to provide high quality living environments.	Mixed- Use guidelines by 2012	*Objective not met* due to budgetary constraints and other City priorities. A quick review of existing City residential and mixed use guidelines and zoning standards finds that the City has addressed most mixed- use livability issues already through residential design guidelines, landscaping, recycling, noise and outdoor area standards. However, while *condominium* standards address storage, laundry facilities, they are not addressed for rental developments, and mixed- use residential does not appear to have storage or open space requirements.	Carry forward with updated timeline; and suggest modifying to close gaps in existing standards and guidelines.
4.A Emergency Shelters Continue to assist funding of existing emergency shelter operations and assist in acquisition of shelters for any unmet needs	Emergency shelters for identified unmet needs by 2014	*Objectives being Met*. The City continues to provide funding annually to assist existing emergency shelter operations, and has agreed mid-2013 to provide funds to assist development of a new 8 bedroom facility for homeless families.	Carry forward as is.

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4.B Permanent Supportive/Transitional Housing Assist in providing a 24 unit facility	Provide 24 unit/30 bed facility by 2009	*Objective met.* The City, through the Housing Authority, provided $650,000 in Housing funds, for a 24 unit special needs rental housing project. The project was completed in 2012 and includes 18 units of permanent housing for homeless with psychiatric disabilities and eight units of transitional housing for youth aging out of foster care.	Update or combine with 4.A consistent with new homeless/transitional /supportive Continuum of Care recommendations.
4.C Support Services. Proactively promote, support and implement support facilities and services to homeless persons and non-homeless persons with special needs	Retain existing day services center, and assist added support facilities and services for homeless and special needs	*Objective met*. City Housing staff and other community groups are using Homeless Prevention and Rapid Rehousing (HPRP) funds to provide an interim rental assistance program. The HOPE Center, which provides day services to homeless continues in operation and has received City general fund support.	Carry forward as is.
4.D Rental Assistance for Special Needs.H.A. to continue to provide rental assistance for homeless persons and persons with special needs to the extent federal funding is available.	Maintain 10 Shelter Plus Care Vouchers/yr and 30 Mainstream Vouchers for disabled/yr 2007-2014	*Exceeding Objectives*. The Housing Authority has received $300,000 additional rental assistance funding for 10 Shelter Plus Care vouchers. 30 Mainstream vouchers within 1,228 Section 8 vouchers remain in place. The Housing Authority also received $784,000 for 100 additional non elderly disabled rental assistance vouchers in October 2010.	Carry forward with revised objective numbers.

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4.E Capital Improvements for non-profit facilities Provide CDBG funding to assist maintenance of non-profits serving low income, special needs	Provide funds to assist non-profit facility maintenance serving low income/special needs groups per annual CDBG allocations	*Generally Meeting Objective*: The City committed over $498,900 from 2007-2010 in CDBG funds for non-profits and homeless facilities from 2007-2010. These included improvements to Catholic Charities, Progress Foundation, North Bay Housing Coalition and Napa Valley Community Housing (NVCH)-run rentals on Imola, Jefferson, Madison, Marjorie, Laurel that provide housing for 33+ people. Other funds permitted improvements to the Napa Emergency Women's Shelter NEWS); the Samaritan Family Center emergency family shelter; 3 child care centers on Myrtle, Kilburn and at Fuller Park; the HOPE homeless day services center; food bank; Hospice; and City Senior Center on Jefferson. In 2011-12, $250,920 was allocated to Family Service for a facility on Carolina Street, CANV for their Old Sonoma Road homeless facility; NVCH for three rental locations and for the NEWS shelter. No funds were allocated 2012-3 or 2013-4 given reduced funding levels and other priorities.	Carry forward with deleting "annual" as CDBG Consolidated Plan and annual plans do not always contain CIP funds for non-profit facilities.
4.F Encourage well managed, new SRO Permanent Housing Revise Ordinance to assure excellent management of new SRO's & encourage SROs meeting standards.	Ord revision 2009; 20 new units for extremely low/low by 2014	*Objectives not met*. Ordinance revisions on hold due to budgetary constraints; no SRO applications have been received thus, no new units to date.	Carry forward with updated objective numbers; SRO management revision timeframe could be processed along with an SRO application.
4.G Rehabilitate Existing units for SRO Facilities. Support efforts to rehab existing facilities to provide SRO housing for special needs persons.	Rehab 20 units to SRO units 2007-2014	*Objectives not met*. The City's 2010 Housing Strategic Plan prioritized new multi- family construction over rehabilitation for limited local affordable funds made available through a 2011 Notice of Funding Availability. Further, no such facility has been proposed.	Carry forward with updated objective numbers, considering priorities discussed during Housing Element.

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4.H Coordination with Napa County & other actions to address Farmworker Housing. Continue to work with the County to address housing needs of farmworkers; the City is a location of permanent rental housing. City shall assist farmworkers in finding housing by: a. Distributing bilingual information… b. Implementing other lower income housing programs (such as encouraging new rental housing, land acquisition, rental assistance for special needs, and encouraging new SRO's) c. Coordinating with Napa County and non-profits in response to potential project applications d. Assisting developers seeking to provide some units for farmworkers e. As funding is available, consider points during a NOFA-type process for including farmworker units	Promote access to new permanent housing by distributing bilingual information when new affordable rental opportunities are available; coordinate with and assist other agencies and developers. Facilitate 25 units for farmworkers (accomplished as part of new rental and SRO construction) 2007-2014	*Objectives partly met*. The Joint City and County Notice of Funding Availability (NOFA) resulting from the 2010 Housing Strategic Plan targeted new lower income rental construction consistent with 4.H.b. The Notice stated to applicants that there is a priority for "…affordable units for farmworkers and large families." The NOFA also required that any successful applicant show outreach to the Spanish speaking community. (Also see 5.N) The NOFA received five proposals, and reviewed them for positive community impact and in meeting Housing Element goals, among other criteria. Three projects were approved that will include 125 new very low and low income rental units consistent with 4.H.b. All will include a mix of 1, 2 and 3 bedroom (BR) units. 3 BR rental units are much less common than 1 and 2 BR units in Napa and will help in housing larger families. One development, Alexander Crossings, is under construction and will include 27 new very low income apartments for occupancy during the 07-14 Housing Element timeframe of which 4 units will be 3 Bedrooms, 15 units will be 2 bedrooms and 8 will be 1 bedroom, the same distribution as for the overall development. Alexander Crossings materials state that they will implement outreach plans emphasizing large families and farmworkers, as well as female-headed households in accordance with priorities of the NOFA and Housing Element. Anticipated to be completed in the next housing timeframe, Oak Creek Terrace includes 41 very low and low income units including 14-3BR units, 20-2BR units and 7-1 BR units. Napa Creekside will provide 57 low or very low/low income units (depending on financing) including 22-3BR, 30-2BR and 5 -1 BR units.	Carry forward with updated objectives; suggest clarifying that new very low income units are for very low income households including farmworkers.

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4.I Adopt Reasonable Accommodation Ordinance Adopt ordinance.	Adopt ordinance by 2011	*Objective met/Complete*. This ordinance was adopted in October, 2010.	*Remove program; completed.*
5.A General Plan and Zoning Changes a-b. Complete GP/ZO changes to address housing sites. c-d. revise ordinances to comply with state law re: emergency shelter zoning, transitional/supportive housing zoning and employee housing act. e. Require Use Permit for converting markets to other uses; f. Revise GP/zoning to permit broader types of housing at same densities in mixed- use districts; g. revise zoning to address co-housing.	2009, Prior to Housing Element adoption	*Objective met/Complete*. All listed programs were adopted prior to Housing Element adoption.	*Remove program; completed.*
5.B Universal Design Continue to incorporate Title 24 accessibility requirements in new and rehabilitation projects; consider extending universal design provisions to more housing types in zoning ordinance.	Add Universal Design provisions to zoning -2010	*Objective not met.* The City continues to enforce Title 24 accessibility requirements. Broader universal design ordinance provisions have not been completed due to budgetary constraints and other priorities.	Carry forward as is.

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5.C Traffic Impact Overlay Monitor Traffic Impact Overlay District requirements to identify whether they are creating significant obstacles to residential mixed- use; if so, pursue modifications.	Monitor :TI Impacts on mixed- use; pursue modification if needed	*Not applicable to date* as no new mixed- use housing projects on Traffic Impact Overlay corridors have been proposed since 2007.	Carry forward as is.
5.D Density Bonus Revise density bonus provisions in zoning to be consistent with most recent state law.	Complete ordinance by 2010	*Objective met/complete*. A revised density bonus ordinance was adopted in 2010 (O2010 3), with minor adjustments completed in January, 2011 (O2011 2).	*Remove; completed.*
5.E Parking Standards Conduct parking demand analysis of parking standards outside Downtown and consider possible standards reductions.	Consider/revise parking standards by 2010	*Objective complete*. Planning staff surveyed several apartments, condominiums and senior apartments outside of Downtown in 2010; staff concluded the City's parking standards are adequate and provide an appropriate level of flexibility. (Downtown Parking standards were reviewed and slightly reduced as a result of the Downtown Specific Plan.)	*Remove; completed.*
5.F Priority Processing Develop administrative policy for 100% affordable projects, and residential providing inclusionary units onsite over other applications received earlier or (potentially) those involving immediate health/safety matters.	Develop administrative policy for project processing during & after approvals 2008-09	*Objective not met.* Priority processing was given to proposed affordable projects competing for NOFA funding in 2010. No citywide administrative policy has yet been established.	Carry forward with priority to be discussed during Housing Element process.
5.G Affordable housing fees Continue to permit deferral of fees until project occupancy for affordable housing.	Retain ability to defer fees	*Objective met.* The City continues to permit deferral of fees for new affordable housing projects. This program is an important assist for affordable projects.	Carry forward as is.

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5.H. Fair Housing Retain Fair Housing agency; review and address Fair Housing Napa Valley's impediments to fair housing.	Ongoing for agency; 2009 for review	*Objectives met.* The City continues to assist Fair Housing Napa Valley (FHNV) through the use of CDBG, Housing Authority and General funds. The City completed and approved a revised "Impediments to Fair Housing" analysis in October, 2010.	Carry forward and modify to remove the Impediments objective as it has been completed; other objectives are ongoing.
5.I Database Monitoring Update land use/planning databases and incorporate into GIS system to enable improved monitoring of land supply and development on an ongoing rather than periodic bases.	Update land use and other databases and integrate into GIS	*Objective partially met.* The City has developed a new, computerized permit tracking system since 2007, which provides continually updated information on development applications, including land acreages involved, and assists ongoing monitoring efforts. However, this database has not been fully integrated into the City's GIS system due to City budget constraints and staffing priorities. It should be recognized that even when integration is improved, summaries require staff time to complete.	Carry forward focusing on integration with GIS.
5.J Housing Element Review Prior to budget decisions, annually monitor Housing Element effectiveness; prioritize programs to be accomplished.	Annually monitor Housing Element effectiveness; prioritize programs to be accomplished prior to budget decisions	*Objective met.* The City has completed annual Housing Element reviews (as required by law) and the Community Dev. Dept. has used the list of Housing Element programs to identify tasks needing to be completed.	*Remove as unnecessary; annual reviews are required by law and adopted housing programs will continue to provide tasks to accomplish during budget reviews.*
5.K Legislation Support legislation to ease restrictions on "counting" reportable units in rehab projects, group living and in reducing townhome construction liability.	Support legislation through letters, legislative contacts, etc. Ongoing	*Objective generally met*. Staff routinely reviews and, as needed, may respond to proposed housing legislation. The identified legislative tasks are three among many that may be proposed.	Carry forward and expand the Program to focus on housing and planning related legislation generally.

