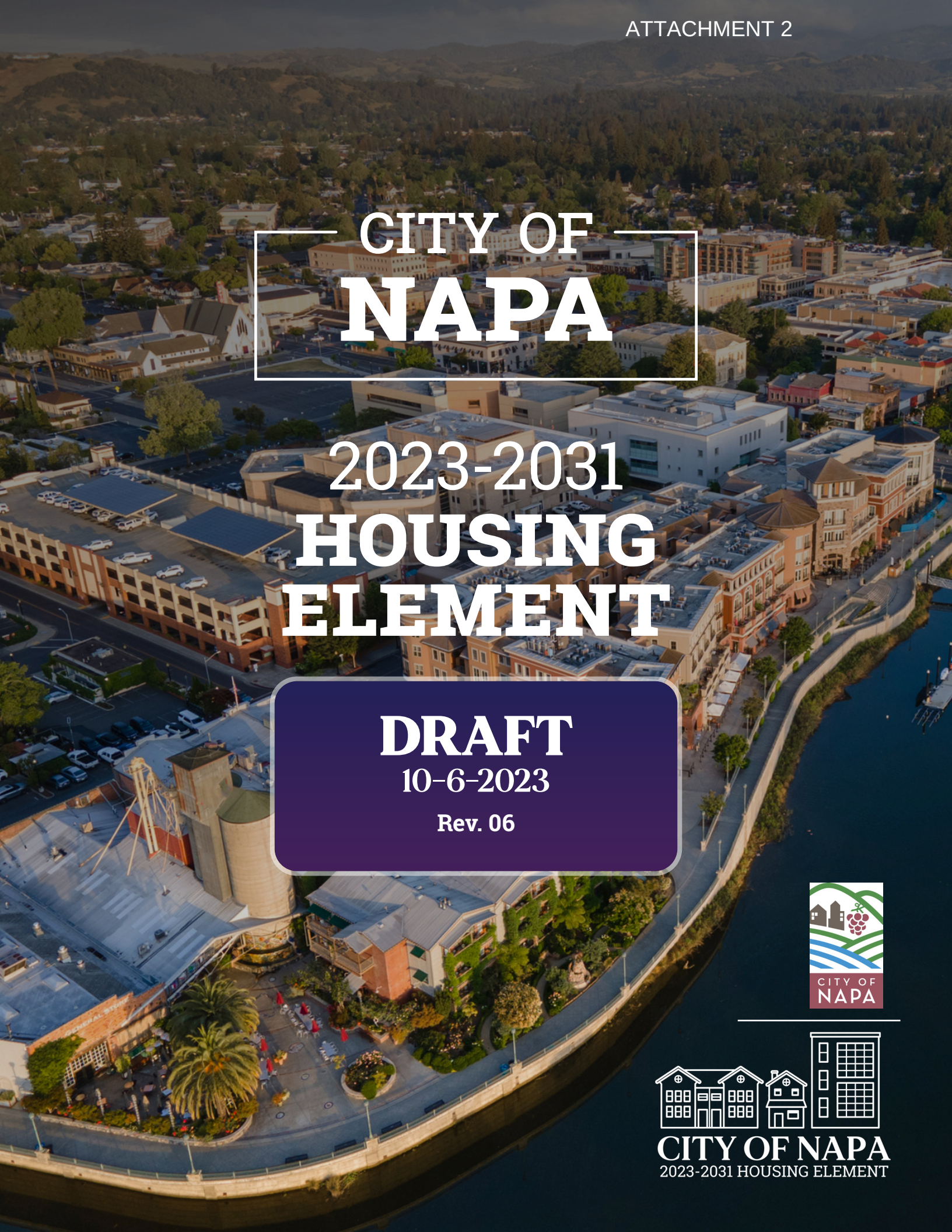
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2023-2031 HOUSING ELEMENT

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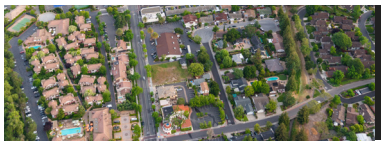
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2023-2031 HOUSING ELEMENT

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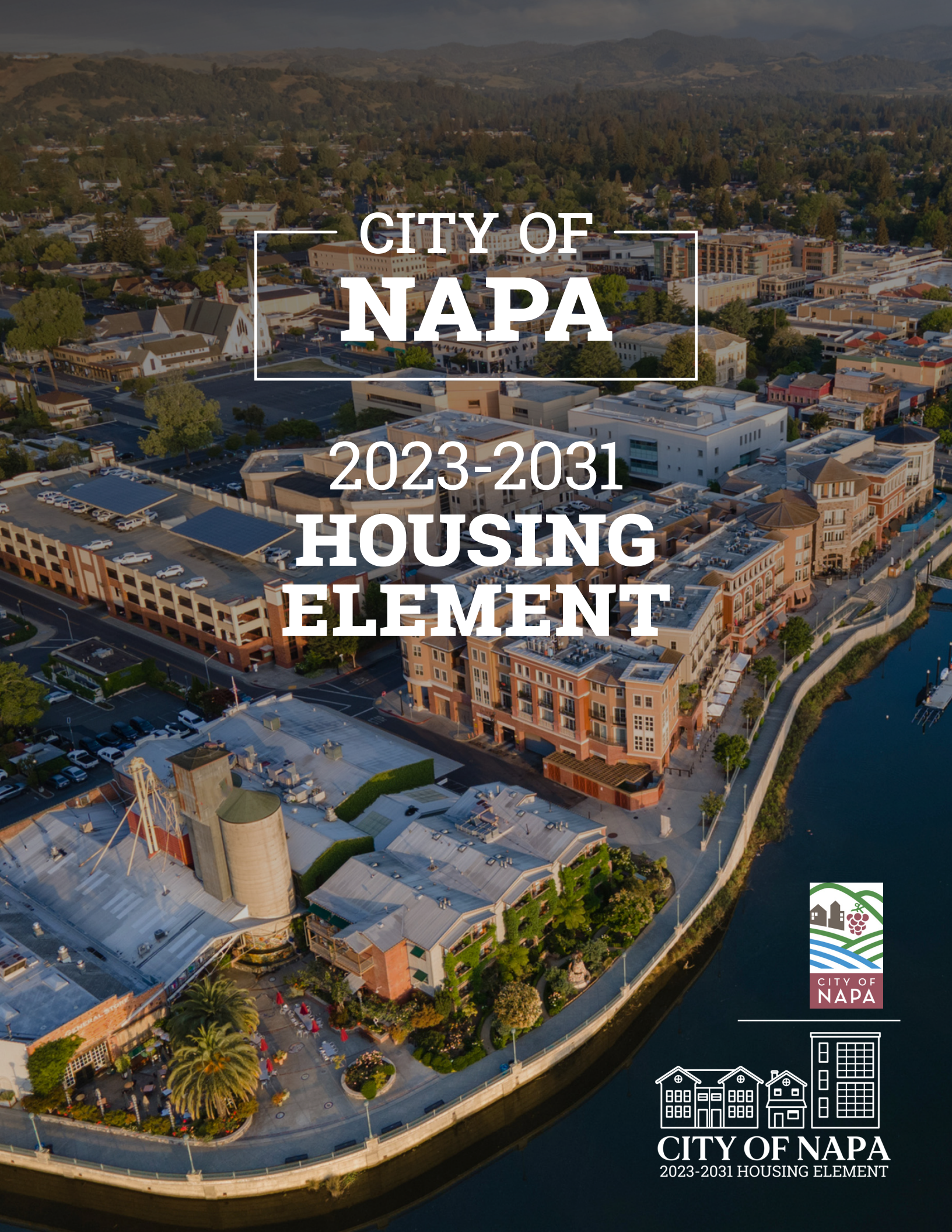

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City of Napa Housing Element 2023-2031

ACKNOWLEDGEMENTS

Special recognition of all who participated in the planning effort and gave their personal time to make the product better and inclusive of the City's community members.

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City of Napa | **General Plan Housing Element 6th Cycle Update 2023-2031**

2023-2031 Housing Element

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HOUSING ELEMENT ORGANIZATION

This Housing Element and associated appendices satisfy the requirements of State law (Government Code Section 65583(a)) and are organized as follows:

SECTION 1 Introduction provides an overview of the Housing Element, State requirements, and a summary of the organization of the Housing Element.

SECTION 2 Community Engagement describes the City's efforts to engage all segments of the community during the preparation of the Housing Element, including the numerous individuals, organizations, and agencies with which the City consulted, and the methods of community outreach.

SECTION 3 Summary Of Land Available for Housing presents a summary of the City's Regional Housing Needs Allocation and the inventory of sites within Napa City Limits that are suitable for residential development during the planning period.

SECTION 4 Goals and Policies contains the City's housing goals and policies that provide direction to help the City meet its housing goals. The Housing Element includes eight goals that create the framework for how the City will address housing needs.

SECTION 5 Implementation contains implementation programs that the City and its partner agencies are committed to implementing over the planning period. A summary of the City's quantified objectives for housing development, rehabilitation, and conservation is also included.

HOUSING ELEMENT GOALS



Goal #1
Supportive Housing Needs



Goal #2
Diverse & Equitable Housing



Goal #3
Preserve Heritage



Goal #4
Energy Conservation & Infrastructure Improvements



Goal #5
Protect from Displacement

Appendices

The following appendices contain important information and analysis to inform and support the Housing Element. They provide the foundation for the goals, policies, and implementation programs.

A. Community Profile describes the characteristics of Napa's population and housing that are essential to understanding the City's housing needs, including population and household characteristics, income and employment, housing costs and affordability, special housing needs, and at-risk housing.

B. Land Inventory presents the detailed results of the inventory of sites within the City that are suitable for residential development during the eight-year planning period. It includes a description of the City's RHNA, number of residential units in the pipeline of approved projects and within master planned communities, and an analysis of capacity on vacant and underutilized sites where housing is an allowed use.

C. Fair Housing Assessment provides an assessment of fair housing practices in Napa, an analysis of the relationship between available sites and areas of high or low opportunity in the City, and a summary of strategies to affirmatively further fair housing.

D. Housing Program Resources presents information on staff resources and funding available to support City housing programs.

E. Constraints identifies nongovernmental and governmental constraints that may inhibit the development, maintenance, or improvement of housing.

F. Opportunities for Energy Conservation summarizes the ways the City is currently addressing the conservation of energy resources as part of larger climate action and adaptation planning processes.

G. Evaluation of Past Housing Element summarizes the City's achievements in implementing programs under the previous (2013-2021) Housing Element.

H. Public Engagement Summary includes the compilation of community input and feedback received during the various meetings and engagement events.

I. Glossary and References terminology and acronym definitions.

J. Comment Tracking detailed tracking of public, stakeholder, and state review comments on the Housing Element.

K. Zoning Ordinance Diagnosis Report a comprehensive analysis and guide designed to modernize Napa's zoning regulations, aligning them with the 2040 General Plan, updated Housing Element, and state housing law, while recommending strategies to resolve inconsistencies and enhance usability.

SECTION 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 March 3, 2015, and certified by the State of California Department of Housing and Community Development (HCD) on March 26, 2015. Since then, the City has continued to implement the policies and programs in the adopted Housing Element to respond to its housing needs in coordination with other City goals.

Highlighted progress from 2015-2022 Housing Element:

- 50 affordable housing units were completed at Manzanita Apartments; 34 affordable housing units were completed at Redwood Grove
- River Park Manor, a 105-unit market rate apartment complex that was converted to an affordable housing project, was renovated in 2020. The project includes 104 affordable units and one manager's unit.
- Charter Oaks, a 75-unit affordable rental project, began renovations. In addition to one manager's unit, there will be 43 low-income units.
- The City of Napa adopted an ordinance amendment to exclude any dwelling unit 500 square feet or less from being charged affordable housing impact fees. Additionally, Napa Sanitation District and Napa Valley USD changed their fee structures to exclude ADUs under 500 square feet from impact fees.

A full summary of annual progress reports based on the policies and programs in the 2015-2022 Housing Element can be found in *Appendix G. Evaluation of Past Housing Element*.

Why are Housing Policies Important?

Planning for adequate housing for all residents is a priority for the City of Napa and California as a whole. The State has declared that "the availability of housing is a matter of vital statewide importance and the attainment of decent housing and a suitable living environment for all Californians is a priority of the highest order." (Cal. Gov't Code § 65580)



Brendan Hurley, City of Napa, 2021

Cities can play an important role in ensuring adequate housing for all residents in their communities through planning, regulatory, and incentivizing means. The ability of a city to plan for housing for the whole community centers on affordability. Affordability often measures housing cost in relation to gross household income: households spending more than 30 percent of their income, including utilities, are generally considered to be overpaying or cost burdened. Severe overpaying occurs when households pay 50 percent or more of their gross income for housing. *See Appendix A: Housing Needs Assessment* for more information on affordability in Napa.

Statutory Requirements

State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of their city or county. The Housing Element is one of the seven mandated elements of the general plan. Unlike the other mandatory general plan elements, the Housing Element is required to be updated every eight years and is subject to detailed statutory requirements and mandatory review by the State of California Department of Housing and Community Development (HCD). State law requires local government plans to address the existing and projected housing needs of all economic segments of the community through their housing elements. The law acknowledges that for the private market to adequately address housing needs and demand, local governments must

adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the state rests largely upon the effective implementation of local general plans and local housing elements.

According to Cal. Gov't Code § 65583(a), 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 complies 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 requires cities and counties to address the needs of all income groups in their housing elements. The official definition of these needs is provided by HCD. Beyond these income-based housing needs, the housing element must also address special needs groups, such as persons with disabilities and homeless persons. *See Appendix A: Housing Needs Assessment* and *Appendix C: Fair Housing Assessment* for more information on state requirements.

General Plan Consistency

The City of Napa approved its updated General Plan in October 2022, after a multi-year update process. The Housing Element has been prepared to maintain internal consistency with the Plan as required by State law. Specifically, the sites inventory reflects the capacity under the Napa 2040 General Plan land use designations.

The Housing Element goals, policies, and programs were drafted with the goal of implementing the vision and guiding principles for the 2040 General Plan; including the principle to "promote housing and support a diverse array of housing types to meet the needs of all segments of the population." Relevant guiding principles from the 2040 General Plan update are listed below. When the City considers any future amendment to the General Plan, the City will review the Housing Element to ensure internal consistencies.

Relationship to Other Elements and Plans

The California Government Code requires internal consistency among the various elements of a general plan. Cal. Gov. Code § 65300.5 states that the general plan and the parts and elements thereof shall comprise an integrated, internally consistent, and compatible statement of policies.

The Housing Element goals, policies, and programs were created with the intent to be consistent with State and local provisions, including all other elements of the 2040 General Plan and current zoning code, to avoid any conflicting policies and maintain effective process that best adheres to the needs of the City's residents. The Housing Element does not change land use controls or zoning but guides or directs decisions, timing. and future updates of such.

`

RELEVANT 2040 GENERAL PLAN GUIDING PRINCIPLES

Principle #1
Foster Napa as a community of connected neighborhoods, with vibrant, walkable districts, and revitalized corridors.

Principle #3
Balance local and tourism needs.

Principle #4
Promote housing and support a diverse array of housing types to meet the needs of all segments of the population.

Principle #5
Foster connections to nature and open space.

Principle #6
Emphasize environmental sustainability.

Principle #8
Promote continued Downtown revitalization.



SECTION 2. COMMUNITY ENGAGEMENT

This Housing Element has been prepared with extensive community input and a robust public participation plan to ensure a wide range of input and feedback was received on key components.

The City used several methods to solicit feedback from a variety of sources including:

- City staff,
- the Napa Sonoma Collaborative (NSC),
- housing developers,
- housing advocacy groups,
- local nonprofits,
- the broader community from all areas of the City.

Throughout the development of this Housing Element, the City strived to foster a transparent and participatory process and the result is a plan that is informed and reflects input received at each major phase of the process. This chapter describes the City's efforts to engage all segments of the community during the preparation of the Housing Element, including the numerous individuals, organizations, and agencies with which the City consulted, and the methods of community outreach. Figure 1 outlines the various forms of outreach that were conducted and the frequency of outreach that took place during the Housing Element process. Summary notes from the various community engagement efforts are compiled in *Appendix H. Public Engagement Strategy*.

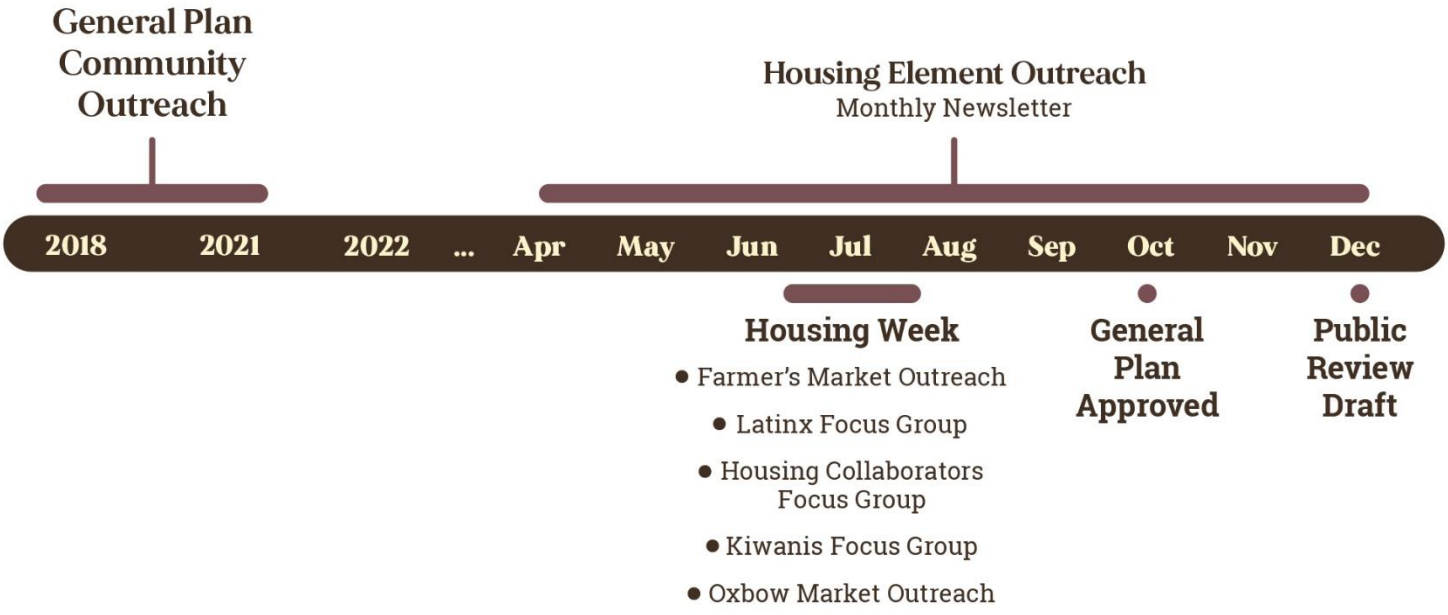


Figure 1: Outreach Timeline

Summary of Outreach Activities

Analysis of Impediments to Fair Housing

The City of Napa Analysis of Impediments to Fair Housing Choice (AI) was completed in January 2020. The outreach process included the 2019 Fair Housing Survey, two Fair Housing Forums (including one for Spanish speaking residents), and a public review meeting. The Fair Housing Survey was distributed both online and as a printed version; a total of 303 responses were received. The data, analysis, and community input from the AI was used to aid in the development of the Housing Element fair housing assessment and the policies and implementation programs.

General Plan Update

The City initiated the 2023-2031 Housing Element Update in March 2022. Prior to the initiation of the project, City staff also began a comprehensive General Plan Update and used the process to gather community input on various topics addressed in the General Plan, including housing issues. To initiate the General Plan update and outreach processes, four public meetings were held downtown over two days. Hundreds of residents attended; recordings are available on the General Plan website. Staff also conducted several in-person and virtual Citywide workshops to identify common themes and visions for Napa, as well as hosting small group meetings for businesses and community groups. Agencies and organizations were welcomed to presentations about the City's planning process. Additional information was gathered via online community surveys that were conducted in English and Spanish; the Napa 2040 website and newsletter provided opportunities for additional online engagement. The General Plan Advisory Committee (GPAC), Planning Commission, and City Council held meetings to further solicit comments from the public.

