

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
<p>1.A Adequate sites. Continue to provide and maintain adequate sites consistent with State law.</p>	<p>Maintain adequate sites. Ongoing</p>	<p><i>Objective met.</i> 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.</p>	<p>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.</p>
<p>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.</p>	<p>Adopt Specific Plan[s] or similar planning effort. Timeframe: 12/31/10 for identified change sites and Downtown Plan; other plan updates as programmed</p>	<p><i>Objective met.</i> 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.</p>	<p>Carry forward future land use planning program approach, deleting Downtown as this Plan has been adopted.</p>

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<p>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.</p>	<p>As projects are submitted</p>	<p><i>Not applicable to date</i>, as no senior projects have been submitted since 2007.</p>	<p>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.</p>
<p>1.D Small Homes. Modify zoning to expand use of small lot standards to five additional zoning districts.</p>	<p>Modify zoning by 2009-10</p>	<p><i>Objective Met/Completed.</i> The identified zoning revisions (O2001 6) were adopted by the City Council in March, 2011.</p>	<p><i>Remove; action completed.</i></p>
<p>1.E Density Bonus Revisions Continue to allow density bonuses consistent with state law. Amend local density bonus ordinance for consistency with state law.</p>	<p>Modify density bonus ordinance by 2009-10</p>	<p><i>Objective met/Completed.</i> 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.</p>	<p><i>Remove; action completed.</i></p>
<p>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.</p>	<p>Analysis as Plans are developed</p>	<p><i>Objective being met.</i> 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.</p>	<p>Carry forward modifying the name of the Program from "Market Analysis" to "Jobs-Housing Analysis."</p>

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<p>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.</p>	<p>Heightened link between job and housing as major projects are proposed and reviewed</p>	<p><i>Objective being met.</i> 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.</p>	<p>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.</p>
<p>1.H Employee Housing Encourage major nonresidential projects to include housing.</p>	<p>Encourage employee housing when major projects are proposed</p>	<p><i>Objective being met.</i> 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.</p>	<p><i>Remove. This program was combined with Program 1.G.</i></p>
<p>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.</p>	<p>Complete study by 2012</p>	<p><i>Objective partly met.</i> 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.</p>	<p>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.</p>

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<p>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.</p>	<p>Complete study by 2012</p>	<p><i>Objective generally met.</i> 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.</p> <p>Early analysis of sites for the 2015-2023 Housing Element update indicated that <i>added</i> 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.</p>	<p>Carry forward, but modify the Program Title to reflect an expanded emphasis on Mixed Use and specific plan areas.</p> <p>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.</p>
<p>2.B New Rental Units Housing Authority to assist construction of new affordable rental units.</p>	<p>Assist construction of 52 extremely low, 173 very low, 75 low income units for families/ households 2007-2014</p>	<p><i>Objective partially met. 27 very low income units and 24 extremely low income units constructed.</i></p> <p>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).</p> <p>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)</p>	<p>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.</p>

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<p>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</p>	<p>Assist construction of 15 new low income ownership units 2007-2014</p>	<p><i>Objective not met. No units completed to date; none anticipated by 2014.</i> 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.</p>	<p>Carry forward with updated objective numbers; discuss priority for this program during Housing Element.</p>
<p>2.D First Time Homebuyers Programs City to assist opportunities for low and moderate income households to become first time homebuyers</p>	<p>Assist 75 low income households to become first time homebuyers 2007-2014</p>	<p><i>Exceeding Objective.</i> 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.</p>	<p>Carry forward with updated objective numbers; identify Housing Authority as responsible.</p>
<p>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</p>	<p>Identify and acquire 3-4 sites 2007-2014</p>	<p><i>Objective partially met.</i> In 2013, City acquired a 5 acre site needing flood improvements prior to development for <i>possible</i> 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.</p>	<p>Carry forward with reduced objective figures due to a lack of redevelopment funding.</p>