Policy/Program Title Ref. # and Brief Description of program	Objective & timeline	Progress in Implementation and Effectiveness	Recommendations for the Housing Element Update Carry forward as is/carry forward with modifications or remove
5.L Housing Transfer Agreement As mutually agreeable, continue to negotiate housing transfer agreements with Napa County to meet common goals.	Assist County in meeting housing needs. Ongoing	*Objective met.* Since 2007, the City has negotiated four housing transfer agreements with Napa County. The first, related to the Soscol Redevelopment project area, has expired due to state abolition of the Redevelopment Area. Three other agreements have been approved by the City and County related to joint funding of 3 lower income apartment projects. When finalized with landowners and ABAG, they are expected to result in transfer of up to 57 units from the County to the City for the 2015-January 2023 timeframe.	Carry forward as is.
5.M Cities/County Coordination Continue to work collaboratively with County and other cities on countywide housing and other planning issues.	Improve coordination on city/county housing issues. Ongoing	*Objective met.* The City collaborates with the County and other local jurisdictions on many countywide concerns. In 2010, the City worked with the County on a Housing Strategic Plan and on the issuance of a Joint Notice of (local affordable) Funding Availability. The County and its cities formed a sub region within the Association of Bay Area Governments region, (through the Napa County Transportation and Planning Agency or NCTPA) for purposes of allocating future housing needs for the 2015-23 timeframe. The City and County worked several years to reach agreement on the large Napa Pipe housing project adjacent to the city, approved in 2013. The city and other local jurisdictions participated in an Affordable Housing Task Force that released housing funding and other recommendations in 2013. NCTPA continues to be an active forum/agency to address countywide planning concerns.	Carry forward as is.
5.N Community Outreach Increase community outreach and education by a. A *"neighborhood resources"* section on city website; b. adopting neighborhood notice/meeting procedures for applications; c. Using Downtown Plan and others to create broad based	Outreach and objectives a-b: 2009 c-d: 09-'10 e-g. Ongoing	*Objective generally met*. a & d—the City's website has been substantially upgraded 2009-11. The "For Residents" section now provides easy links to major planning documents, including residential design guidelines, the housing element; planning permits and forms and provides places to ask questions and make requests. b—Written "Neighborhood Notice and Meeting Procedures" for development applications has not been completed, although staff continues to encourage applicants to meet with neighbors early on. In 2013, City is amending its noticing requirements for expanded	Carry forward with updated objectives discussed during the Housing Element process. Suggest objectives be stated more generically.

Policy/Program Title Ref. # and Brief Description of program	Objective & timeline	Progress in Implementation and Effectiveness	Recommendations for the Housing Element Update Carry forward as is/carry forward with modifications or remove
visions that include housing opportunities; d. expand user friendly materials on planning permits, guidelines; e. Providing staff outreach about affordable housing, etc.; f. expanding outreach to non-English speaking; g. informing non-profits of new funding sources/programs.		noticing and developing a sign for posting proposed project sites. c—The Downtown Plan conducted extensive community outreach – including a broad based committee, web surveys, "partner groups", workshops, etc. in creating a vision for Downtown that includes substantial housing opportunities. e-f.—Housing Authority staff has increased its outreach efforts. For example, in 2010-11, staff promoted rehabilitation programs through presentations at the Senior Center, to the Latino and Elder Coalition; distributed applications at a large Health and Wellness Fair; providing brochures for distribution by Community Action Napa Valley (CANV). Further, during the annual Community Development Block Grant application Process, the City publishes public notices in English and Spanish; posts notices in local Hispanic Markets and at Puertas Abiertas, a family resource center service the Hispanic population. The 2010-2015 Consolidated Plan identifies outreach to the Hispanic community as a funding priority. The City contracted with Puertas Abiertas in 2010 to provide outreach services to the Hispanic community. g. The City included the non-profit community in the NOFA funding process and provides periodic outreach as CDBG and other funds are available by directly contacting the non-profit coalition and the housing committee of that organization. Housing staff attend meetings of local agencies to distribute information on a regular basis.	

Policy/Program Title Ref. # and Brief Description of program	Objective & timeline	Progress in Implementation and Effectiveness	Recommendations for the Housing Element Update Carry forward as is/carry forward with modifications or remove
5.O Use of Funds Continue to use local inclusionary fees, local housing trust fund fees; local redevelopment monies and continue to apply for State and Federal funds to implement housing programs.	Implement housing programs through use of local, state and federal funds; Ongoing	*Objective met.* See Program 2.B regarding the recent Notice of (local affordable) Funding Availability soliciting applicants for new affordable housing construction. The Housing Authority also actively applies for State and Federal funds as available. For further information on various housing programs receiving funding, see programs 2.D, 3.H, 3.M, 3.P, 4.A, 4.B, 4.C, 4.D, 4.E, 5.H, 5.Q . Redevelopment Housing Set-Aside Funds provided substantial housing assistance during this Housing Element timeframe until its abolition by the State in February 2012. In 2009, for example, $1.04 million in 20% Redevelopment Housing Set-Aside Funding was used to fund a portion of the acquisition and rehabilitation of 355 Rohlff's/Concordia low and very low income senior housing units. In 2010, this same funding was used 1) to repay a State HELP Loan that refinanced 15 first time homebuyer loans (4 moderate income and 11 lower income) in the amount of $831,000; and provided $399,000 for repayment of part of another State HELP Loan that was used for land banking a Housing Authority-owned 5 acre affordable housing site.	Carry forward with updated fee sources.
5.P Maximize Rental Subsidies Continue to use available federal subsidies for rental assistance programs.	Maintain existing 1,228 Section 8 Rental Vouchers Countywide; increase by 100 vouchers by 2014	*Exceeded Objectives*. The Housing Authority has maintained the existing 1,228 vouchers. In addition, the HA applied for 50 additional Family Unification Program Vouchers, was unsuccessful in 2010, applied again and received the Vouchers in 2011. The Housing Authority also applied for and received $784,000 for 100 additional non elderly disabled rental (NED) assistance vouchers in October 2010 (1 of 7 cities in California)	Carry forward with updated objective.
5.Q Public/Private Partnerships Encourage use of private resources to help meet identified housing needs.	Use of private resources to achieve housing goals. Ongoing	*Objectives met.* Housing impact fees collected from private development projects are being used to meet identified housing needs. Local non-profits (in particular the Vintners Association and Gasser Foundation) have provided significant funding towards meeting affordable housing needs. Further, private volunteers on committees, such as for the Downtown Specific Plan and Affordable Housing Task Force provide valuable assistance.	Carry forward as is.

APPENDIX B

Housing Sites

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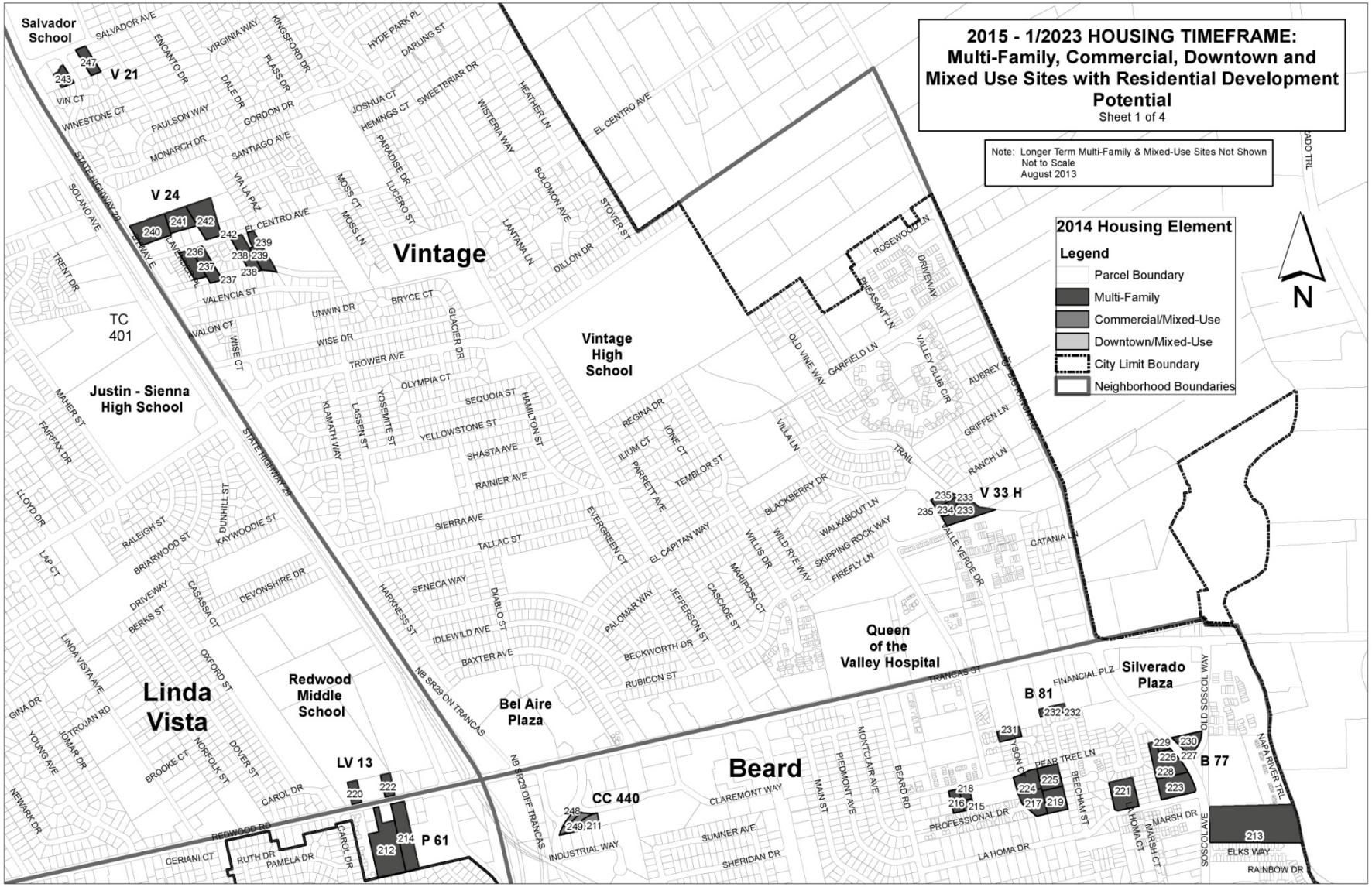
2015 - 1/2023 HOUSING TIMEFRAME:
Multi-Family, Commercial, Downtown and Mixed Use Sites with Residential Development Potential
Sheet 1 of 4
Note: Longer Term Multi-Family & Mixed-Use Sites Not Shown
Not to Scale
August 2013
2014 Housing Element
Legend
Parcel Boundary
Multi-Family
Commercial/Mixed-Use
Downtown/Mixed-Use
City Limit Boundary
Neighborhood Boundaries
N
Salvador School
V 21
V 24
Vintage
Vintage High School
TC 401
Justin - Sienna High School
Linda Vista
Redwood Middle School
Bel Aire Plaza
Queen of the Valley Hospital
Silverado Plaza
Beard
V 33 H
B 81
B 77
LV 13
P 61
CC 440