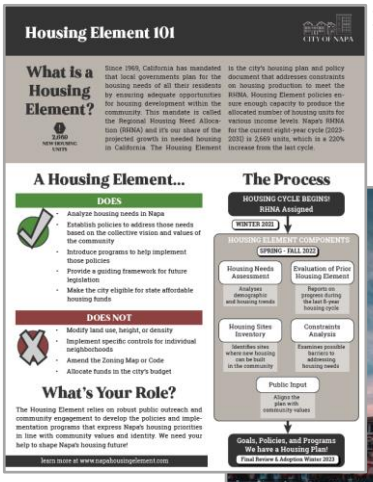
The General Plan Vision calls for enhancing the City's defining attributes – its blend of small-town character, historic neighborhoods, and picturesque setting along the Napa River – while reflecting its status as a global destination in the heart of a premier wine-producing region. The Vision seeks a community that is inclusive, family-friendly, balanced, sustainable, and flexible to adapt to changing circumstances. It promotes compact and sustainable development patterns in order to preserve the surrounding open space and agricultural lands.

Newsletters and Online Outreach

Members of the public were invited to peruse the Napa Housing Element website (www.napahousingelement.com) where they could learn more about the housing element process as well as sign up for bi-weekly Housing Element newsletters. Information was available in both English and Spanish.

Online Content and Outreach

Napahousingelement.com is a project website that provides information on the 2023-2031 City of Napa Housing Element, including background information on the requirements of a housing element, a project overview, news & events, frequently asked questions (FAQs), resources, and access to the Balancing Act application.

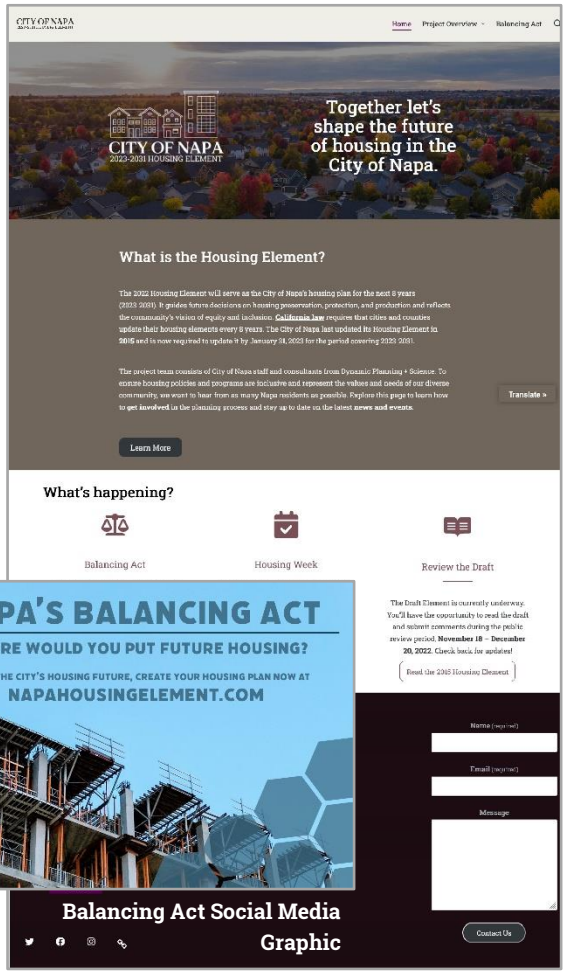


Housing Element 101 Handout
English & Spanish

Housing Week Social Media Graphic



napahousingelement.com English & Spanish



Balancing Act Social Media Graphic

Balancing Act is a simulation that allows users within the City of Napa community to provide input on where they would like to see new housing in the city.

The Project Team leverages the City's Facebook page, Instagram page, and Twitter Account to promote the project website, share updates, and highlight upcoming opportunities for involvement, including the Housing Week.

Public Events & Housing Policy Working Groups

On July 25-31, 2022, the City hosted Housing Week, which included activities to solicit public input on Housing Element policies and priorities. *See Section 2 below for details.*

HOUSING WEEK

The City hosted in-person public outreach events to gather feedback about the Housing Element Update in July of 2022. These events included:

- Two tabling sessions at the Napa Farmers Market
- A focus group with Latinx residents of the City of Napa
- A working session with housing collaborators
- An informational presentation to the Napa Kiwanis Club
- A booth at Oxbow Market during the summer concert series

Each public event offered residents the following mechanisms to share their opinions about housing in the City of Napa:

Balancing Act Survey

One-page, hardcopy versions of a simplified Balancing Act survey on clip boards were provided for attendees to quickly respond. Each attendee received a take-home card with the website address to participate later, if they do not have time to take the survey in person, and to spread the word.

DP+S, 2022



DP+S, 2022



Comment Cards

A quarter-page long-answer comment card could be offered for attendees to write down their general thoughts on the Housing Element and housing in the City of Napa, in lieu of or in addition to the hardcopy survey.

Sticker Priority Mapping of Zones

A large hardcopy map of opportunity zones was set up at all locations to allow attendees to place stickers on the map to visualize housing development opportunities in the City.

Housing Element 101 Handouts

These hardcopy handouts included basic information on what a General Plan and Housing Element are and why the Housing Element is important for the City of Napa.

Take-Home Cards

All attendees received a card with the website address and basic information to take with them and help spread the word around town.

Visioning Exercise with Penny Jars

This exercise verified and strengthened visioning already done for the General Plan Update. Attendees were provided with a bag of pennies to distribute however they wished among several jars labeled with housing-related value statements such as "I want to live near transit" or "I want to be able to save for the future." Jars are weighed to tally results at the conclusion of each event.

Raffle Prizes

Each event included a prize provided jointly by the City and DP+S to encourage participation. If an attendee completes a Balancing Act survey, they received a raffle ticket and were entered to win a prize at the end of the event or for the grand prize at the end of the Housing Element Update project.

City Council & Planning Commission Meetings

Planning Commission Public Review Draft Public Meeting – Jan. 5, 2023

The Planning Commission held a public meeting on January 5, 2023, to introduce the draft Housing Element and kick-off the 30-day public draft review period, which was held from December 22, 2022, through January 21, 2023. During the meeting, city staff presented a report on the draft Housing Element, facilitated discussion on key topics, answered questions, and requested the Commission's feedback; no formal action was requested or taken.

Planning Commission Review & Recommendation Public Hearing – Sept. 7, 2023

A duly noticed public hearing in front of the Planning Commission was held on September 7, 2023, to review the updated draft Housing Element and make a recommendation to City Council toward adoption. At the hearing, city staff presented a summary of the draft element, its policies and programs, and the public and HCD comments received and resulting revisions to date. Staff recommended that the Planning Commission forward a recommendation to the City Council to adopt a resolution amending the 2040 General Plan to adopt the 6th Cycle Housing Element for the 2023 to 2031 planning period. In addition, staff recommended a determination that the actions authorized by the resolution are exempt from the California Environmental Quality Act (CEQA). Public comments were taken before and during the hearing and considered by the Commission. A total of three comments were received.

After addressing questions and providing additional information about the draft, the Commission closed the hearing and made a motion to forward a recommendation to City Council to adopt the Housing Element with one minor revision and determine the authorized actions are exempt from CEQA. The minor revision recommended was to move up the timeline for Housing Element Program H4-1.1, Sustainability Standards, from a deadline of 2030 to 2025.

City Council Review & Certification Public Hearing – Oct. 17, 2023

This section will be expanded to include details of meetings of the Planning Commission and City Council held during the Public Review period as well as adoption hearings.

SECTION 3. SUMMARY OF LAND AVAILABLE FOR HOUSING

Regional Housing Needs Allocation


Brendan Hurley, City of Napa, 2021

State law (California Government Code Section 65580 et seq.) requires the California Department of Housing and Community Development (HCD) to project statewide housing needs and allocate the anticipated need to each region in the state. For the Bay Area, including the City of Napa, HCD provides the regional need to the Association of Bay Area Governments (ABAG), which then distributes the Regional Housing Needs Assessment (RHNA) to the cities and counties within the ABAG region. ABAG allocates housing production goals for cities and counties based on their projected share of the region's household growth, the state of the local housing market and vacancies, and the jurisdiction's housing replacement needs.

ABAG is responsible for developing a Regional Housing Needs Plan[1] (RHNP) allocating the region's share of the statewide housing needs to local jurisdictions. The RHNA is a minimum projection of additional housing units needed to accommodate projected household growth of all income levels by the end of the housing element's statutory planning period. As shown in Column A of Table 3-1, for the 2023-2031 planning period, ABAG assigned Napa the requirement to plan for 1,939 total units; of which 795 units must be affordable to lower-income (extremely low-, very low-, and low-income) households, 319 units must be affordable to moderate-income households, and 925 for above moderate-income households.

In December 2019, the City of Napa and the County of Napa entered into an agreement to request a transfer of 80% of Napa County's RHNA units to the City of Napa. This agreement facilitated the annexation of the 154-acre Napa Pipe site to the City of Napa. The transfer was submitted to ABAG by Napa County in January 2022. Column B of Table 3-1 shows the unit transfer totals by income category.

[1] https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation

A key component of the Housing Element is demonstrating how the City will meet its fair share of the regional housing need.

Column C in Table 3-1, illustrated to total effective RHNA for the 2023-2031 planning period across each income category, the total of which is 2,669 units.

Table 3-1: City of Napa RHNA

	A. Napa RHNA (ABAG Assessment)	B. Napa County Transfer	**C. Napa RHNA 2022 Housing Element**	D. Percentage of Total
Extremely Low- and Very Low Income	504	266	770	29%
Low Income	291	153	444	17%
Moderate Income	319	86	405	15%
Above Moderate Income	825	225	1,050	39%
Total	**1,939**	**730**	**2,669**	

Income Levels and Ability to Pay

State law defines affordability in terms of target household incomes and the relative percentage these households must pay to purchase or rent decent and safe housing. Affordability is therefore relative to both household income and housing unit cost. In most cases, affordable housing is defined as housing and related costs (e.g., utilities, insurance, property taxes for owner-occupied properties) that requires no more than 30 percent of a household's gross income.

The income categories (e.g., extremely low-, low-, or moderate- income) and relative ability to pay for housing are determined in relation to the median household income for the City, adjusted by household size. Table 3-2 below shows the 2022 State and Federal income limits for the Napa County area based on household size. The area median income (AMI) for a four-person household in the Napa County area was $119,400 in 2022.

Table 3-2: HCD Income Limits based on Persons per Household, 2022

	Persons per Households				
Income Categories	**1**	**2**	**3**	**4**	**5**
Area Median-Income (100% AMI)	$83,600	$95,500	$107,450	**$119,400**	$128,950
Extremely Low-Income (≤30% AMI)	$26,500	$30,300	$34,100	$37,850	$40,900
Very Low Income (31-50% AMI)	$44,150	$50,450	$56,750	$63,050	$68,100
Low-Income (51-80% AMI)	$70,550	$80,600	$90,700	$100,750	$108,850
Moderate-Income (81-120% AMI)	$100,300	$114,650	$128,950	$143,300	$154,750

Source: CA Department of Housing and Community Development (HCD), 2022

New Construction

Every city and county in California is required to plan for its "fair share" of the statewide housing need. HCD is required to allocate each region's share of the statewide housing need to Councils of Governments (COGs) based on California Department of Finance population projections and regional population forecasts used in preparing regional transportation plans. This process promotes the following objectives: increase the housing supply and mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner; promote infill development and socioeconomic equity; protect environmental and agricultural resources; encourage efficient development patterns; and promote an improved intraregional balance between jobs and housing. (Cal. Gov't Code §§ 65580, 65583, 65585)

The RHNA for Napa for the 2023 to 2031 projection period is 2,669 new housing units (770 very low-income units, 444 low-income units, 405 moderate-income units, and 1,050 above moderate-income units). The City will strive to provide opportunities for a variety of housing types to be built to accommodate the RHNA. Based on existing zoning and General Plan designations, there is capacity to accommodate housing at a range of different densities.

Inventory of Housing Capacity

State law requires the City to demonstrate that sufficient land is zoned to provide housing capacity that is adequate to meet the RHNA for each income level. As part of this Housing Element update, City staff conducted a comprehensive inventory of residential units in the pipeline (i.e., approved projects) and all vacant and non-vacant (i.e., underutilized) land within the City limits that is zoned to allow for housing and available to develop within the Housing Element planning period, 2023-2031.



Planned and Approved Projects

The City of Napa has a significant number of development projects that are seeking entitlements or that have been approved. City of Napa planning staff identified pipeline projects that are currently pending, under review, approved, or under construction. Using this data, compiled in October 2022, there are an estimated 1,963 housing units in the pipeline that are counted toward meeting the RHNA. Table 3-3 reflects the pipeline units included to meet Napa's RHNA by income level.

Appendix B details the pipeline developments included in the site inventory. Pipeline projects in the City of Napa are anticipated to provide 372 affordable lower-income, 268 moderate-income units, and 1,323 above moderate-income units to the RHNA, as shown in Table 3-3.

Table 3-3: Pipeline Unit Summary

	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
Pipeline Residential Development	372	268	1,323	**1,963**
	19%	*14%*	*67%*	



Figure 2: Heritage House / Valle Verde Planned Multi-Family Residential Development

Vacant and Underutilized Sites

The City identified potential vacant and underutilized non-vacant sites zoned to allow for residential development within City limits. Vacant sites were identified initially based on Assessor codes indicating vacant parcels (those without improvements). These sites were then analyzed for the presence of building footprints to confirm vacancy. Underutilized non-vacant sites were limited to those identified in the 2040 General Plan buildout analysis. The analysis includes development potential based on where change (new development or redevelopment) is most likely to occur. Underutilized sites were defined as parcels with low to moderate assessed improvements (i.e., buildings) to land value (AV) ratio, floor area ratio, or both. All sites were individually reviewed by Napa planning staff to confirm vacancy, realistic development potential, and inclusion into the land inventory. Figure 3 illustrates one of the site inventory review meetings in October, 2022 including City of Napa Community Development Director Vin Smith, Deputy City Manager Molly Rattigan, Senior Planner Michael Walker, Consultants Ethan Mobley, and Brian Greer.

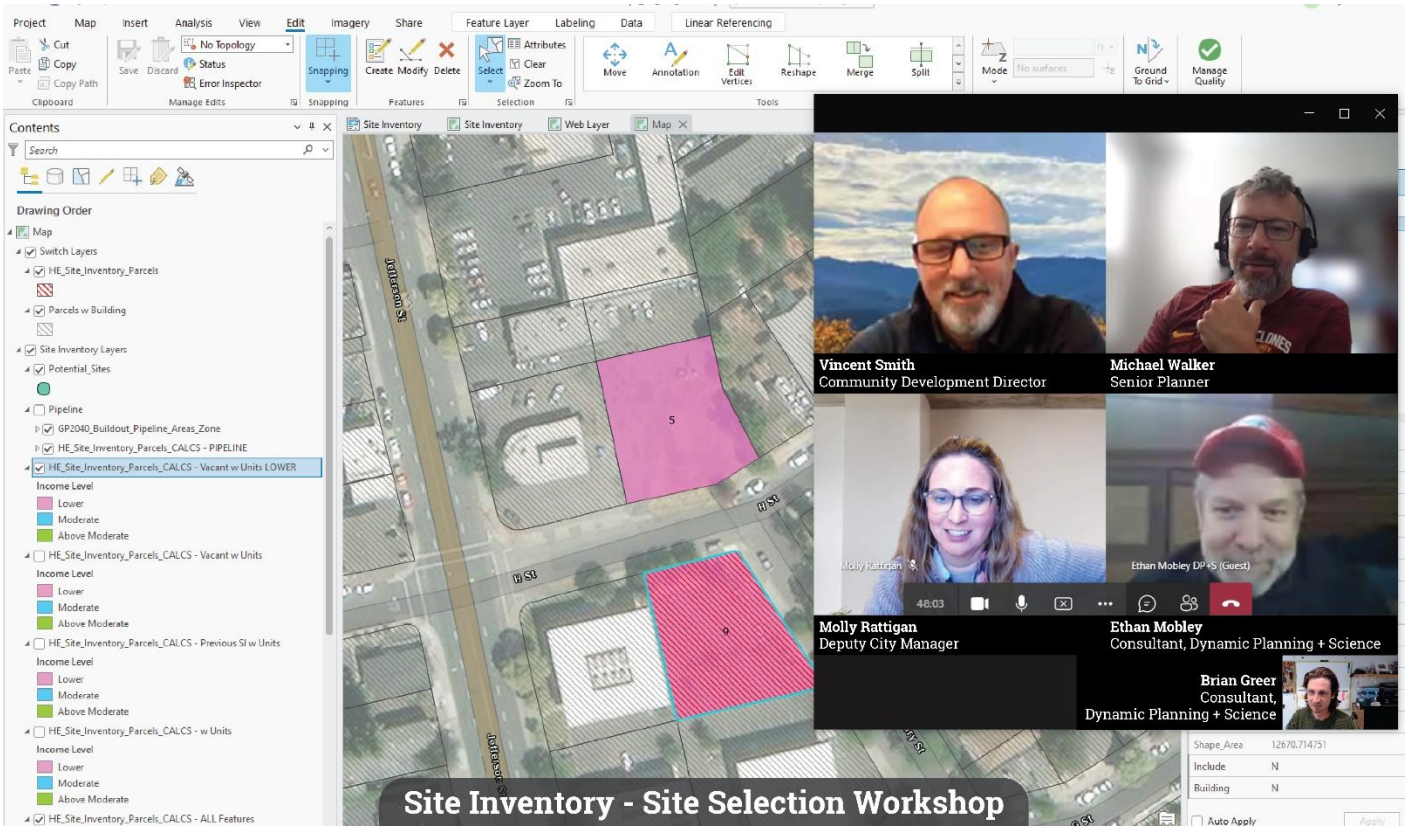


Figure 3: Site Inventory Review Meeting October 2022

Affordability Assumptions for Vacant and Underutilized Sites

Sites were categorized by income level based on zoning, allowed density, and site size:

Lower-income Sites

State law (Government Code Section 65583.2(c)(3)) establishes a "default density standard" of 20 units per acre for lower-income units in the City of Napa. This is the density that is "deemed appropriate" in State law to accommodate Napa's lower-income RHNA. Sites between 0.5 acres and 10 acres zoning, or General Plan land use designations that allow for development at 20 units per acre, were generally included in the inventory as lower-income sites.

Moderate-income Sites

Medium-density, multi-unit zoned sites allowing between 10 and 20 dwelling units per acre were inventoried at moderate-income, based on the assumption that the site was too small to accommodate a subsidized lower-income project but large enough for a smaller market-rate, multi-unit development to be built.

Above Moderate-income Sites

Sites with low density residential zoning below 10 dwelling units per acre were categorized as above moderate based on the assumption that a single-unit home would be the most likely to be built. Traditional residential (12 DU/Ac) is also included in this category based on the median home sale price in the city of Napa ($920,000; Redfin, 10/2022).

Findings by Community Plan Area

The planning area within city limits is broken into 12 neighborhoods. City of Napa staff provided the neighborhoods corresponding to existing planning efforts. The neighborhoods are shown in Figure 4.

Applying the assumptions and methodology described in Appendix B, the City determined the total residential capacity from pipeline projects and on vacant and underutilized sites within the City. Figure 4 illustrates the locations and income-level distribution of the site inventory across each of the city's neighborhoods.