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<p>2.F.a. Inclusionary Ordinance Amendment</p> <p>Complete Inclusionary Fee Update Nexus Study and revise ordinance to update/potentially increase fees, provide consistency with state law, consider higher requirements.</p>	<p>Complete fee update nexus study and revise ordinance by 2009-10</p>	<p><i>Objective Completed.</i> 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.</p> <p>The revised ordinance:</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <p>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. AHTF recommendations were completed mid-2013.</p>	<p><i>Remove; completed.</i></p>

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2.F.b Continue to implement inclusionary ordinance	8 very low, 8 low and 30 moderate inclusionary units 2007-2014	<i>No new units.</i> 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 <i>less than</i> 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.	<i>Remove program; it is not consistent with updated City ordinance or Palmer court decision.</i>
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	<i>Not completed.</i> 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	<i>Meeting Objective.</i> 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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<p>2.I Sustainable Development & Green BuildingIn addition to continuing sustainable development patterns, adopt new green building (GB) standards and programs.</p>	<p>2009-10 for new GB programs; updated storm water permit; recycling standards</p>	<p><i>Objectives met:</i> 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).</p>	<p>Modify to update objectives.</p>
<p>2.J Preferences in Affordable Housing Study possibility for preferences for people who live and work in Napa as part of Inclusionary Ordinance Update</p>	<p>Consider in Inclusionary Ordinance Update, 2009</p>	<p><i>Objective partly met.</i> 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 <i>workforce and residents of the City</i> 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.</p>	<p>Modify to consider inclusion of preferences in the administrative regulations implementing the Housing Impact Fee Ordinance, and establish new timing priority.</p>
<p>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</p>	<p>Amendment in 2009-10</p>	<p><i>Objective not met.</i> 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.</p>	<p>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.</p>

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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	<i>Objective partly met.</i> 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	<i>Objective being met.</i> 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	<i>Objective met/Complete.</i> 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	<i>Research not completed</i> 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	<i>Objective partly met.</i> 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	<i>Objective not yet met.</i> 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	<i>Not completed</i> 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	<i>Exceeding Objective for rentals; will come close to meeting ownership objective.</i> 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	<i>Objective met in part.</i> 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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<p>3.J Targeted Neighborhood Improvement</p> <p>As need arises and funding permits, city should initiate use of a multi- agency resource team to cleanup neighborhoods experiencing deterioration</p>	<p>2009-10; ongoing as needed and funding permits</p>	<p><i>Funding not available to date;</i> multi- agency resource team program on hold.</p>	<p>Carry forward as is.</p>
<p>3.K Historic Area Process</p> <p>Provide info to public on appropriate historic remodel techniques; continue Cultural Heritage Commission (CHC) Certificates of Appropriateness (COAs) ; historic survey update</p>	<p>Ongoing</p>	<p><i>Objective met.</i> 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.</p>	<p>Carry forward as is.</p>
<p>3.L Transportation Element Amendment</p> <p>City shall proposed stronger General Plan policy[ies] and program[s] to strengthen concurrency of new development with infrastructure, particularly streets.</p>	<p>2010 with next Transportation Element Amendment</p>	<p><i>Objective partly addressed.</i> 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.</p> <p>In 2013 the City was awarded grant funding to develop an infrastructure implementation strategy.</p> <p>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.</p>	<p>Carry forward as is. During the next General Plan update the City will also ensure consistency with Complete Streets.</p>

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<p>3.M Capital Improvement Programs for Neighborhood Improvement</p> <p>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.</p>	<p>Improve neighborhood quality through specific improvements outlined in CIP and CDBG Annual Reviews</p>	<p><i>Objective being met.</i> 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:</p> <table border="1" data-bbox="772 526 1199 659"> <tr> <td>2007</td> <td>\$318,450</td> <td>2008</td> <td>\$185,500</td> </tr> <tr> <td>2009/10</td> <td>\$200,390</td> <td>2010/11</td> <td>\$62,000</td> </tr> <tr> <td>2011/12</td> <td>\$143,800</td> <td>2012/13</td> <td>\$333,330</td> </tr> <tr> <td>2013/14</td> <td>\$208,440</td> <td>2014/15</td> <td>TBD</td> </tr> </table> <p>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.</p>	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	<p>Carry forward, but simplify by eliminating lists of potential uses of funds.</p>
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<p>3.N Parks Master Plan Update</p> <p>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.</p>	<p>2009-10 during Master Plan Update and subsequent Parks & Rec. Element Updates</p>	<p><i>Objective partly met.</i> 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.</p>	<p>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.</p>																