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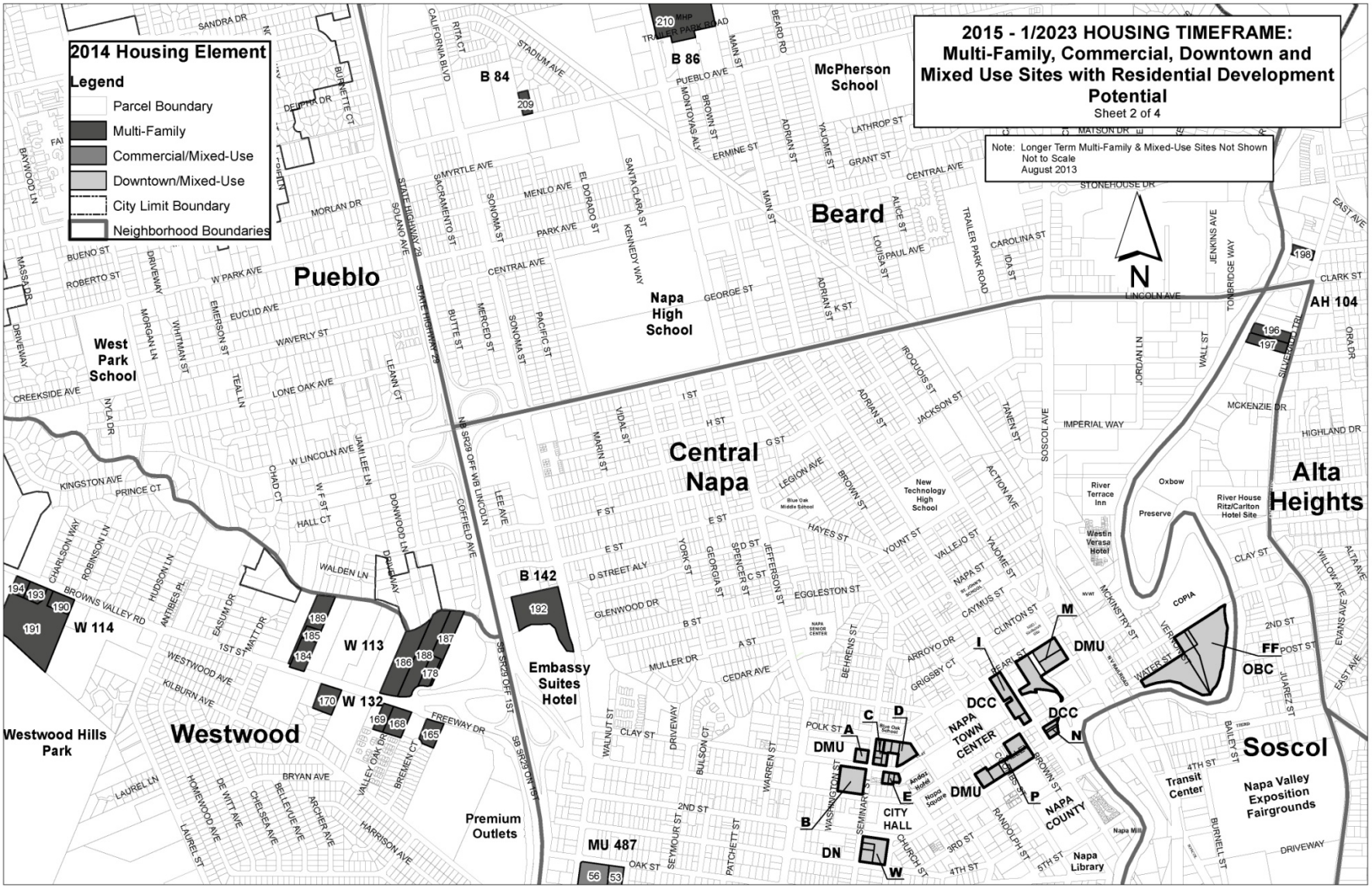
2015 - 1/2023 HOUSING TIMEFRAME:
Multi-Family, Commercial, Downtown and Mixed Use Sites with Residential Development Potential
Sheet 2 of 4
Note: Longer Term Multi-Family & Mixed-Use Sites Not Shown
Not to Scale
August 2013
2014 Housing Element
Legend
Parcel Boundary
Multi-Family
Commercial/Mixed-Use
Downtown/Mixed-Use
City Limit Boundary
Neighborhood Boundaries
N
Pueblo
Beard
McPherson School
Napa High School
West Park School
Central Napa
Alta Heights
Westwood
Westwood Hills Park
Soscol
Embassy Suites Hotel
Premium Outlets
Napa Valley Exposition Fairgrounds
Napa Town Center
Napa County
City Hall
Napa Library
Transit Center
River Terrace Inn
Oxbow Preserve
River House Ritz/Carlton Hotel Site
Westin Verasa Hotel
New Technology High School
Blue Oak Middle School
Napa Senior Center
Andaz Hotel
Napa Square
Napa Mill
B 84
B 86
B 142
MU 487
W 113
W 114
W 132
AH 104
DMU
DCC
DN
OBC
FF
SR29 OFF WB LINCOLN
SB SR29 OFF 1ST
STATE HIGHWAY 29

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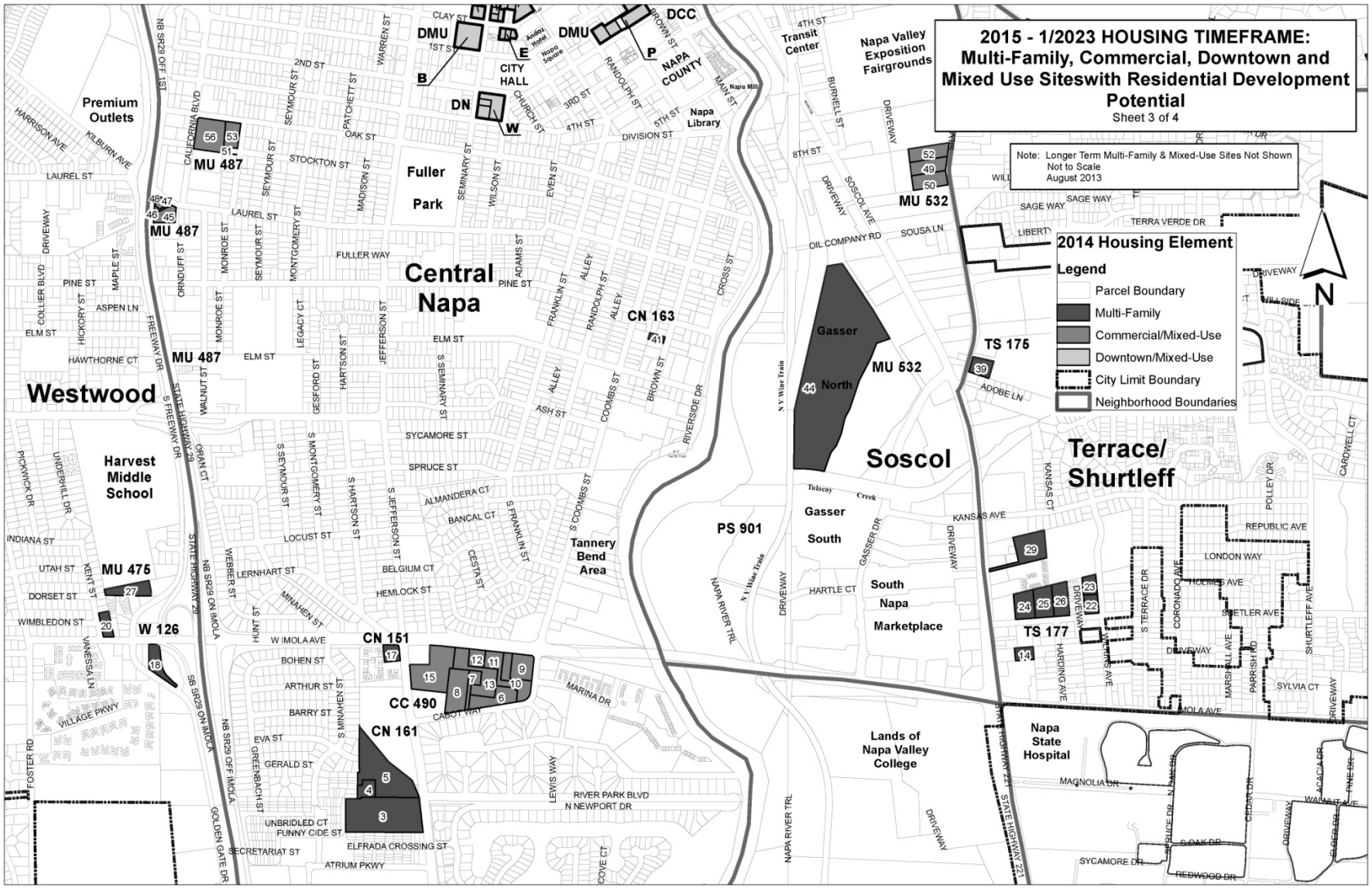
2015 - 1/2023 HOUSING TIMEFRAME:
Multi-Family, Commercial, Downtown and Mixed Use Siteswith Residential Development Potential
Sheet 3 of 4
Note: Longer Term Multi-Family & Mixed-Use Sites Not Shown
Not to Scale
August 2013
2014 Housing Element
Legend
Parcel Boundary
Multi-Family
Commercial/Mixed-Use
Downtown/Mixed-Use
City Limit Boundary
Neighborhood Boundaries
N
Premium Outlets
Fuller Park
Central Napa
Westwood
Harvest Middle School
Napa Valley Exposition Fairgrounds
Transit Center
CITY HALL
NAPA COUNTY
Napa Library
Gasser North
Gasser South
Soscol
Terrace/ Shurtleff
Tannery Bend Area
South Napa Marketplace
Lands of Napa Valley College
Napa State Hospital
MU 487
MU 532
MU 475
W 126
CN 151
CN 161
CC 490
CN 163
PS 901
TS 175
TS 177
DMU
DCC
DN
B
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P
W