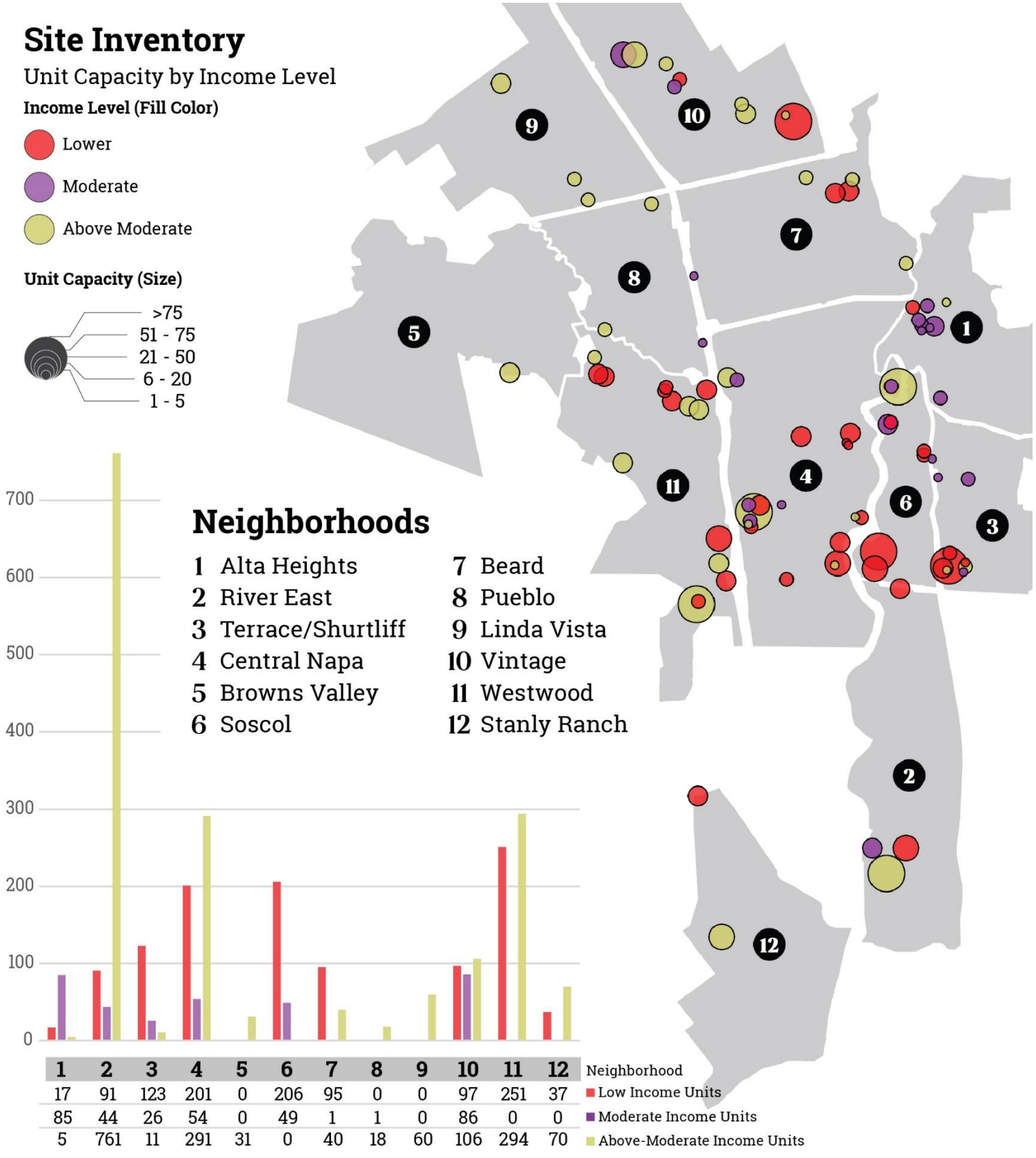


Figure 4: Site Inventory by Community Neighborhood

Accessory Dwelling Unit Projection

Per State law, a projection of the number of accessory dwelling units (ADUs) expected to be built within the 8-year planning period can also be considered as part of the inventory. Based on ABAG's June 2022 publication "Using ADUs to Satisfy RHNA[2]" the City has projected ADU development to satisfy the RHNA over the 2023-2031 Housing Element planning period. ABAG's methodology[3] allows for the rate of ADU permits approved and issued between 2019 and 2021 to be used as the baseline average since the City loosened ADU regulations in 2019. Based on ADU building permits issued from 2019 to 2021 and excluding permits in 2018, the City projects an average of 46 ADUs per year and 368 ADU units in the 2023-2031 Housing Element planning period. Table 3-4 shows the breakdown of ADUs by year permitted by the City.

Table 3-4: Napa ADU Permits 2018-2021

Year	ADU Permits
2018	20
2019	34
2020	45
2021	60
Average	**46**
2023-2031 Total	**366**

ABAG guidance includes proportional splits by income level applied to the planning period total at 30% for the very low-, low-, and moderate income levels and 10% for the above moderate-income level. Table 3-4 shows the total ADU counts by income level that the City of Napa is applying toward meetings its RHNA.

Table 3-5: ADU Projections to Satisfy RHNA

Income Category	Very Low	Low	Moderate	Above Moderate	**Total**
Percentage split	30%	30%	30%	10%	
Total Units	110	110	110	36	**366**

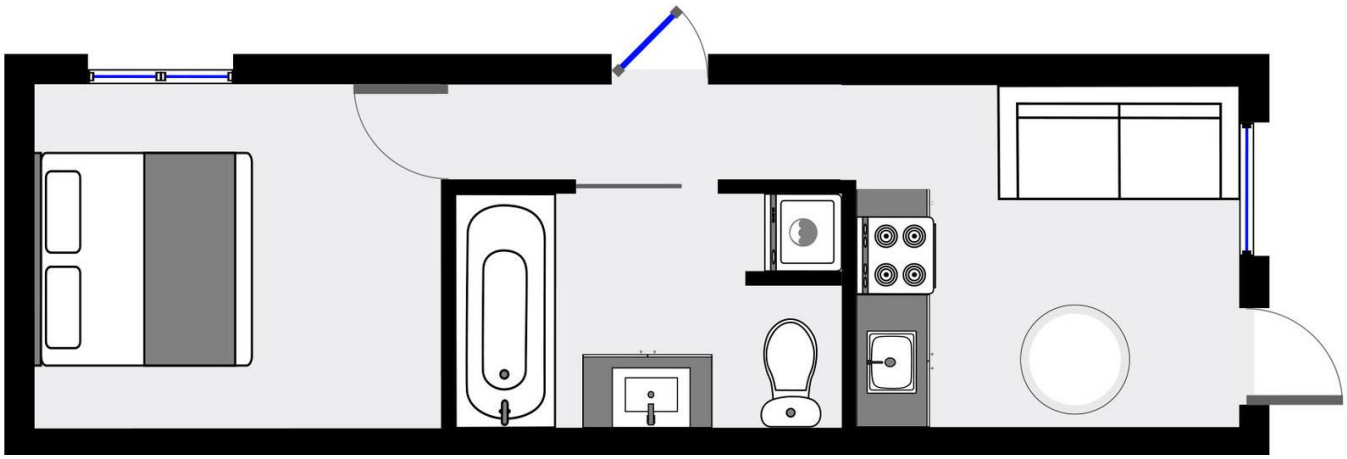


Figure 5: Napa Sonoma ADU Sample Plan

[2] https://abag.ca.gov/technical-assistance/using-adus-satisfy-rhna
[3] https://abag.ca.gov/sites/default/files/documents/2022-06/ADUs-Projections-Memo_final.pdf

Capacity to Accommodate the RHNA

Table 3-6 below provides a summary of total residential capacity included in the land inventory compared to the City's 6th Cycle RHNA. As shown in the table, the City has a total capacity for 3,351 units within pipeline residential developments and on vacant and underutilized sites, which is sufficient capacity to accommodate the RHNA of 2,669 units. This total unit capacity realized a surplus of 12 - 43% by income category and a total surplus of 25% as compared to the RHNA.

Table 3-6: Summary of Residential Capacity compared to 2023-2031 RHNA by Income

	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
RHNA	**1,214**	**405**	**1,050**	**2,669**
Pipeline Residential Development	337	135	1,412	**1,884**
Capacity on Vacant Sites	579	74	147	**800**
Capacity on Underutilized Sites	202	137	128	**467**
ADU Projection	220	110	36	**366**
Total Capacity	**1,338**	**456**	**1,723**	**3,517**
Surplus(+) / Deficit(-)	**+124**	**+51**	**+673**	**+848**
Surplus %	*10.2%*	*12.6%*	*64.1%*	*31.8%*

All sites are represented by location and unit capacity as graduated symbols on Figure 6.

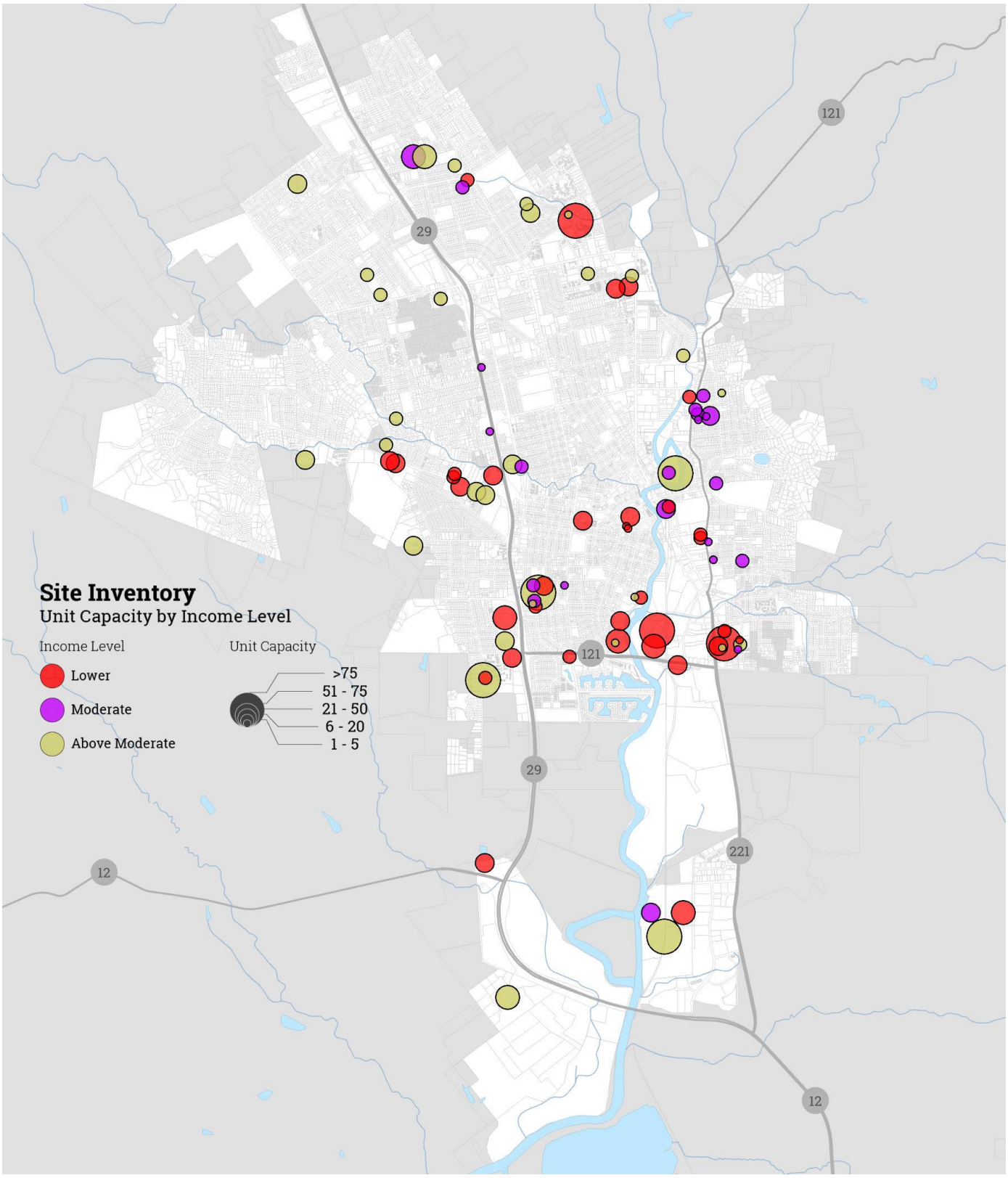


Figure 6: Napa City Site Inventory – All Sites

Analyzing the Community Through a Fair Housing Lens

In developing a Housing Element, local governments are charged with the important work of affirmatively furthering fair housing, defined in the California Department of Housing and Community Development's (HCD) Affirmatively Furthering Fair Housing (AFFH) guidelines as "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics." (HCD, 2021)

Throughout California, amenities and access to opportunities are not always readily accessible or attainable due to different social, economic, or cultural barriers in society. Because of this imbalance, it is important to ensure that sites for housing, particularly lower-income units, are distributed throughout the City where access to amenities and opportunities are higher, rather than only in concentrated areas of high segregation and poverty. To ensure this, the City needs to consider the accessibility of various opportunities when planning for housing. This includes assessing accessibility to jobs, transportation, and good education and health services. Appendix C. provides a more detailed fair housing assessment to affirmatively further fair housing (AFFH). It compares the sites inventory to several of these indicators to determine how the inventory affects fair housing conditions and access to opportunity. See Appendix C. for more information on AFFH and the Site Inventory analysis.



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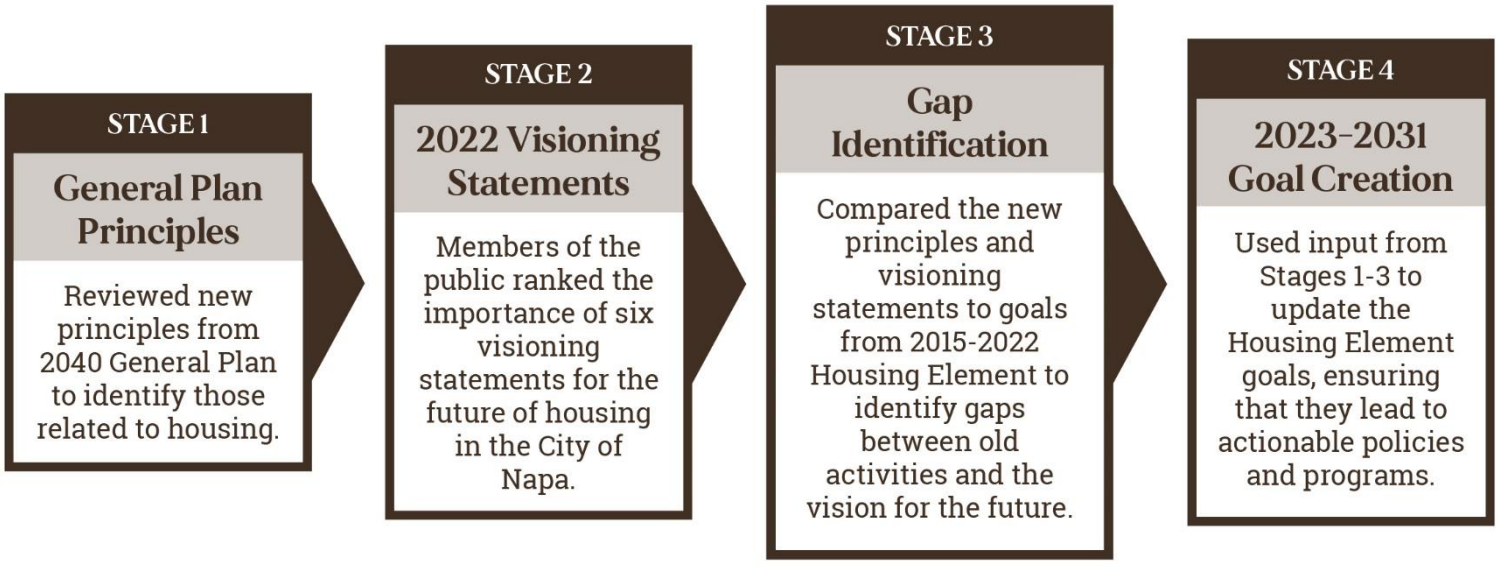
SECTION 4. GOALS AND POLICIES

The Housing Element includes five goals that create the framework for how the City of Napa will address housing needs during the planning period. Within each goal section, the policies provide direction for how the City will achieve that goal. The goals and policies were developed with extensive community input and reflect the City's ambition to create equitable and inclusive neighborhoods and to provide opportunities for a variety of housing at all levels of affordability to meet the current and future needs of all residents.

Process for Updating Housing Element Goals

The process for updating the 2023-2031 Housing Element goals, policies, and programs involved reviewing several source documents, evaluating whether issue gaps existed, maintaining a throughline on the progress made in the last Housing Element, and then writing actionable goals.

- Reviewed General Plan Principles to focus on those that were related to housing. Identified six principles to evaluate in the context of the updated Housing Element.
- Compared them to the visioning statements that were ranked in importance by the public. This ranking was used to set the order of the new goals.
- Reviewed goals from the last HE cycle to see where gaps existed between old activities and vision for the future.
- Updated and created new goals to make sure that the principles of the general plan plus the public vision were turned into actionable goals for the next HE cycle.



2040 General Plan Principles Related to Housing

1

- **Principle #1** Foster Napa as a community of connected neighborhoods, with vibrant, walkable districts, and revitalized corridors.
- **Principle #3** Balance local and tourism needs.
- **Principle #4** Promote housing and support a diverse array of housing types to meet the needs of all segments of the population.
- **Principle #5** Foster connections to nature and open space.
- **Principle #6** Emphasize environmental sustainability.
- **Principle #8** Promote continued Downtown revitalization.

2022 Public Visioning Process

1 2

- **Vision #1** I want to live in a community that embraces diversity and inclusion where neighbors feel supported.
- **Vision #2** I want to live near community amenities (parks, shops, etc.) and where I work or have access to more transportation options.
- **Vision #3** I want to live in a unique place that embraces community character and heritage.
- **Vision #4** I want to live sustainably with energy efficient appliances and heating and cooling systems.
- **Vision #5** I want to have enough space for my whole family.
- **Vision #6** I want to be able to save money for the future.

2015-2022 City of Napa Housing Goals

1 2 3

- **Goal #1** Napa is a Vital and Diverse Community (H1)
- **Goal #2** We Have A Variety of Housing Types and Choices (H2)
- **Goal #3** We Have Great Neighborhoods Offering a Variety of Nearby Services and Activities (H3)
- **Goal #4** We Have Housing Linked with Services for Our Special Needs Populations (H4)
- **Goal #5** We Have A Strong Sense of Community and Responsibility (H5)

2023-2031 Housing Element Updated Goals

Vision for Housing in Napa in the Year 2031

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. The public reviewed and ranked six vision statements to guide the City in creating its Housing Element.



24% #1 I want to live in a community that embraces diversity and inclusion where neighbors feel supported.

20% #2 I want to live near community amenities (parks, shops, etc.) and where I work or have access to more transportation options.

18% #3 I want to live in a unique place that embraces community character and heritage.

15% #4 I want to live sustainably with energy efficient appliances and heating and cooling systems.

13% #5 I want to have enough space for my whole family.

10% #6 I want to be able to save money for the future.

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Housing Element Goals

The Housing Element includes five goals that create the framework for how the City of Napa will address housing needs during the planning period.



GOAL H1 Supportive Housing Needs

Support a diverse array of housing types to meet the needs of all segments of the population with consideration of special characteristics protected under state and federal fair housing laws.



GOAL H2 Diverse & Equitable Housing

Promote a diverse, abundant, adaptable, and equitably distributed mix of rental and ownership housing.



GOAL H3 Preserve Heritage

Honor Napa's local heritage and agrarian economy through the preservation and revitalization of historic and cultural resources.



GOAL H4 Energy Conservation & Infrastructure Improvements

Through processes and programs that are responsive to environmental justice concerns, conduct infrastructure improvements and promote development of energy-efficient residential units and rehabilitation of existing units to reduce energy consumption.



GOAL H5 Protect Community from Displacement

Recognizing the importance of Napa's tourism-based economy, balance sustainable and equitable growth with the needs of the local workforce, including protections from displacement.

Housing Element Policies

Each goal includes a series of policies to be implemented in facilitating how the city will achieve the prescribed goals. Presented below are each of the Housing Element policies by goal.



GOAL H1 Supportive Housing Needs

Support a diverse array of housing types to meet the needs of all segments of the population with consideration of special characteristics protected under state and federal fair housing laws.

Policy H1-1	The City will continue to support and implement adopted plans and actions to respond to the needs of all segments of the population, including zoning approaches as required by State law.	*Programs: H1-1.1, H1-1.2, H1-1.3*
Policy H1-2	The City will prioritize providing housing assistance and housing development incentives that serve those groups with demonstrated special needs, such as lower income households, seniors, persons with disabilities, persons with mental illness, large families with children, female-headed households, victims of domestic violence, transitional aged youth, and people who are exiting homelessness.	*Programs: H1-2.1, H1-2.2, H1-2.3 H1-2.4*



GOAL H2 Diverse and Equitable Housing

The City shall affirmatively further fair housing in all City housing programs and promote a diverse, abundant, adaptable, and equitably distributed mix of rental and ownership housing.