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<p>3.O Retain Federally, State, Locally Subsidized Affordable Units</p> <p>City shall, when feasible, continue to make it a priority to help retain subsidized affordable housing when such units are threatened.</p>	<p>No objective set as no units at risk 2009-19</p>	<p><i>Objective met.</i> 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.</p>	<p>Carry forward as is.</p>
<p>3.P Rental Acquisition and Maintenance</p> <p>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.</p>	<p>Acquire 75 units existing rental housing 2007-14; standards by 2010</p>	<p><i>Objective being partially met.</i> 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.</p>	<p>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.</p>
<p>3.Q. Mixed-Use Livability</p> <p>Develop mixed use guidelines for residential mixed use that address residential storage needs, noise attenuation and other criteria to provide high quality living environments.</p>	<p>Mixed- Use guidelines by 2012</p>	<p><i>Objective not met</i> 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 <i>condominium</i> 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.</p>	<p>Carry forward with updated timeline; and suggest modifying to close gaps in existing standards and guidelines.</p>
<p>4.A Emergency Shelters</p> <p>Continue to assist funding of existing emergency shelter operations and assist in acquisition of shelters for any unmet needs</p>	<p>Emergency shelters for identified unmet needs by 2014</p>	<p><i>Objectives being Met.</i> 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.</p>	<p>Carry forward as is.</p>

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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	<i>Objective met.</i> 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	<i>Objective met.</i> 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	<i>Exceeding Objectives.</i> 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.

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
<p>4.E Capital Improvements for non-profit facilities</p> <p>Provide CDBG funding to assist maintenance of non-profits serving low income, special needs</p>	<p>Provide funds to assist non-profit facility maintenance serving low income/special needs groups per annual CDBG allocations</p>	<p><i>Generally Meeting Objective:</i> 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.</p>	<p>Carry forward with deleting “annual” as CDBG Consolidated Plan and annual plans do not always contain CIP funds for non-profit facilities.</p>
<p>4.F Encourage well managed, new SRO Permanent Housing</p> <p>Revise Ordinance to assure excellent management of new SRO’s & encourage SROs meeting standards.</p>	<p>Ord revision 2009; 20 new units for extremely low/low by 2014</p>	<p><i>Objectives not met.</i> Ordinance revisions on hold due to budgetary constraints; no SRO applications have been received thus, no new units to date.</p>	<p>Carry forward with updated objective numbers; SRO management revision timeframe could be processed along with an SRO application.</p>
<p>4.G Rehabilitate Existing units for SRO Facilities. Support efforts to rehab existing facilities to provide SRO housing for special needs persons.</p>	<p>Rehab 20 units to SRO units 2007-2014</p>	<p><i>Objectives not met.</i> 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.</p>	<p>Carry forward with updated objective numbers, considering priorities discussed during Housing Element.</p>

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<p>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:</p> <ul style="list-style-type: none"> 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 	<p>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</p>	<p><i>Objectives partly met.</i> 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)</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>Carry forward with updated objectives; suggest clarifying that new very low income units are for very low income households including farmworkers.</p>