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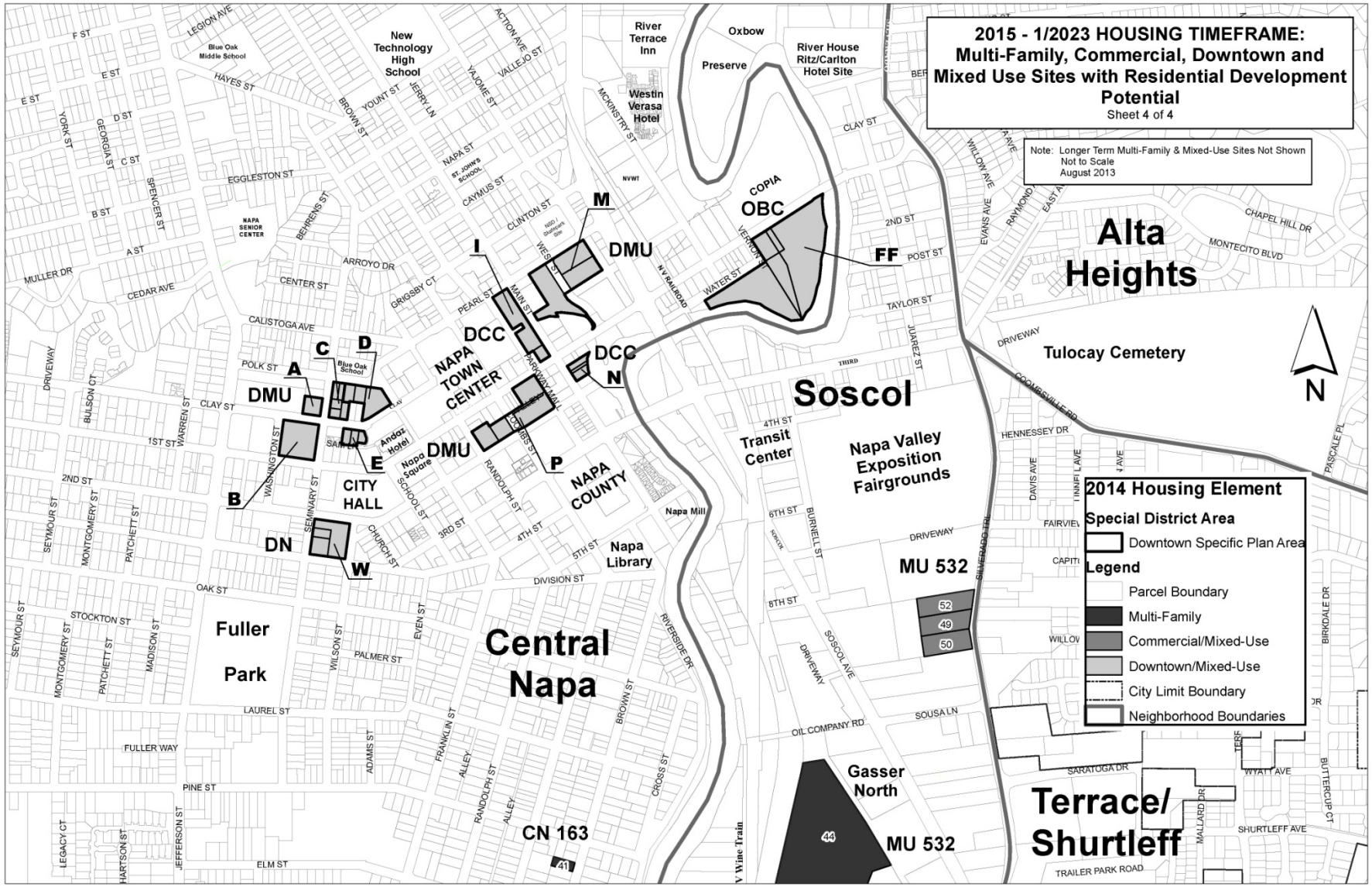
2015 - 1/2023 HOUSING TIMEFRAME:
Multi-Family, Commercial, Downtown and Mixed Use Sites with Residential Development Potential
Sheet 4 of 4
Note: Longer Term Multi-Family & Mixed-Use Sites Not Shown
Not to Scale
August 2013
2014 Housing Element
Special District Area
Downtown Specific Plan Area
Legend
Parcel Boundary
Multi-Family
Commercial/Mixed-Use
Downtown/Mixed-Use
City Limit Boundary
Neighborhood Boundaries
Alta Heights
Tulocay Cemetery
Soscol
Napa Valley Exposition Fairgrounds
Transit Center
Central Napa
Fuller Park
Terrace/ Shurtleff
Gasser North
MU 532
CN 163
DMU
DCC
DN
OBC
COPIA
NAPA TOWN CENTER
CITY HALL
NAPA COUNTY
Napa Library
Napa Mill
Westin Verasa Hotel
River Terrace Inn
Oxbow Preserve
River House Ritz/Carlton Hotel Site
New Technology High School
Blue Oak Middle School
NAPA SENIOR CENTER
Andaz Hotel
Napa Square
A
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TABLE B-1: INVENTORY OF MULTI-FAMILY HOUSING SITES WITH DEVELOPMENT POTENTIAL

Site Inventory Identifier	GP POD & Site Number	Assessor No.	Address	GP Designation	Density Range	Zoning	Size (ac)	Realistic Capacity	Infrastructure & other Development Notes Also see abbreviations key & assumptions, end of table
ALTA HEIGHTS AH 104									
1	AH104-1 196	045-041-005	1621 Silverado Trail	MFR-104	15-20	RM:FP	1.06	19	Part Floodplain & Floodway; same owner as -006
1	AH 104-1 197	045-041-006*	1617 Silverado Trail	MFR-104	15-20	RM:FP	1.03	18	Part Floodplain & Floodway; same owner as -005
1	*AH104-1*	*Site Total*					*2.09*	*37*	
2	AH-104-2 198	045-011-004*	1689 Silverado Trail	MFR-104	15-20	RM	0.53	8	Very small ptn Floodplain & Floodway, FPP
BEARD B 77									
3	B77-1 223	044-062-005	2903 Soscol Avenue	MFR-77	20-25	RM:TI	1.49	34	

Site Inventory Identifier	GP POD & Site Number	Assessor No.	Address	GP Designation	Density Range	Zoning	Size (ac)	Realistic Capacity	Infrastructure & other Development Notes Also see abbreviations key & assumptions, end of table
4	B77-2 227	044-062-003 (east)	2951 Soscol Avenue	MFR-77	20-25	RM:TI	0.23	5	Parcel split by Soscol extension. City owned; combine with east portion of -002. Constrained geometry.
4	B77-2 230	044-062-002 (east)	2997 Soscol Avenue	MFR-77	20-25	RM:TI	0.56	11	Parcel split by Soscol extension. City owned. Combine with east portion of parcel -003.
4	*B77-2*	*Site Total*					*0.79*	*16*	
5	B77-3 226	044-062-003 (west)	2951 Soscol Avenue	MFR-81	20-25	RM:TI	0.35	8	Parcel split by Soscol extension. City owned. Combine with west portion of parcel -002, and parcel -033.
5	B77-3 228	044-062-033	2991 Soscol Avenue	MFR-77	20-25	RM:TI	1.30	30	City owned. Combine with west portions of parcel -002 and -003 (west) to north.
5	B77-3 229	044-062-002 (west)	2997 Soscol Avenue	MFR-77	20-25	RM:TI	0.2	4	Parcel Split by Soscol Avenue extension. City owned. Combine with west portion of parcel -003, and parcel -033.

Site Inventory Identifier	GP POD & Site Number	Assessor No.	Address	GP Designation	Density Range	Zoning	Size (ac)	Realistic Capacity	Infrastructure & other Development Notes Also see abbreviations key & assumptions, end of table
5	*B77-3*	*Site Total*		--	--	--	*1.85*	*42*	
BEARD B 81									
6	B81-1 213	044-170-008	2840 Soscol Avenue	MFR-81	15-20	RM	1.40 (Ptn.)	25	Undeveloped portion of Elks Lodge site. Part Floodplain & Floodway nearest River, FPP.
7	B81-2 215	044-040-045*	1127 Pear Tree Ln	MFR-81	15-20	RM	0.22	4	-044 and -045 same ownership.
7	B81-2 218	044-040-044*	1127 Pear Tree Ln	MFR-81	15-20	RM	0.26	4	
7	*B81-2*	*Site Total*		--	--	--	*0.48*	*8*	
8	B81-3 216	044-040-015*	1123 Pear Tree Ln	MFR-81	15-20	RM	0.50	8	
9	B81-4 217	044-050-006*	1080 Pear Tree Ln	MFR-81	15-20	RM	1.08	19	4 parcels are part of 71 unit townhome project approved until 11/2014. Includes 7 moderate income units. Project not active.
9	B81-4 219	044-050-005*	1187 Pear Tree Ln	MFR-81	15-20	RM	1.01	18	"

Site Inventory Identifier	GP POD & Site Number	Assessor No.	Address	GP Designation	Density Range	Zoning	Size (ac)	Realistic Capacity	Infrastructure & other Development Notes Also see abbreviations key & assumptions, end of table
9	B81-4 224	044-050-007*	1090 Pear Tree Ln	MFR-81	15-20	RM	0.96	17	"
9	B81-4 225	044-050-004*	1151 Pear Tree Ln	MFR-81	15-20	RM	1.0	17	"
9	*B81-4*	*Site Total*		--	--	--	*4.05*	*71*	
10	B81-5 221	044-062-032*	746 La Homa	MFR-81	15-20	RM	1.35	24	
11	B81-6 231	044-050-009	N/A	MFR-81	15-20	RM	0.50	8	Owned adjacent to church.
12	B81-7 232	044-020-009	N/A	MFR-81	15-20	RM	0.44	7	Site access and utility easement need through adjacent lot.
BEARD B 84 AND B 86									
13	B84-1 209	001-491-002*	1520 Pueblo	MFR-84	15-20	RM	0.50	8	Existing Duplex.
14	B86-1 210	001-012-005	3130 Jefferson	MFR-86	15-20	RM	1.0	20	Project approved to add 20 mobile homes to vacant portion of mobile home park; extension of approval pending.

Site Inventory Identifier	GP POD & Site Number	Assessor No.	Address	GP Designation	Density Range	Zoning	Size (ac)	Realistic Capacity	Infrastructure & other Development Notes Also see abbreviations key & assumptions, end of table
CENTRAL NAPA CN 142, CN 151, CN 161 AND CN 163									
15	CN142 192	002-071-010	1701 D Street Alley	MFR-142	12.5-16	RM	3.8	48	Approved 48 unit Napa Creek Condominiums. Includes 8 L units, 8 VL units. Part Floodplain, small part FW/ creek along site's southern edge.
16	CN151 17	043-111-002	1801 Imola Avenue West	MFR-151	15-20	RM	0.54	8	SW corner of Imola and Jefferson.
17	CN161-1 4	043-070-020	1001 Sheveland	MFR-161	12.5-15	RM	0.62	10	Combine with parcel -021; same ownership Approved 54 unit River Park Townhomes includes 5 moderate units.
17	CN161-1 5	043-070-021	1029 Sheveland	MFR-161	12.5-15	RM:FP	4.15	44	Combine with parcel -020 above. Floodplain eastern edge of site.
17	*CN161-1*	*Site Total*		--	--	--	*4.77*	*54*	
18	CN161-2 3	043-070-019*	1010 Funny Cide	MFR-161	12.5-15	RM:FP	5.3	73	3 existing SFD on property. Floodplain eastern edge of site