Policy H2-1	The City will assure that affordable housing provided through density bonuses, ADUs, and other programs or incentives remains affordable long-term, consistent with State law.	*Programs: H2-1.1, H2-1.2, H2-1.3*
Policy H2-2	The City will ensure there is a sufficient supply of land zoned and that application processes are streamlined to accommodate projected housing needs with an equitable distribution of various of housing types.	*Programs: H2-2.1, H2-2.2, H2-2.3, H2-2.4, H2-2.5, H2-2.6, H2-2.7, H2-2.8, H2-2.9, H2-2.10*
Policy H2-3	The City will promote diverse and mixed-income neighborhoods throughout the City by encouraging new affordable housing development in high resource areas and by promoting homeownership opportunities.	*Programs: H2-3.1, H2-3.2, H2-3.3*
Policy H2-4	The City will partner with community-based organizations to engage residents in area-specific planning and connect residents to programs and resources that promote affordable housing, housing security, and home ownership and which affirmatively further fair housing principles.	*Programs: H2-4.1, H2-4.2, H2-4.3, H2-4.4, H2-4.5*



GOAL H3 Preserve Heritage

Honor Napa's local heritage and agrarian economy through the preservation and revitalization of historic and cultural resources.

Policy H3-1	The City will support the preservation, maintenance, and improvement of existing housing.	*Programs: H3-1.1, H3-1.2*
Policy H3-2	The City will facilitate infill housing, especially in older neighborhoods, along commercial corridors, near employment centers, and near high-frequency transit areas, to revitalize neighborhoods and commercial corridors, promote walkability and increased transit ridership, and provide increased housing options.	*Programs: H3-2.1, H3-2.2*
Policy H3-3	The City will prioritize keeping people housed when enforcing codes that address health and safety concerns.	*Programs: H3-3.1*



GOAL H4 Energy Conservation and Infrastructure Improvement

Through processes and programs that are responsive to environmental justice concerns, conduct improvements to infrastructure and community amenities, and promote development of energy-efficient residential units and rehabilitation of existing units to reduce resource consumption.

Policy H4-1	Through its standards and guidelines, the City will require new residential development and rehabilitation projects to incorporate sustainable building design, siting, construction, and operation.	*Programs: H4-1.1*
Policy H4-2	The City will strengthen ways to assure convenient walking, bicycling, and transit opportunities and connections through prioritization of transportation network accessibility, maintenance, and improvement in areas of greatest need.	*Programs: H4-2.1, H4-2.2, H4-2.3*
Policy H4-3	The City will encourage and support energy and resource conservation throughout the life cycle of residential structures, including construction, rehabilitation and remodeling, and deconstruction.	*Programs: H4-3.1*
Policy H4-4	The City will promote equitable access to parks, open space, and outdoor recreation opportunities when planning for new housing development.	*Programs: H4-4.1*



GOAL H5 Protect Community from Displacement

Recognizing the importance of Napa's tourism-based economy, balance sustainable and equitable growth with the needs of the local workforce, including protections from displacement.

Policy H5-1	The City will protect and preserve its existing rental housing stock and existing affordable housing units at risk of conversion to market rate housing or other land uses, including federal- and state-subsidized units.	*Programs: H5-1.1, H5-1.2, H5-1.3, H5-1.4, H5-1.5*
Policy H5-2	Recognizing the impact on housing demand imposed by non-residential development, City will continue to prioritize balancing economic growth with the housing needs of workers and their families to prevent displacement.	*Programs: H5-2.1, H5-2.2, H5-2.3*

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SECTION 5. IMPLEMENTATION

Overview of Napa's Action Plan for Housing (January 2023–January 2031)

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 implementation 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) the City has 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 the implementation 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 of and participation in all aspects of the planning process; and (2) perform an 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 implementation programs in the appendices can be used as a tool during the annual evaluation of the Housing Element.

Housing Element Program Prioritization: Public Process

As part of the Housing Element public participation process, residents of the City of Napa were asked to complete a prioritization exercise and evaluation of housing needs in the City to inform the 2023-2031 Housing Plan. Residents participated in penny jar visioning exercises, attended Housing Element presentations and focus groups, and created their own housing plans using the digital and analog tool Balancing Act. Based on these feedback sources, the City recommends revisions to specific programs and the prioritization of specific activities for the 6th planning period.

Generally, the public expressed a strong desire to increase opportunities for affordable housing across a variety of income levels, including programs to assist those in the "missing middle" who cannot otherwise access supportive housing programs. As such, the City will work to identify financial and administrative resources to support the implementation of these priority programs.

Goal Implementation

The following section details the program implementation for each policy. Presented by goal and policy, each program includes a description, history of prior implementation consolidation, timeline, funding, department responsibility, quantified objectives, and AFFH contributing factors.

This implementation program focuses on supporting housing needs, improving infrastructure, and offering a wider range of housing choices for everyone in the city. Heritage, equity, inclusion, and anti-displacement are themes woven throughout the implementation program actions. The city aims to ensure that Napa is an equitable and inclusive city by protecting and providing opportunities to those residents who are most vulnerable.

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 3 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 eight extremely low-income households, and rehabilitation and voucher programs also target and assist lower income households. Table 5-1 summarizes quantified objectives by income group. See individual programs for more details on quantified objectives.

Table 5-1: Summary of Quantified Objectives by Income Group

Income Group	New Construction[1]	Rehabilitation[2]	Conservation/ Preservation[3]	Total
Extremely Low	454	134	250	838
Very Low	453	133	250	836
Low	453	133	250	836
Moderate	446			446
Above Moderate	1,723			1,723
Total	**3,529**	**400**	**319**	**4,679**

Notes: [1]New construction objective is based on, but exceeds, the RHNA and reflects Program H2-2.5. [2]Rehabilitation objective reflects Programs H1-2.2, H2-1.3, and H3-3.1. [3]Conservation/Preservation objective reflects Programs H1-2.4, H3-3.1, and H5-1.5.

Contributing Factors

The Fair Housing Assessment explores a range of potential issues that impact fair housing regionally and in the City of Napa. Some of these issues more clearly influence housing fairness in the city, especially when the data collected herein is paired with local input and perceptions.

Table 5-2 presents priority fair housing issues for Napa, identifies primary factors contributing to housing fairness issues in the city ("contributing factors"), and cross-references policies which address each issue and contributing factor pursuant to California Government Code Section 65583(c)(10)(A)(v). A contributing factor is a factor that creates, contributes to, perpetuates, or increases the severity of one or more fair housing issue. Contributing factors in this section are prioritized based on those that most limit or deny fair housing choice or access to opportunity, or negatively impact fair housing or civil rights compliance. (HCD, 2021) Prioritized contributing factors are bolded. More information on how each issue was developed see Appendix C.

Table 5-2: Factors that Contribute to Fair Housing Issues

AFFH Identified Fair Housing Issue	Contributing Factor	Meaningful Action(s)
Issue 1: Segregation with persons of color and lower-income residents centered in downtown, central, and south east areas of city	A. Moderate levels of income and racial segregation.	H2-2.1, H2-2.3, H2-2.4, H2-4.5
	B. Disproportionate presence of Hispanic-identifying persons in low-resource areas.	H2-2.1, H2-2.3, H2-2.4, H2-4.5
	C. Past practices of nationwide redlining.	H2-4.1, H2-4.2
	D. Discriminatory patterns in lending.	H2-4.1, H2-4.2
	E. Patterns of public and private investments including redevelopment programs.	H2-1.1, H2-2.6, H2-2.7, H2-3.1
	F. Limited affordable housing available for low-income residents throughout the City.	H2-1.1, H2-2.3, H2-2.4, H2-4.5
	G. Low vacancy rates with demand for housing outpacing supply.	H2-1.1, H2-2.3, H2-2.4, H2-4.5
	H. Displacement of residents due to economic pressures.	H2-4.4, H5-1.1, H5-1.2, H5-2.3
	I. Limited location and type(s) of affordable housing.	H2-2.1, H2-2.3, H2-2.4, H2-4.5
Issue 2: Disparities in Access to	J. Limited access to proficient schools.	H2-2.1, H2-2.3, H2-2.4, H2-4.5
	K. Racial/ethnic/income-based disparities in access to proficient schools.	H2-2.1, H2-2.3, H2-2.4, H2-4.5

AFFH Identified Fair Housing Issue	Contributing Factor	Meaningful Action(s)
Opportunities, especially in the downtown core and south east parts of Napa	B. Disproportionate presence of Hispanic-identifying persons in low-resource areas.	H2-2.1, H2-2.3, H2-2.4, H2-4.5
	D. Discriminatory patterns in lending.	H2-4.1, H2-4.2
	G. Low vacancy rates with demand for housing outpacing supply.	H2-2.1, H2-2.3, H2-2.4, H2-4.5
	J. Limited access to proficient schools.	H2-1.1, H2-2.3, H2-2.4, H2-4.5
Issue 3: Disproportionate Housing Needs	L. Hispanic Households tend to have higher rates of cost burdens and housing problems.	H2-2.1, H2-2.3, H2-2.4, H2-4.5
	M. Insufficient affordable housing in a range of unit sizes.	H2-2.4
	D. Discriminatory patterns in lending.	H2-4.1, H2-4.2
	N. High risk of displacement throughout Napa.	H2-2.1, H2-2.3
	O. Lack of Publicly Supported Housing.	H2-4.4, H5-1.1, H5-1.2, H5-2.3
	G. Low vacancy rates with demand for housing outpacing supply.	H2-2.2, H2-2.6
	P. Elevated displacement risk for lower-income households due to natural disasters, especially wildfires.	H2-1.1, H2-2.1
	L. Hispanic Households tend to have higher rates of cost burdens and housing problems.	H2-4.4
Issue 4: Fair Housing Enforcement and Outreach	Q. Limited resources for fair housing outreach and enforcement.	H2-4.4
	R. Insufficient Fair Housing education, especially for households that are most vulnerable to housing insecurity.	H2-4.1, H2-4.2, H2-4.3
	D. Discriminatory patterns in lending.	H2-4.1, H2-4.2

H1. SUPPORTIVE HOUSING NEEDS

Goal No. and Title	Goal Language	Goal Themes
H1. Supportive Housing Needs	*Support a diverse array of housing types to meet the needs of all segments of the population with consideration of special characteristics protected under state and federal fair housing laws*	▪ Special needs/Supportive ▪ Homeless ▪ Transitional ▪ Elderly

RELATED POLICIES

H1-1

The City will continue to support and implement adopted plans and actions to respond to the needs of all segments of the population, including zoning approaches as required by State law.

Includes consolidated/modified policies:
H4.2, H4.5, H5.3

RELATED PROGRAMS

H1-1.1 - Collaborate to Provide Housing to Populations with Special Needs

The City will actively pursue partnerships and collaboration with public and private service agencies and developers to assist in the development and rehabilitation of housing and to support services to meet the housing needs of those with special characteristics protected under state and federal fair housing laws. Along with other resources, the City will use density bonuses to assist in meeting housing needs of those with special characteristics.

Includes consolidated/modified programs: H5.M
Includes consolidated/modified policies: H4.1

RESPONSIBLE AGENCY	Housing and Homeless Services Division	**QUANTIFIED OBJECTIVE**	N/A
TIMELINE	Ongoing during 6th Cycle (2023-2031), conduct outreach annually, produce an annual report to track progress.		
FUNDING SOURCE	Staff time, public and private sources	**CONTRIBUTING FACTOR**	N/A

H1-1.2 - Residential Care Facilities

The City will 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 updating the Zoning Ordinance to meet state law.

Includes consolidated/modified programs: N/A
Includes consolidated/modified policies: H4.5

RESPONSIBLE AGENCY	Planning Division, City Attorney	**QUANTIFIED OBJECTIVE**	N/A
TIMELINE	By the end of 2023		
FUNDING SOURCE	Staff time	**CONTRIBUTING FACTOR**	N/A

H1-1.3 - Legislative Advocacy

Support key legislation that assists cities like Napa to develop affordable housing units.

Includes consolidated/modified programs: N/A
Includes consolidated/modified policies: H5.5

RESPONSIBLE AGENCY	Housing Division, Planning Division, City Attorney	**QUANTIFIED OBJECTIVE**	N/A
TIMELINE	Ongoing during 6th Cycle (2023-2031), annual legislative monitoring on behalf of the city.		
FUNDING SOURCE	Staff time	**CONTRIBUTING FACTOR**	N/A

Goal No. and Title	Goal Language	Goal Themes
H1. Supportive Housing Needs	*Support a diverse array of housing types to meet the needs of all segments of the population with consideration of special characteristics protected under state and federal fair housing laws*	▪ Special needs/Supportive ▪ Homeless ▪ Transitional ▪ Elderly

RELATED POLICIES

H1-2

The City will prioritize providing housing assistance and housing development incentives that serve those groups with demonstrated special needs, such as lower income households, seniors, persons with disabilities, persons with mental illness, large families with children, female-headed households, victims of domestic violence, transitional aged youth, and people who are exiting homelessness.

RELATED PROGRAMS

H1-2.1 – Continuum of Care

The City shall work with the Continuum of Care, its members, service providers, and jurisdictions, on a coordinated response plan that is updated regularly. The efforts shall include potential shelter sites and strategies to address homelessness, with an emphasis on addressing disproportionate barriers to existing homelessness and accessing housing among marginalized populations. The efforts shall include metrics and indicators to track the efficacy of programs and investments to address homelessness. These metrics will be presented each year in a publicly available annual report.

Includes consolidated/modified programs: H4.A, H4.E
Includes consolidated/modified policies: N/A

RESPONSIBLE AGENCY	Housing Authority, Housing Division, City Manager and County of Napa working with non-profits	**QUANTIFIED OBJECTIVE**	N/A
TIMELINE	Consider the creation and adoption of a plan by 2028 and update as needed.		
FUNDING SOURCE	Shelter Acquisition Programs, CDBG and General Fund	**CONTRIBUTING FACTOR**	N/A

H1-2.2 – Supportive and Transitional Housing for Homeless through SROs

The City will assist in meeting needs for additional permanent, supportive, and transitional housing for previously homeless and special needs populations. As part of the program the City will promote well-managed Single Room Occupancy (SRO) projects, including efforts to rehabilitate existing facilities to provide SRO housing, and the development of efficiency apartments as lower cost permanent housing. SRO projects involving special needs groups must be linked with social services and case management.

Includes consolidated/modified programs: H4.B
Includes consolidated/modified policies: N/A

RESPONSIBLE AGENCY	Housing Authority and County of Napa in coordination with housing developers and other non-profits	**QUANTIFIED OBJECTIVE**	Rehabilitate **100** units of housing to SRO units over the 6th Cycle period.
TIMELINE	By 2028		
FUNDING SOURCE	Continuum of Care federal funds with local match, Affordable Housing Impact Fee Funds, Section 8 Housing Vouchers	**CONTRIBUTING FACTOR**	N/A

Goal No. and Title	Goal Language	Goal Themes
H1. Supportive Housing Needs	*Support a diverse array of housing types to meet the needs of all segments of the population with consideration of special characteristics protected under state and federal fair housing laws*	▪ Special needs/Supportive ▪ Homeless ▪ Transitional ▪ Elderly

RELATED POLICIES | **RELATED PROGRAMS**

H1-2.3 – Permanent, Supportive and Transitional Housing

In partnership with public and private agencies, the City will assist in meeting needs for additional permanent, supportive, and transitional housing for intellectual and developmental disabilities. This can be accomplished by:

- Assisting 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.

Includes consolidated/modified programs: H4.I
Includes consolidated/modified policies: N/A

RESPONSIBLE AGENCY	Housing Division of the City Manager's Office, with support from Continuum of Care partners; North Bay Housing Coalition.	**QUANTIFIED OBJECTIVE**	Assist **2** Developers to Apply for State and Federal Monies Develop annual outreach messaging regarding availability of funds.
TIMELINE	Ongoing during 6th Cycle (2023-2031)		
FUNDING SOURCE	Section 8 program, staff time	**CONTRIBUTING FACTOR**	N/A

H1-2.4 – Rental Assistance

The Housing Authority of the City of Napa will continue to provide rental assistance and social services support for homeless persons and persons with special needs to the extent federal funding is available.

Includes consolidated/modified programs: H4.D, H4.C
Includes consolidated/modified policies: H4.3

RESPONSIBLE AGENCY	Housing Authority and Homeless Services Division	**QUANTIFIED OBJECTIVES**	Maintain a minimum of **8** shelter Plus Care vouchers/year, **75** Mainstream vouchers for disabled/year, **17** VASH Vouchers, and **93** Family Unification Vouchers, and **100** non-elderly Disabled (NED) Vouchers. Increase the percentage of homeless persons moving from temporary to permanent housing. Track the percentage of homeless persons staying in permanent housing long-term.
TIMELINE	Ongoing during 6th Cycle (2023-2031), monitoring conducted annually		
FUNDING SOURCE	Voucher programs	**CONTRIBUTING FACTOR**	N/A

H2. DIVERSE & EQUITABLE HOUSING

Goal No. and Title	Goal Language	Goal Themes
H2. Diverse & Equitable Housing	*The City shall affirmatively further fair housing in all City housing programs and promote a diverse, abundant, adaptable, and equitably distributed mix of rental and ownership housing. [P84]*	▪ Renters ▪ First time homeowners ▪ Economic programs for buying ▪ Mixed densities and income levels ▪ Needs of missing middle ▪ ADUs

RELATED POLICIES

H2-1
The City will assure that affordable housing provided through density bonuses, ADUs, and other programs or incentives remains affordable long-term, consistent with State law.

RELATED PROGRAMS

H2-1.1 – Development Incentive Program

In coordination with the Housing Authority, support applications by affordable housing providers and developers for funding, loans, and tax credits through priority processing, fee deferrals, and incentives under the density bonus ordinance to construct:

- New, affordable rental units for very low- and low-income renter households and
- New affordable ownership units for first time low- and moderate-income homebuyers, with priority for locations in high-resource areas such as the North and West Quadrants. Housing types may include Self-Help and Community-Help new housing.

Includes consolidated/modified programs: H2.B, H2.C
Includes consolidated/modified policies: N/A

RESPONSIBLE AGENCY	Housing Division, Housing Authority, private developers, and non-profit agencies.	**QUANTIFIED OBJECTIVE**	Support **220** new rental units for very low- and low-income households, and support **15** new ownership units for low- and moderate-income households
TIMELINE	By 2031		
FUNDING SOURCE	Possible sources of funding include, Affordable Housing Impact Fee, Low Income Housing Tax Credit Program, HOME Rental Construction Program; 1% TOT for Affordable and Workforce Housing, Mortgage Revenue Bonds	**CONTRIBUTING FACTOR**	E, F, G, J, P

H2-1.2 – Long Term Agreements and Deed Restrictions

Continue to implement and monitor long-term agreements or deed restrictions with developers of affordable housing units that are funded by or receive incentives from Federal, State, or local housing programs. Agreements and restrictions will govern unit affordability, monitor the continuing affordability of such units, and provide incentives for renewal of affordability agreements where feasible.

Includes consolidated/modified programs: H2.G
Includes consolidated/modified policies: N/A

RESPONSIBLE AGENCY	Housing Division, Housing Authority, City Attorney	**QUANTIFIED OBJECTIVE**	N/A
TIMELINE	Ongoing during 6th Cycle (2023-2031), monitoring conducted annually		
FUNDING SOURCE	Staff time	**CONTRIBUTING FACTOR**	N/A

Goal No. and Title	Goal Language	Goal Themes
H2. Diverse & Equitable Housing	*The City shall affirmatively further fair housing in all City housing programs and promote a diverse, abundant, adaptable, and equitably distributed mix of rental and ownership housing. [P84]*	▪ Renters ▪ First time homeowners ▪ Economic programs for buying ▪ Mixed densities and income levels ▪ Needs of missing middle ▪ ADUs

RELATED POLICIES

RELATED PROGRAMS

H2-1.3 – Acquisition and Rehabilitation

The City will incentivize the acquisition and rehabilitation of existing, market rate, substandard rental housing for conversion to affordable rentals for extremely low, very low- and low-income households. Conversion projects must plan for high quality ongoing property management and maintenance and include restrictions on remaining affordable for 55 years.