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4.I Adopt Reasonable Accommodation Ordinance Adopt ordinance.	Adopt ordinance by 2011	<i>Objective met/Complete.</i> This ordinance was adopted in October, 2010.	<i>Remove program; completed.</i>
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	<i>Objective met/Complete.</i> All listed programs were adopted prior to Housing Element adoption.	<i>Remove program; completed.</i>
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	<i>Objective not met.</i> 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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<p>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.</p>	<p>Monitor :TI Impacts on mixed- use; pursue modification if needed</p>	<p><i>Not applicable to date</i> as no new mixed- use housing projects on Traffic Impact Overlay corridors have been proposed since 2007.</p>	<p>Carry forward as is.</p>
<p>5.D Density Bonus Revise density bonus provisions in zoning to be consistent with most recent state law.</p>	<p>Complete ordinance by 2010</p>	<p><i>Objective met/complete.</i> A revised density bonus ordinance was adopted in 2010 (O2010 3), with minor adjustments completed in January, 2011 (O2011 2).</p>	<p><i>Remove; completed.</i></p>
<p>5.E Parking Standards Conduct parking demand analysis of parking standards outside Downtown and consider possible standards reductions.</p>	<p>Consider/revise parking standards by 2010</p>	<p><i>Objective complete.</i> 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.)</p>	<p><i>Remove; completed.</i></p>
<p>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.</p>	<p>Develop administrative policy for project processing during & after approvals 2008-09</p>	<p><i>Objective not met.</i> Priority processing was given to proposed affordable projects competing for NOFA funding in 2010. No citywide administrative policy has yet been established.</p>	<p>Carry forward with priority to be discussed during Housing Element process.</p>
<p>5.G Affordable housing fees Continue to permit deferral of fees until project occupancy for affordable housing.</p>	<p>Retain ability to defer fees</p>	<p><i>Objective met.</i> The City continues to permit deferral of fees for new affordable housing projects. This program is an important assist for affordable projects.</p>	<p>Carry forward as is.</p>

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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	<i>Objectives met.</i> 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	<i>Objective partially met.</i> 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	<i>Objective met.</i> 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.	<i>Remove as unnecessary; annual reviews are required by law and adopted housing programs will continue to provide tasks to accomplish during budget reviews.</i>
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	<i>Objective generally met.</i> 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.

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<p>5.L Housing Transfer Agreement</p> <p>As mutually agreeable, continue to negotiate housing transfer agreements with Napa County to meet common goals.</p>	<p>Assist County in meeting housing needs. Ongoing</p>	<p><i>Objective met.</i> 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.</p>	<p>Carry forward as is.</p>
<p>5.M Cities/County Coordination</p> <p>Continue to work collaboratively with County and other cities on countywide housing and other planning issues.</p>	<p>Improve coordination on city/county housing issues. Ongoing</p>	<p><i>Objective met.</i> 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.</p>	<p>Carry forward as is.</p>
<p>5.N Community Outreach</p> <p>Increase community outreach and education by</p> <p>a. A “neighborhood resources” section on city website;</p> <p>b. adopting neighborhood notice/meeting procedures for applications;</p> <p>c. Using Downtown Plan and others to create broad based</p>	<p>Outreach and objectives</p> <p>a-b: 2009</p> <p>c-d: 09-'10</p> <p>e-g. Ongoing</p>	<p><i>Objective generally met.</i> 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.</p> <p>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</p>	<p>Carry forward with updated objectives discussed during the Housing Element process. Suggest objectives be stated more generically.</p>

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<p>visions that include housing opportunities;</p> <p>d. expand user friendly materials on planning permits, guidelines;</p> <p>e. Providing staff outreach about affordable housing, etc.;</p> <p>f. expanding outreach to non-English speaking;</p> <p>g. informing non-profits of new funding sources/programs.</p>		<p>noticing and developing a sign for posting proposed project sites.</p> <p>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.</p> <p>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.</p> <p>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.</p>	

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<p>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.</p>	<p>Implement housing programs through use of local, state and federal funds; Ongoing</p>	<p><i>Objective met.</i> 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.</p>	<p>Carry forward with updated fee sources.</p>
<p>5.P Maximize Rental Subsidies Continue to use available federal subsidies for rental assistance programs.</p>	<p>Maintain existing 1,228 Section 8 Rental Vouchers Countywide; increase by 100 vouchers by 2014</p>	<p><i>Exceeded Objectives.</i> 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)</p>	<p>Carry forward with updated objective.</p>
<p>5.Q Public/Private Partnerships Encourage use of private resources to help meet identified housing needs.</p>	<p>Use of private resources to achieve housing goals. Ongoing</p>	<p><i>Objectives met.</i> 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.</p>	<p>Carry forward as is.</p>