Site Inventory Identifier	GP POD & Site Number	Assessor No.	Address	GP Designation	Density Range	Zoning	Size (ac)	Realistic Capacity	Infrastructure & other Development Notes Also see abbreviations key & assumptions, end of table
19	CN163 41	005-122-023	269 Brown Street	MFR-163	10-20	RM:FP	.43	2	Existing duplex, second duplex previously approved. Floodplain.
LINDA VISTA LV 13									
20	LV13-1 220	007-321-001*	2118 Redwood Road	MFR-13	15-20	RM	0.49	*7*	Adjacent to Aegis living facility.
20	LV13-2 222	007-327-004*	2040 Redwood Road	MFR-13	15-20	RM	0.46	*7*	Adjacent to Aegis living facility.
20	*LV13*	*Site Total*		--	--	--	*0.95*	*14*	
PUEBLO P 61									
21	P61-1 212	042-050-004	2055 Redwood Road	MFR-61	15-20	RM	1.0 (PTN)	18	Undeveloped 1 acre portion of 3.07 ac church property; access may be difficult.
22	P61-2 214	042-050-005*	2033 Redwood Road	MFR-61	15-20	RM	2.0	34	34 "Redwood Duet Townhomes" approved, including 3 moderate units.
GASSER MASTER PLAN MU 532									

Site Inventory Identifier	GP POD & Site Number	Assessor No.	Address	GP Designation	Density Range	Zoning	Size (ac)	Realistic Capacity	Infrastructure & other Development Notes Also see abbreviations key & assumptions, end of table
23	MU532 44	046-190-062 (PTN. of master plan site)	N/A	MU-532	25 minimum	MP-G4 :AH:FP: TI	18.08 (ptn.)	489	Application received for 489 unit apartment project (Tulocay Village Apartments). :AH overlay zone requirement for 10% of on-site units to be low income units. North edge of site in Floodplain; FEA, FPP. Water facility improvements based on EIR.
TERRACE SHURTLEFF TS 175, TS 177									
24	TS175-1 39	046-130-008*	140 Silverado Trail	MFR-175	20-30	RM	0.65	13	
25	TS177-1 22	046-211-004	Northwest corner, Shetler & Wilkins	MFR-177	12.5-15	RM	0.54	7	Located on NW corner of Shelter and Wilkins. May need sewer line upgrade.
26	TS177-2 24	046-211-008*	1000 Shetler	MFR-177	12.5-15	RM:AH :FP	1.09	15	Possible wetlands, delineation may be needed; also :AH overlay, part floodplain. May need sewer line upgrade.

Site Inventory Identifier	GP POD & Site Number	Assessor No.	Address	GP Designation	Density Range	Zoning	Size (ac)	Realistic Capacity	Infrastructure & other Development Notes Also see abbreviations key & assumptions, end of table
27	TS177-6 25	046-211-007	N/A	MFR-177	12.5-15	RM:AH	1.16	16	Same owner as -005. Possible wetlands, delineation may be needed; :AH overlay. May need sewer line upgrade.
27	TS177-6 26	046-211-005	N/A	MFR-177	12.5-15	RM:AH	1.11	15	Same owner as -007. :AH overlay. May need sewer line upgrade.
27	*TS177-6*	*Site Total*		--	--	--	*2.27*	*31*	
28	TS177-3 14	046-261-019*	124 Soscol Avenue	MFR-177	12.5-15	RM	0.51	6	May need sewer service upgrade and possible SS easement.
29	TS177-4 23	046-211-003*	2005 Wilkins Avenue	MFR 177	12.5-15	RM	0.53	7	May need sewer line upgrade.
30	TS177-5 29	046-200-020*	232 Soscol Avenue	MFR-177	12.5-15	RM:TI :FP	1.92	26	Part Floodplain and Traffic impact overlay.
VINTAGE V 21, V 24, V 37									
31	V21-1 243	038-021-012*	1877 Salvador Avenue	MFR-21	15-20	RM	0.5	8	Byway East sewer extension may be needed.

Site Inventory Identifier	GP POD & Site Number	Assessor No.	Address	GP Designation	Density Range	Zoning	Size (ac)	Realistic Capacity	Infrastructure & other Development Notes Also see abbreviations key & assumptions, end of table
32	V21-2 247	038-022-001*	1843 Salvador Avenue	MFR-21	15-20	RM	0.64	10	Byway East sewer extension may be needed.
33	V24-1 236	038-091-006*	1833 El Centro Avenue	MFR-24	12.5-15	RM	0.76	10	Two existing units Drainage channel adjacent to property.
34	V24-2 237	038-091-008*	1811 El Centro Avenue	MFR-24	12.5-15	RM	0.96	12	Two existing units. Floodplain/Drainage channel a small portion of site.
35	V24-3 238	038-091-011*	1749 El Centro Avenue	MFR-24	12.5-15	RM	0.96	12	Floodplain/Drainage channel a small portion of site.
36	V24-4 239	038-091-013*	1703 El Centro Avenue	MFR-24	12.5-15	RM	0.97	12	Floodplain/Drainage channel a small portion of site.
37	V37-1 240	038-063-001	4122 Byway East	MFR-24	20-22	RM	1.58	28	Existing RV Sales lot; Byway East sewer extension required to serve site. Same owner as -007.

Site Inventory Identifier	GP POD & Site Number	Assessor No.	Address	GP Designation	Density Range	Zoning	Size (ac)	Realistic Capacity	Infrastructure & other Development Notes Also see abbreviations key & assumptions, end of table
37	V37-1 241	038-063-007	4110 Byway East	MFR-24	20-22	RM	1.10	28	Same owner as -001, and access and sewer is through -001. Need Byway East sewer extension.
37	*V37-1*	*Site Total*		--	--	--	*2.68*	*56*	
38	V37-2 242	038-063-008*	1780 El Centro Avenue	MFR-24	20-22	RM	1.70	35	Two existing dwelling units.
VINTAGE V 33H									
39	V33H 233	038-170-042	3700 Valle Verde	MFR-33H	18.5-25	RM:FP	1.46	25	Existing bldg. to be re-used. 57 unit Napa Creekside Apartments approved 6/2013 on this and -043, -046. All lower income. Part Floodplain and creek along eastern edge.
39	V33H 234	038-170-043	3710 Valle Verde	MFR-33H	18.5-25	RM:FP	0.50	16	Part of Napa Creekside Apartments site. Part Floodplain/ creek along eastern edge.

Site Inventory Identifier	GP POD & Site Number	Assessor No.	Address	GP Designation	Density Range	Zoning	Size (ac)	Realistic Capacity	Infrastructure & other Development Notes Also see abbreviations key & assumptions, end of table
39	V33H 235	038-170-046	3720 Valle Verde	MFR-33H	18.5-25	RM:FP	0.48	16	Part of Napa Creekside Apartments site. Part Floodplain/creek along eastern edge.
39	*V33H*	*Site Total*		--	--	--	*2.44*	*57*	
WESTWOOD W 113, 114, 132									
40	W113-1 185	042-312-013	2662 First Street	MFR-113	15-20	RM:FP	0.39	11	Oak Creek Terrace 47 apartments approved 6/2012. Density bonus granted; all low and very low income units. Floodplain/creek along rear of site.
40	W113-1 189	042-312-012	N/A	MFR-113	15-20	RM	1.38	30	Part of Oak Creek Terrace site
40	*W113-1*	*Site Total*		--	--	--	*1.77*	*41*	
41	W113-2 178	042-331-001	2604 First Street	MFR-113	15-20	RM	0.68	13	Same ownership as -002. Approved 36 unit Napa Villas on this and -002 site. Minor modification approved to add 3 units in 2013.

Site Inventory Identifier	GP POD & Site Number	Assessor No.	Address	GP Designation	Density Range	Zoning	Size (ac)	Realistic Capacity	Infrastructure & other Development Notes Also see abbreviations key & assumptions, end of table
41	W113-2 187	042-331-002	2604 First Street	MFR-113	15-20	RM:FP	1.72	26	Part of Napa Villas site. Floodplain/creek along rear of site. Solano Avenue street extension planned this vicinity; possible realignment of water main for Solano Ave extension.
41	*W113-2*	*Site Total*					*2.40*	*39*	
42	W113-3 184	042-312-014*	2660 First Street	MFR-113	15-20	RM	1.08	19	
43	W113-4 186	042-320-005*	2614 First Street	MFR-113	15-20	RM:FP	2.49	44	Part Floodplain/creek along rear of site. Solano Ave extension planned this vicinity; possible realignment of water main for Solano Ave extension.
44	W113-5 188	042-320-006	2610 First Street	MFR-113	15-20	RM:FP	0.83	15	Est. vacant portion of church site. Part Floodplain/creek along rear of site. Solano Avenue extension planned this vicinity; possible realignment of water main for Solano Ave. extension.

Site Inventory Identifier	GP POD & Site Number	Assessor No.	Address	GP Designation	Density Range	Zoning	Size (ac)	Realistic Capacity	Infrastructure & other Development Notes Also see abbreviations key & assumptions, end of table
45	W114 190	050-270-034	3057 Browns Valley Rd.	MFR-114	15-20	RM	0.76	11	032-035 under same ownership.
45	W114 191	050-270-035*	3067 Browns Valley Rd.	MFR-114	15-20	RM:HS	2.0 (PTN. of 5.56 acre parcel)	30	032-035 under same ownership. 2 existing units. Hillside site with reduced density per Hillside Standards due to steep slopes. Site also has oak woodlands, water supply restrictions on upper portion, fault zone. Excludes steepest/highest site area and adds 1 unit for 15-30% slope area.
45	W114 193	050-270-033	3077 Browns Valley Rd.	MFR-114	15-20	RM	0.66	10	032-035 under same ownership.
45	W114 194	050-270-032	3087 Browns Valley Rd.	MFR-114	15-20	RM	0.53	8	032-035 under same ownership.
45	*W114*	*Site Total*		--	--	--	3.95	*59*	

Site Inventory Identifier	GP POD & Site Number	Assessor No.	Address	GP Designation	Density Range	Zoning	Size (ac)	Realistic Capacity	Infrastructure & other Development Notes Also see abbreviations key & assumptions, end of table
46	W132-1 165	004-081-012	1057 Freeway Drive	MFR-132	20-30	RM	0.91	23	
47	W132-2 170	004-081-005	2647 First Street	MFR-132	20-30	RM	1.1	28	Vacant portion of church site.
48	W132-3 168	004-081-002	2611 First Street	MFR-132	20-30	RM	1.11	30	Same owner as -003. Proposed development application submitted for both parcels (First Street Apartments – 50 units).
48	W132-3 169	004-081-003	2617 First Street	MFR-132	20-30	RM	0.63	20	Same owner as -002. Proposed development application submitted (First Street Apartments – 50 units).
48	W132-3	*Site Total*		--	--	--	*1.74*	*50*	
WESTWOOD W 126 AND MU 475									
49	W126-1 18	043-342-005	2431 Imola Avenue West	MFR-126	20-30	RM	0.85	17	Approved Golden Gate Village condo project– 17 units including 3 low income. Site for sale.