Includes consolidated/modified programs: H3.O
Includes consolidated/modified policies: N/A

RESPONSIBLE AGENCY	Housing Division, Code Enforcement	QUANTIFIED OBJECTIVE	Rehabilitate **40** substandard rental units for extremely low, very low-, and low-income renters. Assist rehabilitation of **120** units of substandard owner-occupied housing for very low- and low-income households.
TIMELINE	By 2031		
FUNDING SOURCE	Community Development Block Grant Housing Rehabilitation Program, , HOME Rehabilitation Program and code enforcement program enforcing existing codes and health and safety regulations; private sources	CONTRIBUTING FACTOR	N/A

Goal No. and Title	Goal Language	Goal Themes
H2. Diverse & Equitable Housing	*The City shall affirmatively further fair housing in all City housing programs and promote a diverse, abundant, adaptable, and equitably distributed mix of rental and ownership housing. [P84]*	▪ Renters ▪ First time homeowners ▪ Economic programs for buying ▪ Mixed densities and income levels ▪ Needs of missing middle ▪ ADUs

RELATED POLICIES

H2-2

The City will ensure there is a sufficient supply of land zoned and that application processes are streamlined to accommodate projected housing needs with an equitable distribution of various of housing types. [P3]

RELATED PROGRAMS

H2-2.1 – Zoning and Subdivision Ordinance Updates

Update the Zoning and Subdivision Ordinances to address changes in state law and other deficiencies as detailed in the Zoning Diagnosis Report (Appendix K), specifically including:

- Implementation of a housing replacement program for replacement of existing lower-income units, consistent with Cal. Gov. Code Section 65915(c)(3)
- Administrative review of small subdivisions and development, pursuant to SB 9
- Accessory Dwelling Units and Junior Accessory Dwelling Units allowances in nonresidential zones where residential uses are permitted, for increased height, for encroachment into the front setback, and for separate conveyances, pursuant to SB 897, AB 2221, and AB 345
- Density Bonuses and Affordable Housing Concessions qualifications, definitions of associated terms, and allowances for development standards modification, pursuant to AB 682, AB1551, AB 290, AB 2334, and AB 571
- Low Barrier Navigation Centers as a use by-right in zones where multifamily and mixed uses are permitted, pursuant to Cal. Gov. Code Section 65660
- Emergency Shelters as a use by-right, along with appropriate updates to the definition and applicable development standards, including parking, pursuant to AB 2339 and Cal. Gov. Code 65583(a)(4)
- Increase accessibility of the Zoning Ordinance through updates to organization, format, and useability
- Large employee and agricultural employee housing as uses permitted in the same manner as other agricultural uses in the same zone (e.g., POS district), pursuant to Cal Health and Safety Code Sections 17021.5 and 17021.6
- Mobile home parks as uses permitted either by-right or conditionally in zones and General Plan designations where residential uses are allowed or planned, along with appropriate updates to definitions for mobile/manufactured homes, pursuant to Cal. Gov. Code Sections 65852.3 through 65852.7
- Supportive Housing explicitly permitted in the same manner as the types of housing it most closely resembles and allowed by-right where multi-family and mixed uses are allowed, including in nonresidential zones, pursuant to Cal. Gov. Code Section 65651

Includes consolidated/modified programs: N/A
Includes consolidated/modified policies: H1.6, H2.3, H2.9

RESPONSIBLE AGENCY	Planning Division	**QUANTIFIED OBJECTIVE**	N/A
TIMELINE	By 2023		
FUNDING SOURCE	Staff time	**CONTRIBUTING FACTOR**	A, B, G I, J, K, L, N, P

Goal No. and Title	Goal Language	Goal Themes
H2. Diverse & Equitable Housing	*The City shall affirmatively further fair housing in all City housing programs and promote a diverse, abundant, adaptable, and equitably distributed mix of rental and ownership housing. [P84]*	▪ Renters ▪ First time homeowners ▪ Economic programs for buying ▪ Mixed densities and income levels ▪ Needs of missing middle ▪ ADUs

RELATED POLICIES | **RELATED PROGRAMS**

H2-2.2 – Conversation of Publicly Owned Lands for Housing

In compliance with the Surplus Lands Act and in collaboration with other public agencies, the City shall undertake a review of publicly and institutionally owned lands to consider their viability for residential, residential mixed-use, and/or affordable housing development, and pursue follow-up actions such as prioritizing sites for purchase or affordable development. As part of this effort, the City will take the following actions:

- Application of the Affordable Housing Overlay zoning district to such lands
- Outreach to affordable housing developers about financial assistance and other incentives
- Issue Requests for Proposals on such lands found viable and ready for housing development
- Provide additional incentives to facilitate development on such lands (e.g., streamlining for final entitlements, priority in building permit queue)
- By 2028, if development of such lands does not progress as anticipated, the City will take additional actions to facilitate housing development and maintain adequate sites to accommodate RHNA

Includes consolidated/modified programs: H1.F, H2.A
Includes consolidated/modified policies: H1.12, H1.13, H1.14, H2.3

RESPONSIBLE AGENCY	Housing Division, Planning Division, Economic Development	**QUANTIFIED OBJECTIVE**	Create a minimum of 22 lower- and moderate-income housing units by converting publicly-owned lands.
TIMELINE	Ongoing during 6th Cycle (2023-2031); Complete initial review of publicly-owned lands by 2026; Conduct follow-up actions within 1 year of determining a site is viable and ready for housing development		
FUNDING SOURCE	Staff time, General Funds	**CONTRIBUTING FACTOR**	G

H2-2.3 – ADU and JADU Incentive Program in High Opportunity Areas

Encourage additional, well-designed accessory dwelling units as a desired use in all residential neighborhoods throughout the City and implement incentive programs for ADUs and JADUs that house local workers or that are deed restricted. Encourage homeowners to construct an ADU with an agreement to charge rents affordable for lower income households or rent the ADU to Housing Choice Voucher participants.

Includes consolidated/modified programs: H3.D
Includes consolidated/modified policies: H1.6

RESPONSIBLE AGENCY	Planning Division, Housing Authority, Housing Division	**QUANTIFIED OBJECTIVE**	Finance at least **28** ADUs by 2031. Ensure that financial assistance is distributed throughout the City, particularly in areas of high opportunity.
TIMELINE	Ongoing during 6th Cycle (2023-2031), monitoring conducted annually. Reported with APRs.		
FUNDING SOURCE	Homeowner Funding, Junior Unit Initiative Program, Permanent Local Housing Allocation.	**CONTRIBUTING FACTOR**	A, B, F, G, I, J, K, L, N

Goal No. and Title	Goal Language	Goal Themes
H2. Diverse & Equitable Housing	*The City shall affirmatively further fair housing in all City housing programs and promote a diverse, abundant, adaptable, and equitably distributed mix of rental and ownership housing. [P84]*	▪ Renters ▪ First time homeowners ▪ Economic programs for buying ▪ Mixed densities and income levels ▪ Needs of missing middle ▪ ADUs

RELATED POLICIES

RELATED PROGRAMS

H2-2.4 –In Fill Housing Prototypes

Encourage additional, well-designed duplexes, triplexes, and other attached dwelling types throughout the Single-Family, Traditional Residential, and any other single-family General Plan designations and zoning districts that allow these uses. Density bonuses may be provided for affordable units. The City shall work with infill developers and other stakeholders on replicable site plans or architectural plans to reduce pre-development costs and expedite the planning approval process for a variety of ADA-accessible infill housing types, including duplexes, triplexes, fourplexes, bungalow courts, and other workforce housing types, that can be used throughout the City.

Includes consolidated/modified programs: N/A
Includes consolidated/modified policies: H3.6, H1.6

RESPONSIBLE AGENCY	Planning Division	QUANTIFIED OBJECTIVE	Assist in the production of **20** units per year.
TIMELINE	Ongoing during 6th Cycle (2023-2031), monitoring conducted annually. Establish initial timeline with developers and stakeholders for ongoing collaboration (e.g., annual meeting) by 2025. Reported with APRs.		
FUNDING SOURCE	Staff time	CONTRIBUTING FACTOR	A, B, F, G, I, J, K, L, M

H2-2.5 – Develop Web-based Land Inventory

The City shall develop and maintain a web-based inventory of housing element sites that is updated quarterly to identify sites appropriate for housing. The inventory will also track remaining capacity to meet the RHNA in compliance with no-net loss requirements to maintain adequate capacity for lower- and moderate-income housing throughout the Housing Element Planning Period. The inventory will also highlight surplus City-owned sites and other public lands that would be appropriate for affordable housing.

This web-based inventory will assist the city to maintain an adequate supply of land designated for all types of residential development to meet the quantified housing need of **1,939** City units and **730** absorbed from the County's obligation. This will also assist the City to evaluate residential development proposals for consistency with the 2023-2031 Housing Element Sites Inventory. If a development approval will cause the Sites Inventory to be unable to accommodate all income levels of the RHNA, then additional site(s) shall be added pursuant to Government Code Section 65863(b)(1).

Includes consolidated/modified programs: N/A
Includes consolidated/modified policies: H1.2

RESPONSIBLE AGENCY	Planning Division	QUANTIFIED OBJECTIVE	The City shall maintain a sufficient supply of land zoned for multi-family housing to meet the quantitative housing need of **1,360** Lower-Income, **446** Moderate-Income units, and **1,723** Above Moderate-Income units.
TIMELINE	Ongoing during 6th Cycle (2023-2031), monitoring conducted annually.		
FUNDING SOURCE	Staff time	CONTRIBUTING FACTOR	N/A

Goal No. and Title	Goal Language	Goal Themes
H2. Diverse & Equitable Housing	*The City shall affirmatively further fair housing in all City housing programs and promote a diverse, abundant, adaptable, and equitably distributed mix of rental and ownership housing. [P84]*	▪ Renters ▪ First time homeowners ▪ Economic programs for buying ▪ Mixed densities and income levels ▪ Needs of missing middle ▪ ADUs

RELATED POLICIES | **RELATED PROGRAMS**

H2-2.6 - Land Banking Program

Based on availability of funding, the City Housing Division and Housing Authority of the City of Napa, will continue to pursue land acquisition/land banking opportunities for future affordable projects.

Includes consolidated/modified programs: N/A
Includes consolidated/modified policies: H2.11

RESPONSIBLE AGENCY	Housing Division/Housing Authority, private developers, and non-profit agencies.	**QUANTIFIED OBJECTIVE**	Land bank to accommodate **110** low-income units.
TIMELINE	By 2031		
FUNDING SOURCE	Possible sources of funding include local Housing Trust Fund, Low Income Housing Tax Credit Program, HOME Rental Construction Program; Mortgage Revenue Bonds and 1% TOT for Affordable and Workforce Housing.	**CONTRIBUTING FACTOR**	E, G

H2-2.7 – Impact Fee Realignment

During the Housing Cycle, review developer and impact fees to align fee increases with changes in the Consumer Price Index (CPI) and set fee structure to encourage mixed-use and diverse development.

Includes consolidated/modified programs: H5.D
Includes consolidated/modified policies: H2.3

RESPONSIBLE AGENCY	Planning Division and Finance Dept.	**QUANTIFIED OBJECTIVE**	N/A
TIMELINE	Update Fee Schedule by 2028		
FUNDING SOURCE	Staff time	**CONTRIBUTING FACTOR**	E

H2-2.8 – Fast Tracking Program

Implement enhanced processing for 100% affordable housing projects across all City departments, to include: fees deferred/reduced/waived, fast-tracking projects, APR on fast-tracked units produced.

Includes consolidated/modified programs: N/A
Includes consolidated/modified policies: H5.1, H5.2

RESPONSIBLE AGENCY	Planning Division	**QUANTIFIED OBJECTIVE**	N/A
TIMELINE	Enhanced processing by 2025		
FUNDING SOURCE	Staff time	**CONTRIBUTING FACTOR**	N/A

Goal No. and Title	Goal Language	Goal Themes
H2. Diverse & Equitable Housing	*The City shall affirmatively further fair housing in all City housing programs and promote a diverse, abundant, adaptable, and equitably distributed mix of rental and ownership housing. [P84]*	▪ Renters ▪ First time homeowners ▪ Economic programs for buying ▪ Mixed densities and income levels ▪ Needs of missing middle ▪ ADUs

RELATED POLICIES | **RELATED PROGRAMS**

H2-2.9 – General Plan Monitoring

Monitor development projects to achieve minimum densities as designated by the General Plan per Government Code section 65863. The City shall not approve development below minimum designated General Plan densities unless physical or environmental constraints preclude their achievement. If development on a site is to occur over time, the applicant must show that the proposed development does not prevent subsequent development of the site to its minimum density.

Includes consolidated/modified programs: N/A
Includes consolidated/modified policies: H1.3, H5.4

RESPONSIBLE AGENCY	Planning Division	QUANTIFIED OBJECTIVE	N/A
TIMELINE	Ongoing during 6th Cycle (2023-2031), monitoring conducted annually.		
FUNDING SOURCE	Staff time	CONTRIBUTING FACTOR	N/A

H2-2.10 – Alternative Adequate Sites

To ensure the City can accomplish the RHNA, alternative adequate sites will be included as appropriate, pursuant to state law, and the City will meet the following for such sites:

- The city has committed $2,200,000 of general fund money to assist 90 units at the "Heritage House" project via an enforceable agreement dated June 1, 2022.
- The city has committed $2,200,000 of general fund money and grants from the CDBG-R program, Project Homekey, and County of Napa to assist 54 units at the "Valley Lodge" project via an enforceable agreement dated August 1, 2022.
- Commit to meet the requirements of Cal. Gov. Code Section 65583.1 and reporting the status of the City's committed assistance on its annual planning reports.

Includes consolidated/modified programs: N/A
Includes consolidated/modified policies: N/A

RESPONSIBLE AGENCY	Planning and Housing Divisions	QUANTIFIED OBJECTIVE	Commit funding to support 144 units
TIMELINE	Ongoing during 6th Cycle (2023-2031)		
FUNDING SOURCE	Staff time	CONTRIBUTING FACTOR	F, G, I, M

Goal No. and Title	Goal Language	Goal Themes
H2. Diverse & Equitable Housing	*The City shall affirmatively further fair housing in all City housing programs and promote a diverse, abundant, adaptable, and equitably distributed mix of rental and ownership housing. [P84]*	▪ Renters ▪ First time homeowners ▪ Economic programs for buying ▪ Mixed densities and income levels ▪ Needs of missing middle ▪ ADUs

RELATED POLICIES

H2-3

The City will promote diverse and mixed-income neighborhoods throughout the City by encouraging new affordable housing development in high resource areas and by promoting homeownership opportunities.

RELATED PROGRAMS

H2-3.1 – Low Income and Special Needs Funding Program

Utilize existing and pursue future funding resources such as housing impact fees, local revenue bonds, lodging tax revenue, and State and federal funds to be used for the development of housing at income levels below 120% AMI (low income) for homeownership opportunities, especially in the highest resource areas of the City like the North and West Quadrants. Funding sources can also support special needs housing and support services, first time homebuyer programs, retention of existing subsidized units as affordable, low-income renters, and rehabilitation of existing 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.

Includes consolidated/modified programs: H5.K
Includes consolidated/modified policies: H5.8

RESPONSIBLE AGENCY	Housing Authority, Housing Division	**QUANTIFIED OBJECTIVE**	Support development or preservation of 20 low-income units, with approximately 10 each in the North and West Quadrants
TIMELINE	Ongoing during 6th Cycle (2023-2031), Notice of Funding Availability issued annually.		
FUNDING SOURCE	Local, State and federal sources including HOME funds, Mortgage Credit Certificate allocations, Low Income Housing Tax Credits, etc.	**CONTRIBUTING FACTOR**	E

H2-3.2 – Long Term Housing Needs through Specific Plans

Address long-term housing needs through future Specific Plans 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.

Includes consolidated/modified programs: N/A
Includes consolidated/modified policies: H1.15

RESPONSIBLE AGENCY	Planning Division	**QUANTIFIED OBJECTIVE**	N/A
TIMELINE	Ongoing during 6th Cycle (2023-2031), monitoring conducted annually.		
FUNDING SOURCE	Staff time	**CONTRIBUTING FACTOR**	N/A

Goal No. and Title	Goal Language	Goal Themes
H2. Diverse & Equitable Housing	*The City shall affirmatively further fair housing in all City housing programs and promote a diverse, abundant, adaptable, and equitably distributed mix of rental and ownership housing. [P84]*	▪ Renters ▪ First time homeowners ▪ Economic programs for buying ▪ Mixed densities and income levels ▪ Needs of missing middle ▪ ADUs

RELATED POLICIES

H2-4

The City will partner with community-based organizations to engage residents in area-specific planning and connect residents to programs and resources that promote affordable housing, housing security, and home ownership and which affirmatively further fair housing principles.

RELATED PROGRAMS

H2-3.3 – Harvest Middle School Housing Development

To facilitate appropriate housing development for the large-acreage Harvest Middle School site, the City will incentivize the construction of, or adaptive reuse of existing structures to provide, no less than 53 units affordable to low-income households for a period of 55 years or more by coordinating with the property owners and offering the following:

- Issue a Request for Proposal, if desired by the property owner
- Financial incentives including deferral or waiver of application fees
- Fast-tracked development review procedures and priority in building permit queue
- Technical assistance through any necessary discretionary review processes
- Additional incentives such as financial assistance, fee waivers, and modifications or reductions to development requirements will be considered and applied proportionally, as appropriate, for:
  - Any units that address disproportionate housing needs (e.g., units tailored to large households, farmworkers, extremely low-income households, etc.)
  - Providing on-site supportive services (e.g., financial counselling, language services, childcare)
  - Other investments that increase access to opportunities (e.g., educational or job training center, multimodal transportation facilities, recreational or community spaces)

Includes consolidated/modified programs: N/A
Includes consolidated/modified policies: N/A

RESPONSIBLE AGENCY	Planning, Housing, and Economic Development Divisions	**QUANTIFIED OBJECTIVE**	53 low-income deed-restricted units
TIMELINE	Ongoing during 6th Cycle (2023-2031); Approach property owner with incentives by July 2024		
FUNDING SOURCE	Staff time	**CONTRIBUTING FACTOR**	G, M, N, P

H2-4.1 – Expanding Information for Developers

To support transparency and public education, the City will maintain and annually update webpages dedicated to housing development and resources. This accessible site will include information in English and Spanish that covers:

- Materials and information on planning processes, timelines, fees, guidelines, and public noticing for permit applications;
- Housing assistance program options, including eligibility standards;
- Contact information for City housing staff; and
- Links to relevant partner agencies and fair housing resources.

Includes consolidated/modified programs: H5.J
Includes consolidated/modified policies: N/A

RESPONSIBLE AGENCY	Planning & Housing Divisions	**QUANTIFIED OBJECTIVE**	N/A
TIMELINE	By 2024		
FUNDING SOURCE	Staff time	**CONTRIBUTING FACTOR**	D, R

Goal No. and Title	Goal Language	Goal Themes
H2. Diverse & Equitable Housing	*The City shall affirmatively further fair housing in all City housing programs and promote a diverse, abundant, adaptable, and equitably distributed mix of rental and ownership housing. [P84]*	▪ Renters ▪ First time homeowners ▪ Economic programs for buying ▪ Mixed densities and income levels ▪ Needs of missing middle ▪ ADUs

RELATED POLICIES

RELATED PROGRAMS

H2-4.2 – Connecting the Community to Housing Resources

The City will continue to support and partner with public and private agencies, community groups, and non-profits to connect all segments of the population to housing resources, with special consideration for understanding and addressing the housing needs of farmworkers and other underrepresented groups. The City will provide an annual progress report detailing the number of people served and resources used via these partnerships. Programs and partners the City will support include:

- Resources for Spanish-speaking and other non-English speaking residents.
- Low- and moderate-income first-time homebuyer resources.
- Rental assistance vouchers.
- Outreach/counseling related to housing.
- Dispute resolution and fair housing practices, including by financially supporting Fair Housing Napa Valley.
- Continue to partner with the Napa County Housing Authority (NCHA) on understanding and addressing farmworker housing needs, including:
  - Through the end of 2024, engage with NCHA throughout their farmworker housing needs assessment process and support as requested and appropriate.
  - Upon the completion of NCHA's updated needs assessment, identify housing support strategies to be implemented on an ongoing basis, including assistance in identifying sites within the City to meet farmworker housing needs.
  - Meet quarterly with the NCHA and other community-based organizations that support the farmworker community like the Napa Valley Vintners, Farmworker Committee, Napa County Farmworker Foundation, etc.
  - Provide support for rehabilitation funding for units rented by the farmworker community.
- Continue to include requirements in the City's Inclusionary Housing Ordinance to integrate farmworker housing opportunities into mixed-income housing developments approved throughout the planning period.

Includes consolidated/modified programs: H2.D, H5.J
Includes consolidated/modified policies: H1.5, H2.10, H4.7

RESPONSIBLE AGENCY	Housing Division, and Housing Authority	**QUANTIFIED OBJECTIVE**	APR detailing the number of people served and resources used via these partnerships
TIMELINE	Ongoing during 6th Cycle (2023-2031), monitoring conducted annually.		
FUNDING SOURCE	Staff time	**CONTRIBUTING FACTOR**	C, D, R

Goal No. and Title	Goal Language	Goal Themes
H2. Diverse & Equitable Housing	*The City shall affirmatively further fair housing in all City housing programs and promote a diverse, abundant, adaptable, and equitably distributed mix of rental and ownership housing. [P84]*	▪ Renters ▪ First time homeowners ▪ Economic programs for buying ▪ Mixed densities and income levels ▪ Needs of missing middle ▪ ADUs

RELATED POLICIES

RELATED PROGRAMS

H2-4.3 – Expanding Information on Housing Assistance

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.

Includes consolidated/modified programs: H5.L
Includes consolidated/modified policies: N/A

RESPONSIBLE AGENCY	Housing Authority, Housing Division	QUANTIFIED OBJECTIVE	Maintain existing allocation of up to **1,378** monthly Section 8 Rental Vouchers Countywide (including Program 4.D special needs vouchers)
TIMELINE	Ongoing during 6th Cycle (2023-2031), monitoring conducted annually.	CONTRIBUTING FACTOR	R
FUNDING SOURCE	Section 8 voucher program and or other federal and state funding sources.		

H2-4.4 – Anti-Displacement

Engage community members and partner organizations in visioning processes to create local anti-displacement solutions through neighborhood-level planning in areas targeted for inclusive economic and community development, particularly those at-risk of displacement such as in the West and North Quadrants. This engagement may be conducted concurrently with public engagement before July 2025 for the City's consolidated planning cycle.

Includes consolidated/modified programs: N/A
Includes consolidated/modified policies: N/A

RESPONSIBLE AGENCY	Planning, Housing and Economic Development Divisions	QUANTIFIED OBJECTIVE	N/A
TIMELINE	By 2025		
FUNDING SOURCE	Staff time	CONTRIBUTING FACTOR	H, O, L, Q

Goal No. and Title	Goal Language	Goal Themes
H2. Diverse & Equitable Housing	*The City shall affirmatively further fair housing in all City housing programs and promote a diverse, abundant, adaptable, and equitably distributed mix of rental and ownership housing. [P84]*	▪ Renters ▪ First time homeowners ▪ Economic programs for buying ▪ Mixed densities and income levels ▪ Needs of missing middle ▪ ADUs

RELATED POLICIES

RELATED PROGRAMS

H2-4.5 – Visioning Housing Goals in Master Plans

Promote community visioning processes for master plans and specific plans to identify use and design objectives specific to these areas to create broad, community-based visions that include opportunities for housing. Specific plans should:

- Include housing goals.
- Incorporate fast track process provisions for subsequent projects that are consistent with the plan.
- Identify those sites which are desirable for residential or residential mixed-use.
- Be developed through an effective and collaborative community involvement process (consistent with Policy H2-4).
- Be clear and easily implemented.
- As appropriate, identify desired three-dimensional qualities and allow density to fit within that envelope.
- 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.

Includes consolidated/modified programs: N/A
Includes consolidated/modified policies: H2.3, H2.5

RESPONSIBLE AGENCY	Housing and Planning Divisions	**QUANTIFIED OBJECTIVE**	N/A
TIMELINE	By 2029		
FUNDING SOURCE	Staff time	**CONTRIBUTING FACTOR**	A, B, F, G, I, J, K, L

H3. PRESERVE HERITAGE

Goal No. and Title	Goal Language	Goal Themes
H3. Preserve Heritage	Honor Napa's local heritage and agrarian economy through the preservation and revitalization of historic and cultural resources.	▪ Buildings/downtown ▪ Ag economy ▪ Code enforcement ▪ Neighborhood investments or revitalization ▪ Historic resources

RELATED POLICIES	RELATED PROGRAMS
H3-1 The City will support the preservation, maintenance, and improvement of existing housing.	**H3-1.1 – Emergency Repairs and Rehabilitation** The City will continue the Emergency Home Repair Program to help repair windows, doors, leaking roofs plus plumbing and electrical problems for income eligible City of Napa homeowners and landlords. As part of this program home repair and rental repair loans are available for needed repairs including foundation, structural, electrical, heating and cooling, windows, flooring, painting, insulation, and termite repairs, as well as disabled accessibility and energy efficiency improvements. *Includes consolidated/modified programs:* H3.H, H3.I *Includes consolidated/modified policies:* N/A

RESPONSIBLE AGENCY	Housing Division	QUANTIFIED OBJECTIVE	N/A
TIMELINE	Ongoing during 6th Cycle (2023-2031), monitoring conducted annually.		
FUNDING SOURCE	Capital Improvement Program funds, CDBG, and public-private partnership rehabilitation programs such as 'Rebuilding Together.'	CONTRIBUTING FACTOR	N/A

H3-1.2 – Design Standards

Adopt and implement objective design standards that:

- Promote certainty of review outcomes;
- Encourage appropriate maintenance and rehabilitation of historic homes;
- Consider existing neighborhood character;
- Incorporate universal design principles to serve special needs populations, as appropriate;
- Support the development of high-quality, well-designed housing; and
- Provide for a greater variety of housing options to meet community needs.

Includes consolidated/modified programs: N/A
Includes consolidated/modified policies: H3.1, H3.8

RESPONSIBLE AGENCY	Housing and Planning Divisions	QUANTIFIED OBJECTIVE	N/A
TIMELINE	By 2025		
FUNDING SOURCE	Staff time	CONTRIBUTING FACTOR	N/A

Goal No. and Title	Goal Language	Goal Themes
H3. Preserve Heritage	Honor Napa's local heritage and agrarian economy through the preservation and revitalization of historic and cultural resources.	▪ Buildings/downtown ▪ Ag economy ▪ Code enforcement ▪ Neighborhood investments or revitalization ▪ Historic resources

RELATED POLICIES

H3-2

The City will facilitate infill housing, especially in older neighborhoods, along commercial corridors, near employment centers, and near high-frequency transit areas, to revitalize neighborhoods and commercial corridors, promote walkability and increased transit ridership, and provide increased housing options.

RELATED PROGRAMS

H3-2.1 Corridor Focus Areas

Incentivize mixed-use and higher density development patterns in new projects in corridor focus areas. Criteria for identifying key sites include site size, site location near services and transit, access to active transportation and recreation opportunities, and whether proposed businesses would create higher-than-average percentages of low wage jobs.

Includes consolidated/modified programs: N/A
Includes consolidated/modified policies: H2.4, H2.15

RESPONSIBLE AGENCY	Planning Division	**QUANTIFIED OBJECTIVE**	N/A
TIMELINE	Develop Criteria and Incentives by 2026		
FUNDING SOURCE	Staff time	**CONTRIBUTING FACTOR**	N/A

H3-2.2 – Design Review Guidelines

Update the residential design review guidelines and process to consider:

- Fee adjustments,
- Objective standards and criteria,
- Increased design flexibility for unique projects and settings to minimize use of Planned Development regulations,
- Mandatory early engagement,
- Public meeting timeline, and development of ADUs and higher quality infill multi-family housing.
- Reduce or eliminate minimum parking standards, consistent with state law.

Includes consolidated/modified programs: H3.A, H3.B
Includes consolidated/modified policies: N/A

RESPONSIBLE AGENCY	Planning Division	**QUANTIFIED OBJECTIVE**	N/A
TIMELINE	Update Design Review Standards by 2025		
FUNDING SOURCE	Staff time	**CONTRIBUTING FACTOR**	N/A

Goal No. and Title	Goal Language	Goal Themes
H3. Preserve Heritage	Honor Napa's local heritage and agrarian economy through the preservation and revitalization of historic and cultural resources.	▪ Buildings/downtown ▪ Ag economy ▪ Code enforcement ▪ Neighborhood investments or revitalization ▪ Historic resources

RELATED POLICIES

H3-3

The City will prioritize keeping people housed when enforcing codes that address health and safety concerns.

RELATED PROGRAMS

H3-3.1 – Code Enforcement

Update code enforcement policies and use available subsidies to rehabilitate substandard residential units for extremely low, very low- and low-income renters, with a focus on health, safety, and energy conservation improvements. Prioritize place-based solutions to reduce displacement risk for residents by improving living conditions and enabling them to remain in their home and community.

Includes consolidated/modified programs: H3.G
Includes consolidated/modified policies: N/A

RESPONSIBLE AGENCY	Housing Division, Housing Authority, and Code Enforcement in coordination with Fair Housing Napa Valley
TIMELINE	By 2026, possibly in tandem with Zoning Ordinance updates.
FUNDING SOURCE	CDBG Housing Rehabilitation Program, HOME Rehabilitation Program and code enforcement program enforcing existing codes and health and safety regulations; private sources.

QUANTIFIED OBJECTIVE	Rehabilitate **40** substandard rental units for extremely low, very low-, and low-income renters. Assist rehabilitation of **100** units of substandard owner-occupied housing for very low- and low-income households.
CONTRIBUTING FACTOR	N/A

H4. ENERGY CONSERVATION & INFRASTRUCTURE IMPROVEMENT

Goal No. and Title	Goal Language	Goal Themes
H4. Energy Conservation & Infrastructure Improvement	Through processes and programs that are responsive to environmental justice concerns, conduct improvements to infrastructure and community amenities, and promote development of energy-efficient residential units and rehabilitation of existing units to reduce resource consumption.	▪ Areas of greatest/highest need ▪ Place-based ▪ Water, transportation, sewer, utilities

RELATED POLICIES	RELATED PROGRAMS

H4-1

Through its standards and guidelines, the City will require new residential development and rehabilitation projects to incorporate sustainable building design, siting, construction, and operation.

H4-1.1 – Sustainability Standards

In addition to continuing sustainable development patterns, the City shall continue to update its energy efficiency building, recycling, and sustainability 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.

Includes consolidated/modified programs: H2.H
Includes consolidated/modified policies: H2.15

RESPONSIBLE AGENCY	Planning Divisions	QUANTIFIED OBJECTIVE	N/A
TIMELINE	By 2025		
FUNDING SOURCE	Staff time	CONTRIBUTING FACTOR	N/A

H4-2

The City will strengthen ways to assure convenient walking, bicycling, and transit opportunities and connections through prioritization of transportation network accessibility, maintenance, and improvement in areas of greatest need. *(Source: Program 69)*

H4-2.1 – Transit and Connection Opportunities

Given the diminishing availability of developable land, the City will continue to identify opportunities to connect housing with transportation, neighborhood services, and amenities. Consistent with other General Plan Transportation Element policies, the city will use the following criteria in reviewing development proposals, selecting housing sites, and or selecting parcels as part land inventory:

- Housing on the site will help affirmatively further fair housing by expanding the distribution and variety of housing types and sizes in the city.
- Provides for adequate, safe, and accessible internal and external multi-modal traffic circulation, including emergency evacuation.
- Offers convenient access to existing public transportation or the potential for such access as public transportation systems are expanded.
- Offers convenient access to neighborhood services and amenities typically required by residents.
- Offers convenient access to typical neighborhood recreation amenities or designed to provide adequate recreation amenities on-site.

Includes consolidated/modified programs: N/A
Includes consolidated/modified policies: H3.11

RESPONSIBLE AGENCY	Housing and Planning Divisions and Public Work Dept.	QUANTIFIED OBJECTIVE	N/A
TIMELINE	Ongoing during 6th Cycle (2023-2031), monitoring conducted annually.		
FUNDING SOURCE	Staff time	CONTRIBUTING FACTOR	N/A

Goal No. and Title	Goal Language	Goal Themes
H4. Energy Conservation & Infrastructure Improvement	Through processes and programs that are responsive to environmental justice concerns, conduct improvements to infrastructure and community amenities, and promote development of energy-efficient residential units and rehabilitation of existing units to reduce resource consumption.	▪ Areas of greatest/highest need ▪ Place-based ▪ Water, transportation, sewer, utilities

RELATED POLICIES

RELATED PROGRAMS

H4-2.2 – Potential Reuse of Commercial Sites

The City will reevaluate the use of neighborhood shopping centers or other commercial sites if, at a future date, the owner initiates redevelopment of the site or any of these commercial activities become not viable. If residential or mixed-use developments are considered, criteria for determining the appropriate housing types include:

- The type of street (major, collector, etc.) which would provide access to the site and levels of service on the street in the morning and afternoon peak hours.
- Availability of public services, like transit, and facilities such as infrastructure (water, sewer, etc.), school capacity, parks and open space.
- The ability of the project to provide landscaping for parking areas, façade modulation and orientation of buildings which would ensure privacy for, and minimize impacts on, any adjacent single-family homes, and reduce the perception of density in a multi-family project.
- Potential to provide housing for employees.
- The ability of the project to provide neighborhood serving commercial uses.
- Potential to provide riverfront amenities and/or riverfront commercial uses.

Includes consolidated/modified programs: N/A
Includes consolidated/modified policies: H3.11

RESPONSIBLE AGENCY	Planning Division	**QUANTIFIED OBJECTIVE**	N/A
TIMELINE	Ongoing: 2023-2031		
FUNDING SOURCE	Staff time	**CONTRIBUTING FACTOR**	N/A

H4-2.3 – Expanding Transportation Options for Affordable Housing Tenants

Consistent with the Transportation Element, the City will continue to work with the Napa Valley Transportation Authority to seek funding opportunities to expand multi-modal transportation opportunities to areas of greatest need, promoting connections between affordable housing and community resources.

Includes consolidated/modified programs: H3.K
Includes consolidated/modified policies: N/A

RESPONSIBLE AGENCY	Housing Division and Public Works Dept.	**QUANTIFIED OBJECTIVE**	N/A
TIMELINE	Ongoing during 6th Cycle (2023-2031), monitoring and at least one meeting conducted annually.		
FUNDING SOURCE	Cal Trans and other transportation funding opportunities.	**CONTRIBUTING FACTOR**	N/A

Goal No. and Title	Goal Language	Goal Themes
H4. Energy Conservation & Infrastructure Improvement	Through processes and programs that are responsive to environmental justice concerns, conduct improvements to infrastructure and community amenities, and promote development of energy-efficient residential units and rehabilitation of existing units to reduce resource consumption.	▪ Areas of greatest/highest need ▪ Place-based ▪ Water, transportation, sewer, utilities

RELATED POLICIES

H4-3

The City will encourage and support energy and resource conservation throughout the life cycle of residential structures, including construction, rehabilitation and remodeling, and deconstruction.

RELATED PROGRAMS

H4-3.1 – Energy Efficiency and Water Conservation

The City will apply for funds to assist residents with energy efficiency and water conservation retrofits and weatherization resources. and/or partner with community services agencies to provide financial assistance for low-income persons to offset the cost of weatherization and heating and cooling homes.

Includes consolidated/modified programs: H2.H
Includes consolidated/modified policies: N/A

RESPONSIBLE AGENCY	Housing and Planning Divisions and Utilities Dept.	QUANTIFIED OBJECTIVE	N/A
TIMELINE	APRs will include number of residents assisted.		
FUNDING SOURCE	Various fundings sources.	CONTRIBUTING FACTOR	N/A

H4-3.2 – Priority Water Service

The City will adopt written policies and procedures regarding the provision of City water service for housing developments affordable to lower-income households, pursuant to Cal. Gov. Code Section 65589.7 and as accounted for in the most recent Urban Water Management Plan, provided sufficient supply and infrastructure capacity is available to meet project needs.

Includes consolidated/modified programs: N/A
Includes consolidated/modified policies: N/A

RESPONSIBLE AGENCY	Planning and Housing Divisions, Utilities Dept., and Public Works Dept.	QUANTIFIED OBJECTIVE	N/A
TIMELINE	By 2025		
FUNDING SOURCE	Staff time	CONTRIBUTING FACTOR	E, F, G, I, M

H4-4

The City will promote equitable access to parks, open space, and outdoor recreation opportunities when planning for new housing development.

H4-4.1 – Recreation Improvements for the Underserved

Establish mechanisms to prioritize City park and recreation amenity improvements that are convenient and universally accessible near underserved and higher density residential and mixed-use areas, such as in the South East and Central Quadrants, in conformance with the Parks Master Plan recommendations and the Community Services, Parks, and Recreation Element.

Includes consolidated/modified programs: H3.M
Includes consolidated/modified policies: N/A

RESPONSIBLE AGENCY	Planning Division and Parks and Recreation Dept.	QUANTIFIED OBJECTIVE	N/A
TIMELINE	Develop Prioritization Process by 2030		
FUNDING SOURCE	Staff time	CONTRIBUTING FACTOR	N/A

Goal No. and Title	Goal Language	Goal Themes
H4. Energy Conservation & Infrastructure Improvement	Through processes and programs that are responsive to environmental justice concerns, conduct improvements to infrastructure and community amenities, and promote development of energy-efficient residential units and rehabilitation of existing units to reduce resource consumption.	▪ Areas of greatest/highest need ▪ Place-based ▪ Water, transportation, sewer, utilities

RELATED POLICIES

RELATED PROGRAMS

H4-4.2 – Investment in Areas of Greatest Need

To increase community investment and access to opportunities in the City's areas of greatest need, specifically the South East Quadrant, the City will take such actions as the following (in order of priority):

1. Expand access to community meetings, including addressing language barriers and meeting times, to engage all segments of the population.
2. Facilitate inter-governmental and inter-agency coordination to identify specific neighborhoods and community areas of highest need and potential place-based strategies.
3. Recruit residents from areas of concentrated poverty to serve on boards, committees, task forces, and other local government decision-making bodies to help provide community-based strategies.
4. Develop a proactive code enforcement program that targets areas of concentrated rehabilitation needs, results in repairs, and mitigates potential cost, displacement and relocation impacts on residents.
5. In the South East Quadrant, collaborate with Napa Valley Transportation Authority to provide additional or improve existing multi-modal transportation connections to community resources and economic opportunities.
6. Address negative impacts from climate change through investments in adaptation measures such as urban forestry, flood prevention, etc. in disadvantaged areas.
7. Leverage private investment for community revitalization, including philanthropic, and seek dedicated funding to prioritize basic infrastructure improvements (e.g., water, sewer) in disadvantaged areas.
8. In the South East Quadrant, facilitate development of a full-service grocery store and other retail.
9. Catalyze leadership and future community wide decision-makers, including affirmative recruitment in hiring practices to help provide community-based strategies.
10. Through engagement with community members and by leveraging available funding resources, facilitate the establishment of community spaces and recreation opportunities, such as parks and trails.

Includes consolidated/modified programs: N/A
Includes consolidated/modified policies: N/A

RESPONSIBLE AGENCY	Planning Division	**QUANTIFIED OBJECTIVE**	Complete at least 1 action per year during the planning period
TIMELINE	Ongoing during 6th Cycle (2023-2031); Identify partners and investment opportunities and development partners by July 2025; Apply for funding to support annual actions thereafter.		
FUNDING SOURCE	Staff time and state and federal grants	**CONTRIBUTING FACTOR**	A, B, E

H5. PROTECT COMMUNITY FROM DISPLACEMENT

Goal No. and Title	Goal Language	Goal Themes
H5. Protect Community from Displacement	Recognizing the importance of Napa's tourism-based economy, balance sustainable and equitable growth with the needs of the local workforce, including protections from displacement.	▪ Needs of long-time locals – protect residents from displacement ▪ Workforce support (people who make the town run) ▪ Support tourism industry, places for visitors ▪ Farmworker housing ▪ Prioritize local housing resources for local people

RELATED POLICIES

H5-1

The City will protect and preserve its existing rental housing stock and existing affordable housing units at risk of conversion to market rate housing or other land uses, including federal- and state-subsidized units.