Site Inventory Identifier	GP POD & Site Number	Assessor No.	Address	GP Designation	Density Range	Zoning	Size (ac)	Realistic Capacity	Infrastructure & other Development Notes Also see abbreviations key & assumptions, end of table
50	W126-2 20	004-483-008*	2454 Imola Avenue West	MFR-126	20-30	RM	0.53	10	
51	MU475 27	004-460-033	685 Freeway Drive	MU-475	10-40	CL-PD 03-048	1.04	22	Portion of 004-460-031 Approved 22 unit apartment including 2 low income. Project not active. PD zoning requires apartment at current density.
	TOTAL							*1,550*	

Site Inventory Identifier	GP POD & Site Number	Assessor No.	Address	GP Designation	Density Range	Zoning	Size (ac)	Realistic Capacity	Infrastructure & other Development Notes Also see abbreviations key & assumptions, end of table
LONGER TERM LARGER MULTI-FAMILY SITES – *POTENTIALLY* AFTER JANUARY, 2023 TIMEFRAME NOT MAPPED OR "COUNTED" FOR 2015-2023 HOUSING ELEMENT									
52	B90-1 204	044-140-013*	2173 Soscol Avenue	MFR-90	15-20	RM:FP: TI	0.49	[8]	Floodplain, FEA and TI.
53	B90-2 205	044-140-011*	2263 Soscol Avenue	MFR-90	15-20	RM:FP: TI	0.46	[8]	Floodplain, FEA and TI.
54	B90-3 207	044-140-003*	737 Central Avenue	MFR-90	15-20	RM	6.08	[120]	Floodplain, FEA 003 & 004 under same ownership.
54	B90-3 208	044-140-004*	725 Central Avenue	MFR-90	15-20	RM	0.97	[19]	Floodplain, FEA 003 & 004 under same ownership.
54	*B90-3*	*Site Total*		--	--	--	*7.05*	*[139]*	Longer term potential once Flood Project improvements installed.
55	B91-1 203	044-190-033	N/A	MFR-91	22.5-30	RM	5.08	[132]	Possible inclusion with B91-2 through 6 (see underdeveloped) Floodplain, FW, FEA. Longer term potential once Flood Project improvements installed.

Site Inventory Identifier	GP POD & Site Number	Assessor No.	Address	GP Designation	Density Range	Zoning	Size (ac)	Realistic Capacity	Infrastructure & other Development Notes Also see abbreviations key & assumptions, end of table
56	B91-2 199	044-190-035*	602 Lincoln Avenue	MFR-91	22.5-30	RM	0.80	[18]	2 existing units Floodplain, FW, FEA Longer term potential once Flood Project improvements installed.
57	B91-3 200	044-190-032*	572 Lincoln Ave	MFR-91	22.5-30	RM	0.47	[10]	2 existing units Floodplain, FW, FEA Longer term potential once Flood Project improvements installed.
58	B91-4 201	044-190-014*	640 Maplewood Avenue	MFR-91	22.5-30	RM	3.16	[82]	Floodplain, FW, FEA Longer term potential once Flood Project improvements installed.
59	B91-5 202	044-204-001*	522 Lincoln Avenue	MFR-91	22.5-30	RM	5.49	[142]	Owned by City of Napa Housing Authority. Landbank for future affordable housing Floodplain, Floodway, FEA Longer term potential once Flood Project improvements installed.

Site Inventory Identifier	GP POD & Site Number	Assessor No.	Address	GP Designation	Density Range	Zoning	Size (ac)	Realistic Capacity	Infrastructure & other Development Notes Also see abbreviations key & assumptions, end of table
60	B91-6 204	044-204-002*	570 Lincoln Avenue	MFR-91	22.5-30	RM	1.88	[48]	2 existing units Floodplain, Floodway, FEA Longer term potential once Flood Project improvements installed.
61	W129	043-062-006	1200 Foster Road	SFI-130	18.75-20	Pre-zoned MP:AH: FP	16.6	[311]	Gently sloping. Floodplain on edge of property. Consider longer term as is currently unincorporated area but within City's Rural Urban Limit. Pre-zoning requires master plan for overall layout and services review before development. Possible need to provide new pressure regulator and water mains between Foster Road & Golden Gate Drive; significant offsite sewer improvements needed. :AH Overlay; floodplain on small portion of site.
	TOTAL							[898]	Longer term – after 2015-2023 Housing Element timeframe; # not included in this timeframe.

TABLE 1 NOTES/ASSUMPTIONS:

*Underutilized – contains 1 existing unit unless noted; otherwise vacant site or vacant portion of site.

Parcels owned in common are assumed to be one site.

"Realistic Capacity" is based on low end of density range for sites <0.80 acres; midpoint of density range for larger sites based on City policy encouragement and projects track record.

"POD" is the General Plan term for mapped land use categories in the city that have discrete density ranges.

RM- Multi-family; MP-Master Plan; :TI=Traffic Impact Overlay District; :HS-Hillside Overlay District; PD-Planned Development Overlay District; :AH=Affordable Housing Overlay District.

:FP- Floodplain Overlay District; FW=Floodway portion of floodplain; FEA= flood evacuation area portion of floodplain; FPP=Subject to Flood Protection Ordinance Flood District signoff.

TABLE 2: SUMMARY TABLE OF MULTI-FAMILY HOUSING SITES WITH DEVELOPMENT POTENTIAL BY QUALIFYING INCOME CATEGORY

	Very Low	Low	Moderate	Above Moderate	TOTAL
ABAG RHNA ALLOCATION*	**185**	**106**	**141**	**403**	**835**
Capacity of Vacant & Underutilized Zoned and Served Sites by 2023	Combined with Low Income. See Low Income	492** + 27 second units= **519**	1,056+ 9 second units= **1,067**	1,307*** plus 237 on multi-family residential sites=**1,544**	**3,130**

Source: City of Napa, September 2013.

Mixed Use sites add capacity for another *roughly* 500 units at 20+ units per acre by 2023 in Downtown and elsewhere in the city.
* In early 2013, a potential transfer of units between the City of Napa and the County of Napa was proposed, including 16 very low income units, 10 low income units, 10 moderate income units, and 21 above moderate income units, for a total of 57 units. As of May 2014, no transfer agreements had been finalized or accepted by ABAG. Consequently, Table 2 reflects solely the City's RHNA allocation. If any transfer agreements do occur the City's sites inventory is appropriate to cover the City's RHNA allocation as well as the units proposed in the transfer agreements.
**Assumes half very low, half low income of total lower income site capacity
***2013 low density sites total *excludes building permits issued 2007-mid 2013*.

VERY LOW AND LOW INCOME MULTI-FAMILY SITES DETERMINATION

Based on:

1. MFR/RM Sites with minimum densities 20+ units/acre; or
2. MFR/RM and MU Sites with approved projects - units reflect approval; or
3. Two larger sites with 15-20 u/ac densities.

B77-1	34	Soscol Ave
B77-2	16	City owned, Soscol Ave east side
B77-3	42	City owned, Soscol Ave west side
B81-5	24	La Homa
CN142	16	Approved project, portion that will be lower income, Napa Creek Condos, D Street Alley
MU475	2	Approved project, portion that will be lower income units, Sciambra Bakery site apartments
MU532	48	48 low income units assumed as part of Tulocay Village Apartment project proposal.
TS175	13	across access drive from Alexander Crossing Apartments
V33H	57	Approved 100% lower income project, Napa Creekside Apts
V37-1	56	Byway East
V37-2	35	El Centro
W113-1	41	Approved 100% lower income project, Oak Creek Terrace
W113-4	44	First Street
W126-1	3	Approved project, portion that will be lower income units, Golden Gate Townhomes
W126-2	10	Imola Ave West
W132-1	23	Freeway Drive
W132-2	28	First Street
	492	
	+27 second unit estimate	(based on second unit building permits last 13.5 years since records have been kept and affordability survey)
	519	

Added Capacity:

- Mixed Use sites, as updated by DTSP for the Housing Element timeframe, provide added capacity for another 520 units at 20+ units/acre.

MODERATE INCOME MULTI-FAMILY SITES CAPACITY DETERMINATION

Based on:

1. MFR/RM Sites with minimum densities <20 units/acre.
2. Units associated with an approved project.
    a. Market rate apartments are considered Moderate income;
    b. For sale townhomes are considered Above Moderate income.
3. Units associated with a proposed project description.

AH104-1	37
AH104-2	8
B81-1	25
B81-2	8
B81-3	8
B81-4	7
B81-6	8
B81-7	7 of 71 unit approved for sale townhome project
B84-1	8
B86-1	20 mobile homes
CN151	8
CN161-1	5 of 54 unit approved for sale townhome project
CN161-2	73
CN163	2
LV13-1	7
LV13-2	7
MU475	20 of approved 22 unit apt.
MU532	441 of 489 unit proposed Tulocay Village Apartment project
P61-1	18
P61-2	3 of 34 unit approved for sale attached single family project
TS177-1	7
TS177-2	31
TS177-3	6
TS177-4	7
TS177-5	26
TS177-6	15
V21-1	8
V21-2	10

V24-1	10
V24-2	12
V24-3	12
V24-4	12
W113-2	39 units, Approved project – Napa Villas [NOTE: Site #41]
W113-3	19
W113-5	15
W114	59
W132-3	50 First St apartments proposed
	1,058
	+9 second unit estimate (based on second unit building permits last 13.5 years since records have been kept and affordability survey)
	1,067

Above Moderate on Multi-Family sites –includes 237 units approved for sale townhome/condos/duets

TABLE 3: SELECTED GENERAL PLAN COMMERCIAL AND MIXED USE SITES WITH DEVELOPMENT POTENTIAL

Site Inventory Identifier	GP POD & Site Number	Assessor No.	Address	GP Designation	Density Range	Zoning	Size (ac)	Realistic Capacity	Infrastructure & other Development Notes Also see abbreviations key & assumptions, end of table
BEARD COMMUNITY COMMERCIAL CC 440									
62	B440 211	001-510-042 & surplus ROW	Permanente Way	CC-440	20-40	CC:TI	1.20	24	Unimproved vacant remainder following highway construction. Site feasibility ranking 1 (2009).
CENTRAL NAPA OUTSIDE DOWNTOWN SPECIFIC PLAN – CN 487									
63	CN487 145	004-201-001	2407 Laurel Street	CN-487	20-40	IL	0.6	12	Underused site end of Laurel Street adjacent to freeway; near industrial uses; residential mixed uses permitted; all parcels commonly owned. Site Feasibility Ranking 1 (2009).
63	CN487-148	004-201-025	N/A	CN-487	20-40	IL	0.04	1	"
63	CN487 147	004-201-026	2429 Laurel Street	CN-487	20-40	IL	0.19	4	"
63	CN487 146	004-201-027	2429 Laurel Street	CN-487	20-40	IL	0.13	2	"
63	*CN487-1*	*Site Total*					*0.96*	*19*	

Site Inventory Identifier	GP POD & Site Number	Assessor No.	Address	GP Designation	Density Range	Zoning	Size (ac)	Realistic Capacity	Infrastructure & other Development Notes Also see abbreviations key & assumptions, end of table
64	MU487 253	004-132-001	2321 Oak Street	MU-487	20-40	IL	0.72	14	Oak at California industrial buildings underutilized; redevelopment potential; residential mixed use permitted; GP mixed use area; all parcels commonly owned. Parking on -002 only. Site Feasibility Ranking 2 (2009).
64	MU487 251	004-103-003	N/A	MU-487	20-40	IL	0.10	2	"
64	MU487 256	004-504-002	626 California Blvd.	MU-487	20-40	IL	1.91	39	"
64	*MU487-2*	*Site Total*					*2.73*	*55*	
CENTRAL NAPA OUTSIDE DOWNTOWN SPECIFIC PLAN – CN 490									
65	CC490 8	043-112-008	Cabot Way	CC-490	20-40	CC:TI	1.84	--	Vacant grocery store part of River Park Shopping Center; separate owner. Site Feasibility Ranking 1 (2009).
65	CC490 15	043-112-011	1745 West Imola	CC-490	20-40	CC:TI	2.89	--	Older River Park Shopping Center, exc. Redevelopment potential. Upgrade or modification of onsite water main may be required (depending on redevelopment proposal). Site Feasibility Ranking 1 (2009).