RELATED PROGRAMS

H5-1.1 – Preventing Displacement

Develop an Anti-Displacement Strategy, including assessment of a variety of tenant protection measures to determine if appropriate for the City, including but not limited to:

- Expansion of relocation benefits beyond those required by California law for landlords to pay to lower-income tenants to also apply to moderate-income tenants;
- Expansion of the amount of relocation benefits beyond those required by California law for lower-income tenants;
- Minimum lease terms;
- Required notifications to tenants and landlords of legal requirements; and
- Expansion of any other relocation/anti-displacement provisions.

Includes consolidated/modified programs: N/A
Includes consolidated/modified policies: N/A

RESPONSIBLE AGENCY	Housing Division	**QUANTIFIED OBJECTIVE**	N/A
TIMELINE	Ongoing during 6th Cycle (2023-2031), initial outreach by 2025 and begin implementation by July 2026.		
FUNDING SOURCE	Staff time	**CONTRIBUTING FACTOR**	H, O

H5-1.2 – Eligibility Preferences

Consistent with state and federal fair housing laws, establish eligibility preferences for affordable housing programs that prioritize people who live in, work in, or were recently displaced from Napa. Policy is subject to the FHA and related laws.

Includes consolidated/modified programs: H2.I
Includes consolidated/modified policies: N/A

RESPONSIBLE AGENCY	Housing Division and City Attorney's Office.	**QUANTIFIED OBJECTIVE**	N/A
TIMELINE	APR including number of people who were served through eligibility preferences.		
FUNDING SOURCE	Staff time	**CONTRIBUTING FACTOR**	H, O

Goal No. and Title	Goal Language	Goal Themes
H5. Protect Community from Displacement	Recognizing the importance of Napa's tourism-based economy, balance sustainable and equitable growth with the needs of the local workforce, including protections from displacement.	▪ Needs of long-time locals – protect residents from displacement ▪ Workforce support (people who make the town run) ▪ Support tourism industry, places for visitors ▪ Farmworker housing ▪ Prioritize local housing resources for local people

RELATED POLICIES **RELATED PROGRAMS**

H5-1.3 – Affordable Housing Database

The City will develop a system and or database of affordable housing to document the number of units under agreements annually. The system will track projects approved, including ADUs, the number of affordable units by income level, and the various funding sources.

Includes consolidated/modified programs: N/A
Includes consolidated/modified policies: N/A

RESPONSIBLE AGENCY	Housing Division	**QUANTIFIED OBJECTIVE**	N/A
TIMELINE	Develop tracking system by 2026.		
FUNDING SOURCE	Staff time	**CONTRIBUTING FACTOR**	N/A

H5-1.4 – Preserving Existing Supply

To the extent permitted by law, continue to use mechanisms in the City Code to regulate the conversion of rental, mobile home, and multi-family housing to other uses to protect and conserve the supply of low- and moderate-income housing options both for rent and ownership. Sites zoned for multi-family shall not be redesignated or rezoned for other uses without equivalent additional land being designated for multi-family purposes.

Includes consolidated/modified programs: N/A
Includes consolidated/modified policies: H2.8, H3.14, H3.15, H3.16

RESPONSIBLE AGENCY	Housing and Planning Divisions	**QUANTIFIED OBJECTIVE**	N/A
TIMELINE	Ongoing: 2023-2031		
FUNDING SOURCE	Staff time	**CONTRIBUTING FACTOR**	N/A

Goal No. and Title	Goal Language	Goal Themes
H5. Protect Community from Displacement	Recognizing the importance of Napa's tourism-based economy, balance sustainable and equitable growth with the needs of the local workforce, including protections from displacement.	▪ Needs of long-time locals – protect residents from displacement ▪ Workforce support (people who make the town run) ▪ Support tourism industry, places for visitors ▪ Farmworker housing ▪ Prioritize local housing resources for local people

RELATED POLICIES

H5-2

Recognizing the impact on housing demand imposed by non-residential development, City will continue to prioritize balancing economic growth with the housing needs of workers and their families to prevent displacement.

RELATED PROGRAMS

H5-1.5 – Affordable Housing Monitoring

Use the housing database from program H5-1.3 as a mechanism to monitor and identify units at risk of losing their affordability subsidies, not meeting affordability requirements, or losing rent restriction agreements, including affordable units provided through density bonuses or other programs or incentives. For housing at risk of converting to market rate, including the 84 affordable Napa Creek Manor units estimated to convert to market-rate on May 31, 2029, the City will:

- Contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the City's desire to preserve complexes as affordable housing.
- Coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 12 months, and 6 months.
- Reach out to agencies interested in purchasing and/or managing at-risk units.
- Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.

Includes consolidated/modified programs: H3.N
Includes consolidated/modified policies: H2.14, H3.12, H3.13, H3.17

RESPONSIBLE AGENCY	Housing Division	**QUANTIFIED OBJECTIVE**	Preserve **319** units as affordable housing. Prepare the Risk Assessments annually.
TIMELINE	Use of database by 2027, actions for Napa Creek Manor starting 2026.		
FUNDING SOURCE	Staff time	**CONTRIBUTING FACTOR**	N/A

H5-2.1 – Addressing Local Housing Needs

To adequately provide housing for a variety of household types, include requirements to demonstrate higher density development (18 units per acre or more) addresses local housing needs (e.g., special needs, larger housing units with three bedrooms or more). The City may then consider actions or conditional approvals that are responsive to local needs.

Includes consolidated/modified programs: H1.C, H1.D
Includes consolidated/modified policies: N/A

RESPONSIBLE AGENCY	Planning Division	**QUANTIFIED OBJECTIVE**	N/A
TIMELINE	Develop requirements by 2028.		
FUNDING SOURCE	Staff time	**CONTRIBUTING FACTOR**	N/A

Goal No. and Title	Goal Language	Goal Themes
H5. Protect Community from Displacement	Recognizing the importance of Napa's tourism-based economy, balance sustainable and equitable growth with the needs of the local workforce, including protections from displacement.	▪ Needs of long-time locals – protect residents from displacement ▪ Workforce support (people who make the town run) ▪ Support tourism industry, places for visitors ▪ Farmworker housing ▪ Prioritize local housing resources for local people

RELATED POLICIES | **RELATED PROGRAMS**

H5-2.2 – Matching Jobs to Housing

Require analysis of how major, non-residential development proposals (over 100 employees) impact housing demand, which 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 or opportunities for employees, payment of in lieu fees, or an alternative equivalent action.

Includes consolidated/modified programs: H1.D, H1.E
Includes consolidated/modified policies: H1.10

RESPONSIBLE AGENCY	Planning Division and Economic Development Division	**QUANTIFIED OBJECTIVE**	N/A
TIMELINE	Develop requirements by 2028		
FUNDING SOURCE	Staff time	**CONTRIBUTING FACTOR**	N/A

H5-2.3 – Neighborhoods of Opportunity and Ownership

Work to make all neighborhoods places of opportunity and encourage investments while minimizing the involuntary displacement of people of color and other vulnerable populations, such as low-income households, the elderly, and people with disabilities due to the influx of less vulnerable populations attracted by increased opportunities and/or investments. The City shall conduct outreach with community-based organizations (CBOs) and other potential community partners that are working with interested low-income community members to develop new forms of community-driven, collective ownership models and wealth building strategies for lower-income residents (e.g., co-op housing, community land trusts) to identify ways the City can support these efforts, especially in the highest resource areas of the City like the North and West Quadrants. The City shall work with communities at-risk of displacement, including in the North, West, and Central Quadrants, to evaluate these ownership models.

Includes consolidated/modified programs: N/A
Includes consolidated/modified policies: N/A

RESPONSIBLE AGENCY	Housing Division	**QUANTIFIED OBJECTIVE**	N/A
TIMELINE	Initiate coordination in 2024 and provide ongoing support as appropriate.		
FUNDING SOURCE	Staff time	**CONTRIBUTING FACTOR**	H, O

SECTION 6. WORKS CITED

HCD. (2021, April). Affirmatively Furthering Fair Housing. *California Department of Housing and Community Development (HCD)*. Retrieved from https://www.hcd.ca.gov/community-development/affh/docs/AFFH_Document_Final_4-27-2021.pdf

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CITY OF NAPA

2023-2031 HOUSING ELEMENT

Appendix A
Community Profile



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City of Napa | **General Plan Housing Element 6th Cycle Update 2023-2031**

Appendix A. Community Profile

Cover Image: Steve Gadomski, Source Adobe Stock, 2022

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SECTION A.1. INTRODUCTION

The Bay Area continues to see growth in both population and jobs, which means more housing of various types and sizes is needed to ensure that residents across all income levels, life stages, and abilities have a place to call home. While the number of people drawn to the region over the past 30 years has steadily increased, housing production has stalled, contributing to the housing shortage that communities are experiencing today. In many cities, this has resulted in residents being priced out, increased traffic congestion caused by longer commutes, and fewer people across incomes being able to purchase homes or meet surging rents.

The 2023-2031 Housing Element Update provides a roadmap for how to meet our growth and housing challenges. Required by the state, the Housing Element identifies what the existing housing conditions and community needs are, reiterates goals, and creates a plan for more housing. The Housing Element is an integral part of the General Plan, which guides the policies of the City of Napa.



Chaolik, Source Adobe Stock

SECTION A.2. SUMMARY OF KEY FACTS

- **Population:** Generally, the population of the Bay Area continues to grow because of natural growth and because the strong economy draws new residents to the region. The City of Napa population increased by 9.2 percent from 2000 to 2020, which is below the growth rate of the Bay Area.

- **Age:** In 2019, City of Napa's youth population under the age of 18 years was 17,962 and senior population aged 65 years and older was 13,156. These age groups represent 22.7 percent and 16.6 percent, respectively, of Napa's population.

- **Race/Ethnicity:** In 2020, 52.6 percent of Napa's population was White while 0.6 percent was Black or African American, 3.3 percent was Asian, and 40.5 percent was Latinx. People of color in Napa comprise a proportion below the overall proportion in the Bay Area as a whole.[1]

- **Employment:** City of Napa residents most commonly work in the *Health & Educational Services* industry. From January 2010 to January 2021, the unemployment rate in Napa decreased by 2.8 percentage points. Since 2010, the number of jobs located in the jurisdiction increased by 5,790 (20.3 percent). Additionally, the jobs-household ratio in Napa has increased from 0.98 in 2002 to 1.2 jobs per household in 2018.

- **Number of Homes:** The number of new homes built in the Bay Area has not kept pace with the demand, resulting in lengthening commutes, increasing prices, and exacerbating issues of displacement and homelessness. The number of homes in Napa increased 1.8 percent from 2010 to 2020, which is *above* the growth rate for Napa County and *below* the growth rate of the region's housing stock during this time period.

[1] The Census Bureau's American Community Survey accounts for ethnic origin separate from racial identity. The numbers reported here use an accounting of both, such that the racial categories are shown exclusive of Latinx status, to allow for an accounting of the Latinx population regardless of racial identity. The term Hispanic has historically been used to describe people from numerous Central American, South American, and Caribbean countries. In recent years, the term Latino or Latinx has become preferred. This report generally uses Latinx, but occasionally, when discussing US Census data, Hispanic or Non-Hispanic is used to clearly link to the data source.

- **Home Prices:** A diversity of homes at all income levels creates opportunities for all City of Napa residents to live and thrive in the community.
  - **Ownership:** The largest proportion of homes had a value in the range of $500,000 to $750,000 in 2019. Home prices increased by 81.9 percent from 2010 to 2020.
  - **Rental Prices:** The typical contract rent for an apartment in Napa was $1,590 per month in 2019. Rental prices increased by 48.8 percent from 2009 to 2019. To rent a typical apartment without cost burden, a household would need to make $63,920 per year.[2]
- **Housing Type:** It is important to have a variety of housing types to meet the needs of a community today and in the future. In 2020, 62.0 percent of homes in Napa were single-family detached, 7.1 percent were single-family attached, 9.6 percent were small multi-family (two to four units), and 16.8 percent were medium or large multi-family (five units or more). Between 2010 and 2020, the number of single-family units increased more than multi-family units. Generally, in Napa, the share of the housing stock that is detached single-family homes is above that of other jurisdictions in the region.
- **Cost Burden:** The U.S. Department of Housing and Urban Development (HUD) considers housing to be affordable for a household if the household spends less than 30 percent of its income on housing costs. A household is considered "cost-burdened" if it spends more than 30 percent of its monthly income on housing costs, while those who spend more than 50 percent of their income on housing costs are considered "severely cost-burdened." In Napa, 21.9 percent of households spend 30 to 50 percent of their income on housing, while 16.4 percent of households are severely cost-burdened and use the majority of their income for housing.
- **Displacement/Gentrification:** According to research from the University of California, Berkeley, 35.6 percent of households in the City of Napa live in neighborhoods that are susceptible to or experiencing displacement, and 23.3 percent live in areas at risk of or undergoing gentrification. 2.7 percent of households in Napa live in neighborhoods where low-income households are likely excluded due to prohibitive housing costs. There are various ways to address displacement, including ensuring new housing at all income levels is built.

[2] Note that contract rents may differ significantly from, often being lower than, current listing prices.

- **Neighborhood:** State-commissioned research shows that 2.6 percent of residents in Napa live in neighborhoods identified as "Highest Resource" or "High Resource" areas while 51.1 percent of residents live in areas identified as "Low Resource" or "High Segregation and Poverty" areas. These neighborhood designations are based on a range of indicators covering areas such as education, poverty, proximity to jobs and economic opportunities, low pollution levels, and other factors.[3]

- **Special Housing Needs:** Some population groups may have special housing needs that require specific program responses, and these groups may experience barriers to accessing stable housing due to their specific housing circumstances. In Napa, 11 percent of residents have a disability of some kind and may require accessible housing. Additionally, 12.4 percent of Napa households are larger households with five or more people, who likely need larger housing units with three bedrooms or more. Ten percent of households are female-headed families, which are often at greater risk of housing insecurity.

Note on Data

Many of the tables in this report are sourced from data from the Census Bureau's American Community Survey or U.S. Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy (CHAS) data, both of which are samples and as such, are subject to sampling variability. This means that data is an estimate, and that other estimates could be possible if another set of respondents had been reached. We use the five-year release to get a larger data pool to minimize this "margin of error" but particularly for smaller cities, the data is based on fewer responses and the information should be interpreted accordingly.

[3] For more information on the "opportunity area" categories developed by HCD and the California Tax Credit Allocation Committee, see this website: https://www.treasurer.ca.gov/ctcac/opportunity.asp. The degree to which different jurisdictions and neighborhoods have access to opportunity will likely need to be analyzed as part of new Housing Element requirements related to affirmatively furthering fair housing. ABAG/MTC will be providing jurisdictions with technical assistance on this topic, following the release of additional guidance from HCD.

SECTION A.3. LOOKING TO THE FUTURE: REGIONAL HOUSING NEEDS

A.3.1 Regional Housing Needs Determination

The Plan Bay Area 2050[4] Final Blueprint forecasts that the nine-county Bay Area region will add 1.4 million new households between 2015 and 2050. For the eight-year period covered by this Housing Element, the California Department of Housing and Community Development (HCD) has identified the Bay Area region's housing need as 441,176 units. The total number of housing units assigned by HCD is separated into four income categories that cover housing types for all income levels, from very low-income households to market rate housing.[5] This calculation, known as the Regional Housing Needs Determination (RHND), is based on population projections produced by the California Department of Finance, as well as adjustments that incorporate the region's existing housing need. The adjustments result from recent legislation requiring HCD to apply additional adjustment factors to the baseline growth projection from the Department of Finance in order for the region to get closer to healthy housing markets. To this end, adjustments focus on the region's vacancy rate, level of overcrowding and the share of cost-burdened households; adjustments seek to bring the region more in line with comparable ones.[6] These new laws governing the methodology for how HCD calculates the RHND resulted in a significantly higher number of housing units for which the Bay Area region must plan compared to previous RHNA cycles.

A.3.2 Regional Housing Needs Allocation

A starting point for the Housing Element Update process for every California jurisdiction is the Regional Housing Needs Allocation (RHNA) – the share of the RHND assigned to each jurisdiction in the Bay Area region by the Association of Bay Area Governments (ABAG). State housing element law requires ABAG to develop a methodology that calculates the number of housing units assigned to each city and county and distributes each jurisdiction's housing unit allocation among four affordability levels based on area median income (AMI). For this RHNA cycle, the RHND increased by 135 percent, from 187,990 to 441,776. For more information on the RHNA process this cycle, see ABAG's website: https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation

Almost all jurisdictions in the Bay Area were likely to receive a larger RHNA this cycle compared to the last cycle, primarily due to changes in state law that led to a considerably higher RHND compared to

[4] Plan Bay Area 2050 is a long-range plan charting the course for the future of the nine-county San Francisco Bay Area. It covers four key issues: the economy, the environment, housing and transportation
[5] HCD divides the RHND into the following four income categories: very low-income at 0-50% of area median income (AMI); low-income at 50-80% AMI; moderate-income at 80-120% AMI; and above moderate-income at 120% or more AMI.
[6] For more information on HCD's RHND calculation for the Bay Area, see this letter sent to ABAG from HCD on June 9, 2020: https://www.hcd.ca.gov/community-development/housing-element/docs/abagrhna-final060920(r).pdf

previous cycles. For the City of Napa, the initial RHNA to be planned for this cycle is 1,939 units, an increase from the last cycle. Napa's allocation received from the ABAG's adopted RHNA Methodology is broken down by income category in Table A-1.

Table A-1: Illustrative RHNA from ABAG Methodology

Income Group	City of Napa Units	Napa County Units	Bay Area Units	City of Napa Percent	Napa County Percent	Bay Area Percent
Very Low-Income (<50% AMI)	504	1,138	114,442	26.0%	29.6%	25.9%
Low-Income (50%-80% AMI)	291	658	65,892	15.0%	17.1%	14.9%
Moderate-Income (80%-120% AMI)	319	571	72,712	16.5%	14.9%	16.5%
Above Moderate-Income (>120% AMI)	825	1,477	188,130	42.5%	38.4%	42.6%
Total	**1,939**	**3,844**	**44,1176**	**100.0%**	**100.0%**	**100.0%**

Source: Association of Bay Area Governments Methodology and tentative numbers were approved by ABAG's Executive board on January 21, 2021 (Resolution No. 02-2021).

A.3.3 Population

The Bay Area is the fifth-largest metropolitan area in the nation and has seen a steady increase in population since 1990, except for a dip during the Great Recession. Many cities in the region have experienced significant growth in jobs and population. While these trends have led to a corresponding increase in demand for housing across the region, the regional production of housing has largely not kept pace with job and population growth. Since 2000, the City of Napa's population has increased by 9.2 percent; this rate is below that of the region as a whole, at 14.8 percent. In Napa, roughly 11.9 percent of its population moved during the past year, which is 1.5 percent lower than the regional rate of 13.4 percent.