Site Inventory Identifier	GP POD & Site Number	Assessor No.	Address	GP Designation	Density Range	Zoning	Size (ac)	Realistic Capacity	Infrastructure & other Development Notes Also see abbreviations key & assumptions, end of table
65	CC490 12	043-112-017	1537 West Imola	CC-490	20-40	CC:TI	0.56	--	"
65	CC490 7	043-112-018	Cabot Way	CC-490	20-40	CC:TI	0.55	--	"
65	CC490 13	043-112-019	West Imola	CC-490	20-40	CC:TI	1.62	--	"
65	CC490 6	043-112-020	650 Cabot Way	CC-490	20-40	CC:TI	1.57	--	"
65	CC490 11	032-112-021	1433 West Imola	CC-490	40-40	CC:TI	0.95	--	"
65	CC490 9	043-112-023	1201 West Imola	CC-490	20-40	CC:TI	1.18	--	"
65	CC490 10	043-112-024	1221 West Imola	CC-490	20-40	CC:TI	1.18	--	"
65	*CC490*	*Site Total*					*4.3 [Ptn.]*	*87*	*Assumes up to 1/3 of 13+ acre site is redeveloped with residential mixed use.*

Site Inventory Identifier	GP POD & Site Number	Assessor No.	Address	GP Designation	Density Range	Zoning	Size (ac)	Realistic Capacity	Infrastructure & other Development Notes Also see abbreviations key & assumptions, end of table
	SOSCOL MIXED USE MU 532								
66	MU532-152	046-050-001*	515 Silverado Trail	MU-532	20-40	MU-G:FP:TI	1.07	21	Part Floodplain, 4 existing units. Site Feasibility Ranking 1 in 2009. -001, -002, -003 are 3 adjacent properties; residential across street; Silverado Trail sewer ext. may be req'd, depending how sites redevelop; 12"water main in Silverado Trail (parallel to the 24" transmission main) to be installed for all water services.
67	MU532-249	046-050-002*	511 Silverado Trail	MU-532	20-40	MUG:FP: TI	0.99	20	Part Floodplain; Site Feasibility Ranking 1 in 2009. See above infrastructure notes for -001.
68	MU532-350	046-050-003	501 Silverado Trail	MU-532	20-40	MUG:FP: TI	1.06	21	Part Floodplain; some outdoor storage. Site Feasibility Ranking 1 in 2009. See above infrastructure notes for -001.
DOWNTOWN SPECIFIC PLAN AREA									
69	A	003-191-004	1600 Clay Street	DMU	20-40	DMU	0.34	8	City owned offices; requires relocation. Infrastructure per Specific Plan; potential fee area.
70	B	003-195-001	1600 First Street	DMU	20-40	DMU	1.29	40	City owned offices; requires relocation. Infrastructure per Specific Plan; potential fee area.

Site Inventory Identifier	GP POD & Site Number	Assessor No.	Address	GP Designation	Density Range	Zoning	Size (ac)	Realistic Capacity	Infrastructure & other Development Notes Also see abbreviations key & assumptions, end of table
71	C	003-197-001, -002, -011, -012, -013	1455-1461 Polk, 1526-1584 Clay, 1120 Seminary	DMU	20-40	DMU:PE	combined.56 acre	10	2 SF homes; older office building; owned in common Infrastructure per Specific Plan; potential fee area.
72	D	003-197-003, -004, -014	1427-1431 Polk, 1400 Clay	DMU:PE	20-40	DMU:PE	0.99	22	Bank and parking for Bank; commonly owned. Infrastructure per Specific Plan; potential fee area.
73	E	003-198-002, -003, -004	1503-1523 Clay	DMU	20-40	DMU:PE	0.34	11	Parking lot commonly owned by RDA now RDA Successor Agency; acquired as land bank site. Infrastructure per Specific Plan; potential fee area.
74	I	003-167-020; 003-167-010	1147 Main Street; 1006, 1012, 1018 First Street	DCC	North parking lot 20-40; so parking lot 20-60	DCC:PE:FP	1.37	32	2 RDA Successor Agency Parking Lots G & H and First & Main commercial building, northwest side. Small portion floodplain.
75	M	003-172-009; 003-173-012; 003-173-009	No address; 825 Pearl Street; 1100 West Street	DCC & DMU	20-40	DCC & DMU:PE:FP:SC	1.21, 0.70, 0.69=2.6	32	RDA Successor Agency Parking lot X next to Cinedome; portion floodplain; Cinedome & Parks Dept. parcel in floodway.

Site Inventory Identifier	GP POD & Site Number	Assessor No.	Address	GP Designation	Density Range	Zoning	Size (ac)	Realistic Capacity	Infrastructure & other Development Notes Also see abbreviations key & assumptions, end of table
76	N	003-231-003, -005, -009	924-930 Main Street	DMU	20-40	DMU:PE:FP	0.27	5	City Parking Lot J between Downtown Joe's and Winship building. Portion floodplain Contingent upon providing replacement parking. Infrastructure per Specific Plan; potential fee area.
77	P	003-211-006 & -010, and 003-214-013 003-214-011	1250-1260 Second Street, & 1100 Second Street, 1127 First Street	DMU	20-40	DMU:PE	0.71 & 0.58, 0.60 1.18	13	City/Parking Authority Second St. Parking lot A; RDA Successor Agency Second St. parking garage and adjacent County Carither's/-Assessor's building. Infrastructure per Specific Plan; potential fee area.
78	W	003-253-007, -008, -009	807 Wilson Street	½ DMU ½ DN	½ 20-40 ½ 10-25	½ DMU ½ DN	1.32	26	Napa Valley Register building & parking lot. Infrastructure per Specific Plan; potential fee area.
79	FF	003-242-003; 003-242-004, -005, -006, -007	933 Water Street; 585 & 601 First Street	OBC	20-40	OBC:FP:PD:SC (Copia portion PD-2)	2.2; 0.48, 0.12, 0.77, 3.5	50 on portion of both Corp Yd and Copia sites	County Water Street former Corp Yard and adjacent former Copia site- Currently Floodplain, floodway, FEA, FPP. Expected to be available post Oxbow Bypass construction 2016. Infrastructure per Specific Plan; potential fee area.

Site Inventory Identifier	GP POD & Site Number	Assessor No.	Address	GP Designation	Density Range	Zoning	Size (ac)	Realistic Capacity	Infrastructure & other Development Notes Also see abbreviations key & assumptions, end of table
	Partial Downtown SP total							*249*	*Downtown Specific Plan Table 8.1 cites approximately 250 units within 0-10 years – the Housing Element timeframe.*
	TOTAL							**496**	

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APPENDIX C
General Plan Consistency

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COMPARISON OF GENERAL PLAN POLICIES WITH 2015 HOUSING ELEMENT UPDATE

Many of the Housing Element Update policies and programs cited below are continued from the currently adopted Element. The following discussion shows the interrelationship and consistency between various general plan elements.

GENERAL RELATED LAND USE (LU) ELEMENT POLICIES

LU1.1, 2.1 and 2.2 discuss the need to maintain the City's Rural Urban Limit (RUL) to conserve agricultural lands outside the City, while LU3.2 provides policy about agricultural buffers. The draft Housing Element update assumes continued maintenance of the RUL, and helps to implement it through policies and programs to provide efficient use of land, including reuse and mixed use opportunities.

LU1.2 states the City shall strive to preserve and enhance the integrity of existing neighborhoods and develop new neighborhoods with similar qualities. The draft Housing Element update helps assure this by continued policy emphasis on high quality design and use of context-based design guidelines. *(H3.1 High Quality Design; H3.2 Design Guidelines*)

LU1.3 discusses the need to strengthen and revitalize downtown. The draft Housing Element update continues to support this approach by providing policies and programs to encourage residential mixed uses in Downtown and in planned mixed use areas around Downtown to contribute to the activity and sense of community Downtown as well as support greater transit use.

LU1.4 states the City recognizes the importance of historic properties; the draft Housing Element update continues to support this by (*H3.2 Design Guidelines, H3.8 Historic Home Maintenance, H3.J Historic Area Process*) encouraging appropriate maintenance and rehabilitation of historic homes referencing use of existing preservation ordinances and guidelines.

LU3.4 states the City shall endeavor to maintain an even rate of development within the RUL over the plan period. Housing Element policy H1.16 references a Pacing Strategy put together as part of the 2001 Update to strengthen implementation of this policy, as well as programs H5.F Database Monitoring as well as annual state-required Housing Element Reviews.

LU3.5 states "The City shall provide for the efficient development and redevelopment of land within the RUL in order to allow job and housing growth through the end of the planning period." The draft Housing Element update includes similar policy (*H1.1 Efficient Use of Land*) and provides several specific measures to implement this policy.

LU3.6 speaks to **programming land uses to maximize the use of available public facilities** and minimize the need for new facilities. The draft Housing Element update retains planned land uses from the Land Use Element and supports policies in the Land Use, Transportation and Community Services Elements to time new housing with needed infrastructure, specifically recommending (*H3.10 Timing of Housing and Infrastructure and related program 3.K*) that new policy be added to strengthen concurrency of development with infrastructure, especially streets and public transportation.

LU3.7 speaks to **maintaining an adequate supply of land for residential uses** to accommodate planned growth through such means as monitoring of changes from residential to nonresidential, annual growth reports, etc. The draft Housing Element update contains similar policy about maintaining an adequate supply of land, the need to monitor and continues policy to retain limited Multi Family Residential lands—which are key for more affordable types of housing by prohibiting its redesignation to other uses without equivalent land being designated for multi-family (*H2.8 Retain Multi Family Sites*); and in addition, permits for conversion of existing rental units to other uses (*H3.12 and H3.13 Rental Conservation, H3.14 Condominium Conversion, H3.15 Mobile Home Park Conversions, and H3.16 re: other rental conversions*).

LU3.8 and Program 3.B state the City shall **monitor county employment and housing development trends to evaluate their impacts** on the city's jobs/housing balance. The Housing Element continues to contain more specific policy and implementing programs (*H1.9 Housing and Jobs Balance, H1.D Jobs Housing Analysis and H1.E Job Impact Analysis*) to balance and promote housing opportunities to meet needs of the workforce. It reinforces the need for monitoring (*H5.4 Monitoring, H5.F Database Monitoring*).

LU3.9 and 3.10 talk about **coordinating growth and development with other agencies** and promoting common goals. The Housing Element specifically calls (*H5.I*) for continued Cities/County Coordination on countywide housing and other planning issues.

RELATED LAND USE POLICIES Focusing on Residential Neighborhoods

LU4.1 states the City shall require **new residential development to conform to the density** ranges on Table 1-4 (unless site-specific environmental or physical constraints preclude the achievement of the minimum density) and to be consistent with the general neighborhood typology. The Housing Element maintains the residential density ranges in the General Plan. Neighborhood typologies remain in the general plan for use during project review and are assisted by *Residential Design Guidelines* adopted in 2004 and modified in 2009 to help all types of development fit with and respect their neighborhoods. Both the Land Use Element LU4.B and adopted Housing Element H3.A called for development and continued use of such guidelines.

LU4.2 speaks to allowing support services and alternative residential types to meet special needs by permitting recreational uses and alternative residential types in residentially designated areas. The City currently allows such uses in residential zones and General Plan land use categories provide for these uses consistent with State law.

LU4.3 talks about encouraging development of housing for the elderly, disabled and low income households in every planning area with residential "pods", where the City determines the development is compatible and appropriate. This policy is similar to current and draft Housing Element update policy (H3.4 Fair Share and H3.C Housing Mix) to provide a "fair share" of well-design affordable and varied housing in all neighborhoods.

LU4.4 states the City shall "grant density bonuses and other incentives to encourage development of housing affordable to low-income households [as described in the Housing Element]." The draft Housing Element update continues to include more specific density bonus policies H1.7 and 1.8. Other incentives specifically mentioned include land banking to assist development of future affordable *projects (H2.11 Land Acquisition and Land Banking and related H2.E*); continuation of the City's Affordable Housing Overlay Zone (*H2.13 Affordable Housing Overlay Zone and related H2.F*); density bonuses for affordable duplex and triplex units (*H3.6 Duplexes and Triplexes*); fast tracking for affordable units (*H5.1 Project Processing and related H5.C*).

LU4.5 states the City "shall allow development of attached units in the Single Family Infill and Traditional Residential land use designations and encourage units that will provide housing affordable to elderly, disabled, or low income persons when compatible with the design characteristics of surrounding residential uses". The draft Housing Element update (*H3.6 Duplexes and Triplexes, H3.2 Design Guidelines and H3.4 Fair Share*) provides policy and specific actions (density bonuses, zoning revisions; design principles, design guidelines) to make it happen.

LU4.6 states the City "shall establish non-density incentives (streamlined permitting, specific plans, public private partnerships) to encourage the private sector to develop infill projects". The draft Element contains specific supportive policies and actions to accomplish this policy *(H2.5 Specific Plans; H5.M Public Private Partnerships*).

LU4.7, 4.8 and 4.9 require the City to use code enforcement and cooperative neighborhood improvement programs to maintain neighborhoods. The Draft Element contains similar policy *(H3.H Code Enforcement, H3.I Targeted Neighborhood Improvement*).

LU4.10 states the City shall require Specific Plans for large areas of undeveloped land. The Housing Element Program *H1.B Future Land Use Planning* reinforces this approach.

LU4.11 talks about recognizing the benefit of **street trees**. This has been addressed in the City's residential design guidelines (*H3.A Design Review*).

LU4.A states the City "shall **revise the Zoning Ordinance to conform to the land use intensity and residential pattern descriptions of the General Plan**. The comprehensive zoning ordinance update consistent with the General Plan was adopted in 2003.

LU4.B states the City "shall **prepare residential development guidelines** to implement the neighborhood typology concept and investigate setback averaging, etc. to encourage design compatible with neighborhood character". This program has been implemented through adoption of the 2003 zoning ordinance and the Residential Design Guidelines, referenced for continuation and updates in H3.A.

Other residential Land Use programs to establish a priority list for neighborhoods requiring improvements and adopt operational standards for rental properties are supported by program H3.I Targeted Neighborhood Improvement, and H3.O Rental Acquisition and Maintenance in the draft Housing Element update.

RELATED LAND USE POLICIES **focusing on Commercial, Downtown, Industrial and Mixed Use areas:**

LU5.C states the City shall **develop zoning incentives to promote development of higher density residential uses in and adjacent to existing commercial areas**. The draft Housing Element update includes several policies and actions to promote higher density residential in and adjacent to commercial areas, including *H2.15 Sustainable Development Patterns*, *H1.8 Multi Family Flexibility, H2.4 Key Mixed Use Sites, H1.B Future Land Use Planning, H2.F Affordable Housing Overlay Zones, H2.6 Incentives for Mixed Use, H2.2 Mix of Housing, H2.3 Residential Mixed Use*

LU6.6 speaks to **improving links between downtown and nearby residential** neighborhoods through improved pedestrian and bicycle connections. The draft Housing Element update also encourages improved bicycle and pedestrian access (*H3.3 Livable Neighborhoods*).

LU6.7 and 6.B **promotes 24-hour activity in the downtown**, by allowing development that mixes residential and commercial uses in the same structures. The draft Housing Element update supports Mixed Use, especially Downtown (*H3.P Mixed Use Livability, H2.3 Residential Mixed Use).*

The adopted Land Use Element contains several policies and programs LU8.1, 8.2, 8.A and 8.B **promoting mixed use "on larger vacant parcels", in the reuse of existing buildings downtown, and in mixed use areas through use of zoning incentives and encouraging innovative design**

through flexible development standards, shared parking, etc. As noted in above paragraphs, the draft Housing Element update contains many corresponding and compatible policies and programs. It identifies the Gasser property and Expo as "key sites" for mixed use with residential. (*H2.4 Key Mixed Use Sites*) It identifies specific incentives, and promotes the use of specific plans or similar community visioning processes as a way to identify desired innovative design.

RELATED LAND USE POLICIES focusing on Urban Form and Open Space:

Several general plan policies provide guidance in reviewing development applications regarding urban form and site environmental resources; the draft Housing Element update does not adversely affect any of these policies; they would continue to be relied upon in reviewing development applications. They include:

LU10.1, which promotes an urban form that integrates the urban environment with the city's natural features;
LU10.2 which has the City continue to apply "special development standards" to proposed development within or adjacent to sensitive areas including riparian corridors and wetlands, hillsides, critical wildlife habitat, and agricultural land outside the RUL; LU10.3, which encourages maintenance of wildlife corridors; LU10.4, which requires planned unit and cluster forms of developments in environmentally sensitive areas; and LU10.5 which allows reductions in development size when needed to protect environmental resources.

The draft Housing Element update does not affect policies and standards in place to address environmental resources.

LAND USE DESIGNATIONS and MAPS. The Land Use Element provides definitions of the various Land Use Designations.

The draft Housing Element update does not propose any changes to the Land Use Designation descriptions or density ranges.

The Housing Element does contain some *future* programs to consider changes to land use: H1.B Future Land Use Planning, H1.F Housing Sites Study of Surplus Institutional Lands, H2.J Duplex and Triplexes in Other Areas. Such future studies would require environmental review and General Plan amendments.

TRANSPORTATION ELEMENT

Transportation policies and programs are not changed and continue apply to new projects, although the draft Housing Element update *H3.10 Timing of Housing and Infrastructure and related H3.K* supports strengthening of concurrency of development with infrastructure. Both the Transportation Element and Housing Element contain mutually reinforcing policies regarding improving bicycle, pedestrian and transit access. *See H3.11 Safety and Pleasant Circulation Opportunities and Maintenance.* Transportation policies

unaffected by the Housing Element include assessing fees on new development to cover the fair share portion of development impacts on the local and regional transportation system; requiring new development to construct improvements identified in the Capital Improvement Plan as needed to serve the development; ensuring new development and redevelopment will meet adopted service standards unless findings are made that achieving other specific public goals outweigh the requirement; ensuring streets are designed with attractive landscape amenities and street trees wherever possible; traffic calming measures for existing neighborhoods; supporting financially feasible transit services; incorporating transit stops in appropriate locations and other methods to encourage alternatives to the private auto.

COMMUNITY SERVICES ELEMENT

Policies regarding timely development of public facilities and services (police, fire, water, sewer, storm drainage, solid waste) to meet needs of existing and future city residents are unchanged and continue to apply to new projects. As noted above, draft Housing Element update policy *H3.10 Timing of Housing and Infrastructure and related H3.K* supports strengthening of concurrency of development with infrastructure.

PARKS AND RECREATION ELEMENT

Policies regarding parks and recreation facilities, including trails are unchanged and would continue to apply to new development. The Housing Element does recommend (*H3.M Parks Master Plan Update*) that the Parks Master Plan establish a high priority for City park and recreation improvements near higher density areas, and follow Parks Master Plan recommendations regarding including community gardens or neighborhood resource buildings in neighborhood parks.

HISTORIC RESOURCES ELEMENT

Policies to protect and preserve historic resources are unchanged and would apply to new development and redevelopment. Housing policies that cross references historic resources policies, standards and guidelines are *H3.2 Design Guidelines*, *H3.8 Historic Home Maintenance and related program H3.J.*

NATURAL RESOURCES ELEMENT

Policies to protect Napa's natural resources are unchanged and would continue to apply to new development and redevelopment.

Some specific policies that continue to apply, for example, include NR-1.6, which states that City shall require as conditions of development approvals that development protect significant on-site natural habitat whenever possible, while NR-1.7 states the City shall try to identify and protect significant tree species and groves or clusters of trees on project sites. NR-2.3 states the City shall continue to refer development proposals in sensitive areas to state and federal wildlife agencies for review and comment, and that the City ensure that project environmental review identify feasible means of avoiding any net loss

of habitat for sensitive species. NR-4.7 specifically encourages design of projects to avoid covering creeks and drainageways whenever possible.

Policy NR-5.1 encourages the use of mass transit, bicycle facilities and pedestrian walkways to reduce air emissions and NR-5.2 encourages land use patterns and management practices that conserve air and energy resources. Housing Element policies promoting sustainable development patterns, mixed use, and its design policies reinforce these policies.

NR-5.5 also talks about land use and project design measures to encourage alternatives to the automobile for energy conservation. Draft Housing Element update policies, particularly *H3.3 Livable Neighborhoods*, specifically address creating pedestrian and bicycle connections to service and other destinations to provide alternatives to using a car. Additionally, policies promoting multi-family and mixed uses are types of projects that encourage pedestrian and transit use.

HEALTH AND SAFETY ELEMENT

Health and Safety policies dealing with seismic hazards, soil erosion and landslide hazards, flooding, dam failure, fire hazards, aircraft hazards and noise remain in place and would continue to be applied when housing projects are proposed.

ECONOMIC ELEMENT

Economic Element goal 1 would maximize use of Napa's limited land supplies designated for employment and revenue generating uses in part by supporting mixed use development (ED-1.4). Draft Housing Element update policies are very consistent with this approach. Both Elements contain policy encouraging developers of larger commercial development to include residential uses (ED-1.5; *H 1.10 and related H1.E)*

The Economic Element also addresses Housing as a necessary component of healthy economic development. Economic Element policy regarding providing a full range of housing to accommodate its workforce (ED-6.1) are mirrored in Housing Element policies *H1.9 Housing and Jobs Balance, H2.2 Mix of Housing and program H1.E Job Impact Analysis*. An Economic Element implementation program had the City use economic development policies as a basis for outlining a strategy of housing development, rehabilitation and affordability (ED-6.A). The Housing Element retains policies to specifically address workforce housing as noted above. Both Elements also contain policies and programs to address regional housing needs (ED-6.2; *H1.2 Provide Adequate Sites, H5.6 Community Partnerships*.)

ADMINISTRATION ELEMENT

The Administration Chapter of the General Plan includes policy to review the General Plan, revise it as necessary, and to review and amend ordinances to ensure consistency with the General Plan. The draft Housing Element update is consistent with these policies. State law requires annual review of Housing Elements.