Table A-2: Population Growth Trends, 1990-2020

Geography	1990	1995	2000	2005	2010	2015	2020
City of Napa	61,865	65,804	72,585	75,772	76,915	79,464	79,278
Napa County	110,765	117,216	124,279	132,314	136,484	141,010	139,088
Bay Area	6,020,147	6,381,961	6,784,348	7,073,912	7,150,739	7,595,694	7,790,537

Source: ABAG Housing Data Package; California Department of Finance, E-5 series

In 2020, the population of Napa was estimated to be 79,278 (Table A-2). From 1990 to 2000, the population increased by 17.3 percent, while it increased by six percent from 2000 to 2010. In the most recent decade (2010 to 2020), the population increased by 3.1 percent. The population of Napa makes up 57 percent of Napa County.[7]

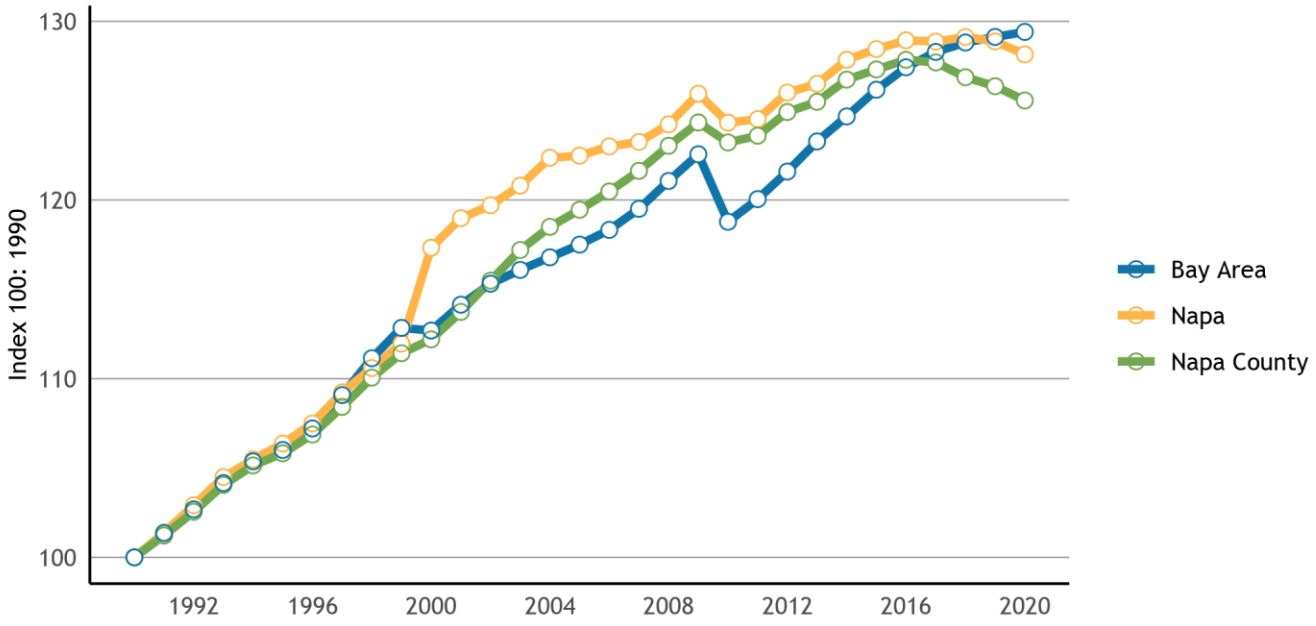


Figure A-1: Population Growth Trends

Source: ABAG Housing Data Package; California Department of Finance, E-5 series Note: The data shown on the graph represents population for the jurisdiction, county, and region indexed to the population in the first year shown. The data points represent the relative population growth in each of these geographies relative to their populations in that year.

A.3.4 Age

The distribution of age groups in a city shapes what types of housing the community may need in the near future. An increase in the older population may mean there is a developing need for more senior housing options, while higher numbers of children and young families can point to the need for more family housing options and related services. There has also been a move by many to age-in-place or downsize to stay within their communities, which can mean more multi-family and accessible units are also needed.

In the City of Napa, the median age in 2000 was 36 years; by 2019, this figure had increased, landing at around 39 years. More specifically, the population of those under age 14 has decreased since 2010, while the 65-and-over population has increased (Figure A-2).

[7] To compare the rate of growth across various geographic scales, Figure A-1 shows population for the City of Napa, Napa County, and Bay Area region indexed to the population in the year 1990. This means that the data points represent the population growth (i.e., percent change) in each of these geographies relative to their populations in 1990.

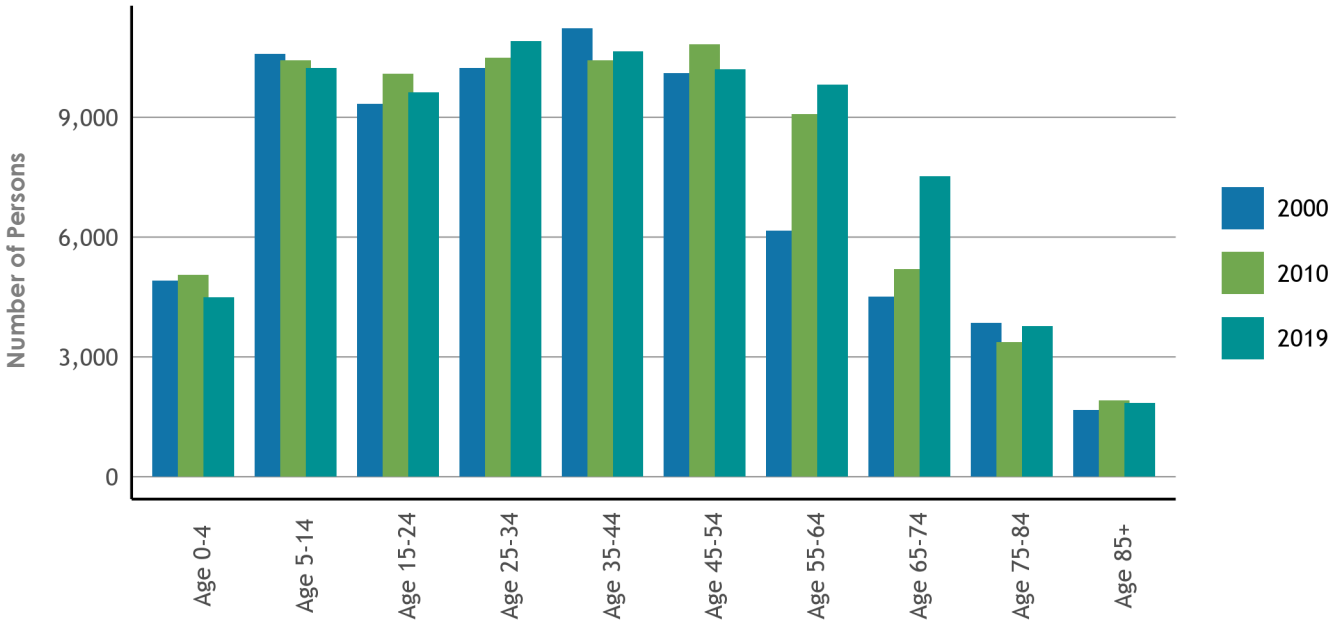


Figure A-2: Population by Age, 2000-2019

Source: ABAG Housing Data Package; U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001

Looking at the senior and youth population by race can add an additional layer of understanding, as families and seniors of color are even more likely to experience challenges finding affordable housing. People of color[8] make up 10 percent of seniors and 29.2 percent of youth under 18 (Figure A-3).

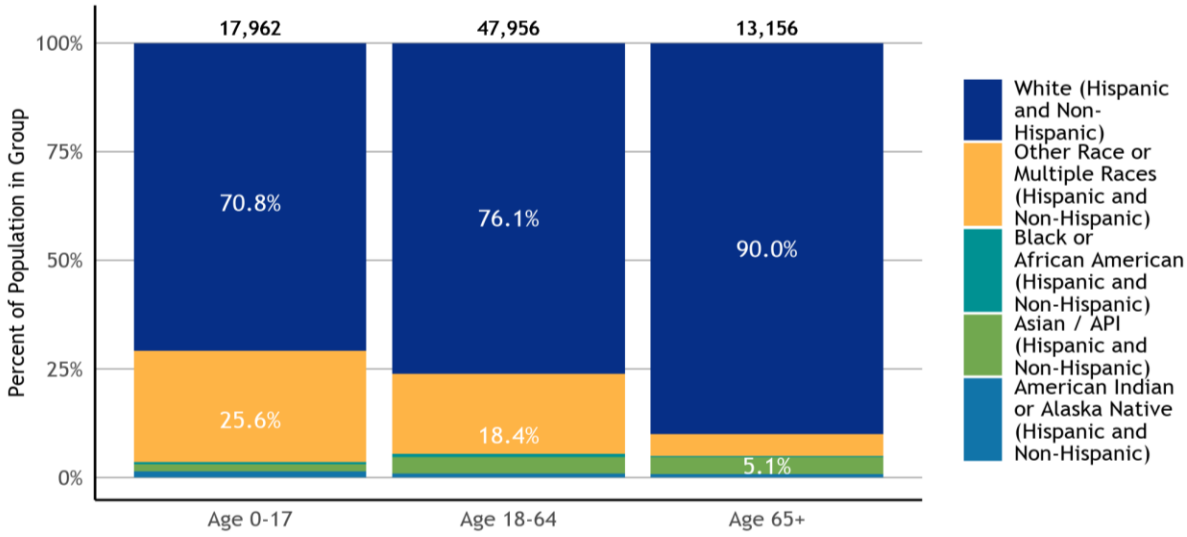


Figure A-3: Senior and Youth Population by Race

Source: ABAG Housing Data Package; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-G)

[8] Here, all non-white racial groups are counted.

A.3.5 Race and Ethnicity

Understanding the racial makeup of a city and region is important for designing and implementing effective housing policies and programs. These patterns are shaped by both market factors and government actions, such as exclusionary zoning, discriminatory lending practices, and displacement that has occurred over time and continues to impact communities of color today[9]. Since 2000, the percentage of residents in Napa identifying as White has decreased – and by the same token the percentage of residents of all *other* races and ethnicities has *increased* – by 17 percentage points, with the 2019 population standing at 41,628 (Figure A-4). In absolute terms, the *Hispanic or Latinx* population increased the most while the *White, Non-Hispanic* population decreased the most.

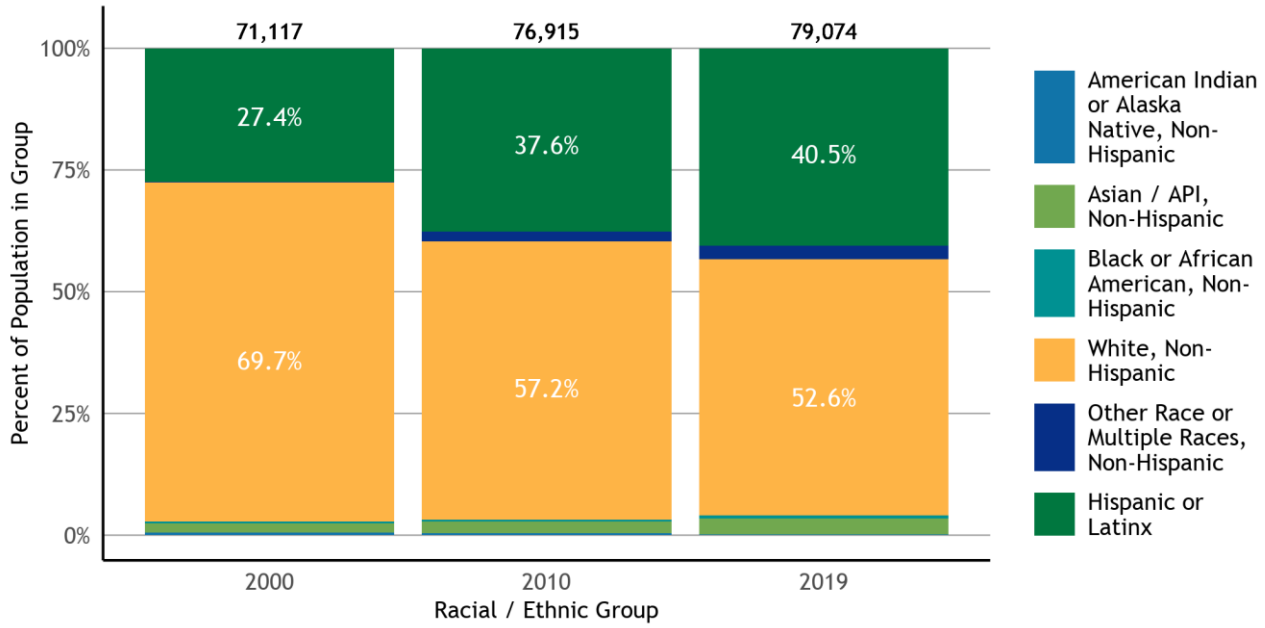


Figure A-4: Population by Race, 2000-2019

Source: ABAG Housing Data Package; U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002

A.3.6 Employment Trends

A.3.6.1 Balance of Jobs and Workers

Within a city, employed residents either work in the community where they live or work elsewhere in the region. Conversely, a city may have job sites that employ residents from the same city or employ workers commuting from outside of it. Smaller cities typically will have more employed residents than

[9] See, for example, Rothstein, R. (2017). The Color of Law: A forgotten history of how our government segregated America. New York, NY & London, UK: Liveright Publishing.

jobs and export workers, while larger cities tend to have a surplus of jobs and import workers. To some extent, the regional transportation system is set up for this flow of workers to the region's core job centers. At the same time, as the housing affordability crisis has illustrated, local imbalances may be severe, where local jobs and worker populations are out of sync at a sub-regional scale.

One measure of this is the relationship between *workers* and *jobs*. A city with a surplus of workers "exports" workers to other parts of the region, while a city with a surplus of jobs must conversely "import" them. Between 2002 and 2018, the number of jobs in Napa increased by 28 percent (Figure A-5).

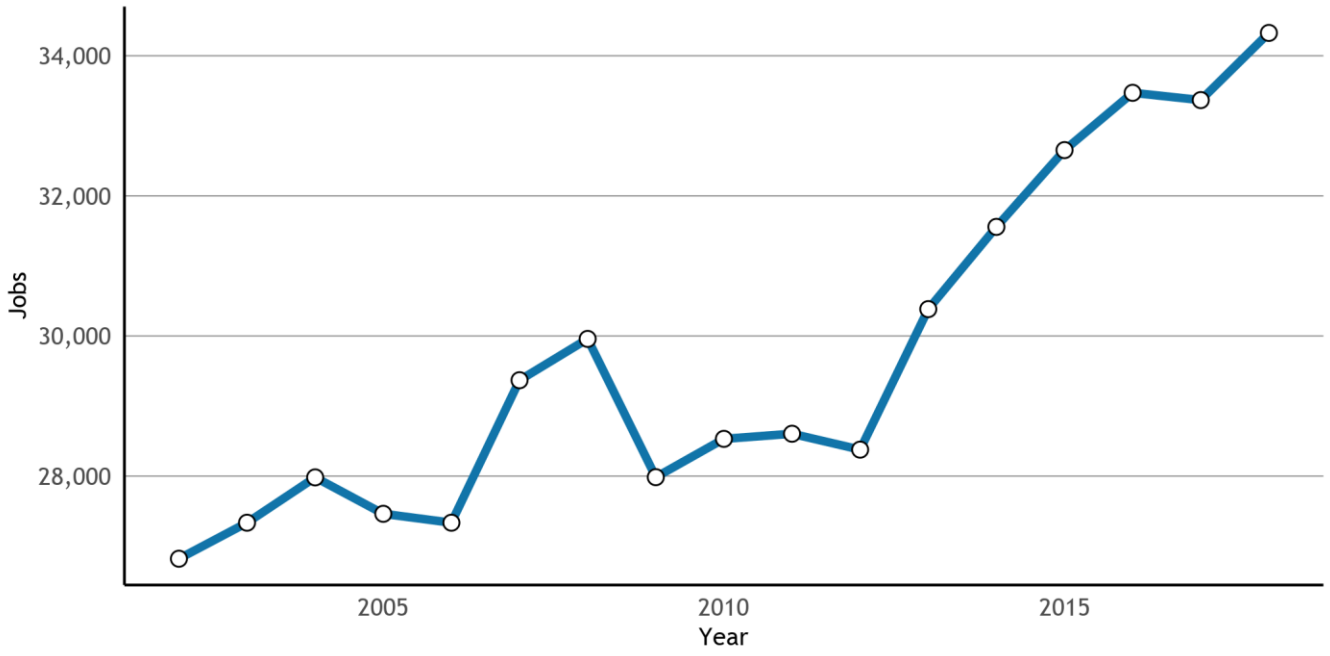


Figure A-5: Job Growth, 2002-2018

Source: ABAG Housing Data Package; U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018

There are 40,418 employed residents and 38,579 jobs[10] in the City of Napa, and the ratio of jobs to resident workers is 0.95; therefore, Napa is a *net exporter* of workers. Figure A-6 shows the balance when comparing jobs to workers, broken down by different wage groups, offering additional insight into local dynamics in Napa. A community may offer employment for lower-income workers but have relatively few housing options for those workers. Conversely, it may house residents who are low wage workers but offer few employment opportunities for them. Such relationships may cast extra light on potentially pent-up demand for housing in particular price categories. A *surplus* of jobs relative to residents in a given wage category suggests the need to import those workers, while surpluses of workers in a wage group relative to jobs means the community will export those workers to other

[10] Employed *residents* in a jurisdiction is counted by place of residence (they may work elsewhere) while *jobs* in a jurisdiction are counted by place of work (they may live elsewhere). The jobs may differ from those reported in Figure A-5 as the source for the time series is from administrative data, while the cross-sectional data is from a survey.

jurisdictions. Such flows are not inherently bad, though over time, sub-regional imbalances may appear. Napa has more low-wage *jobs* than low-wage *residents*, where low-wage refers to jobs paying less than $25,000 per year. At the other end of the wage spectrum, the city has more high-wage *residents* than high-wage *jobs*, where high-wage refers to jobs paying more than $75,000 per year (Figure A-6).[11]

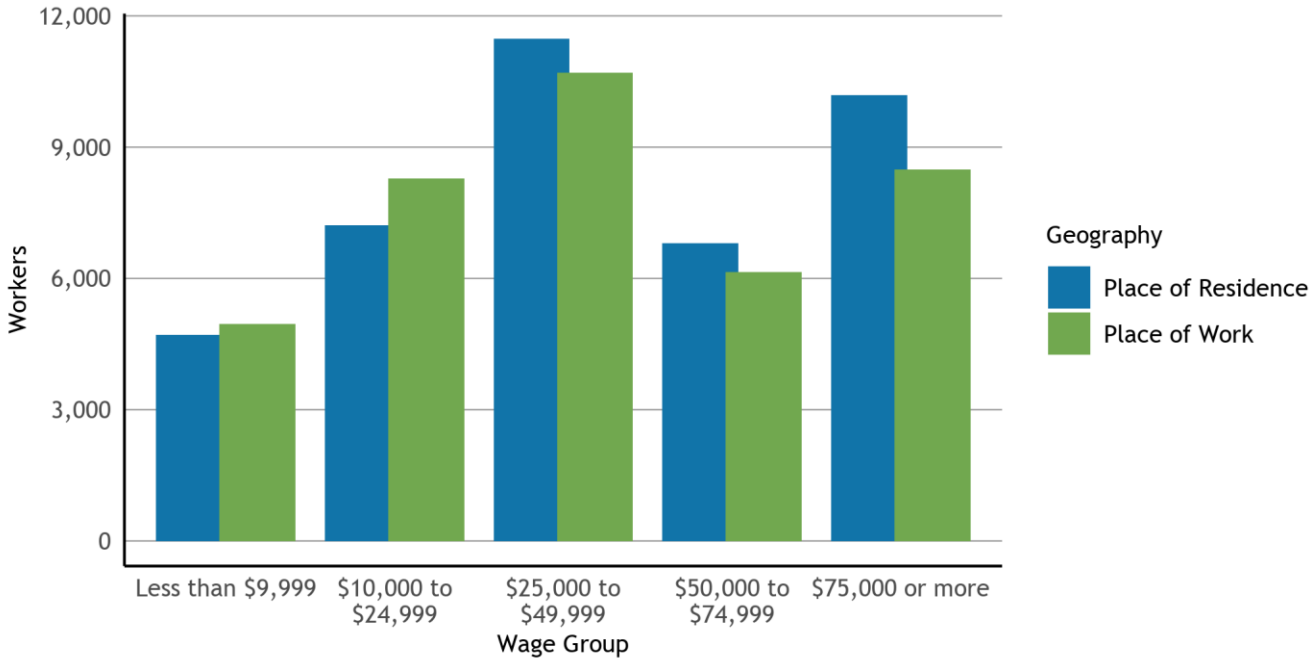


Figure A-6: Workers by Earnings, with Place of Work and Place of Residence

Source: ABAG Housing Data Package; U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519

Figure A-7 shows the balance of Napa's resident workers to the jobs located in the city for different wage groups as a ratio, where a value of one means that a city has the same number of jobs in a wage group as it has resident workers (i.e., a balance, in principle). Values above one indicate a city will need to import workers for jobs in a given wage group. At the regional scale, this ratio is 1.04 jobs for each worker, implying a modest import of workers from outside the region.

Such balances between jobs and workers may directly influence the housing demand in a community. New jobs may draw new residents and, when there is high demand for housing relative to supply, many workers may be unable to afford to live where they work, particularly where employment growth has been in relatively lower wage jobs. This dynamic not only means many workers will need to prepare for long commutes and time spent on the road, but in the aggregate, it contributes to traffic congestion and time lost for all road users.

[11] The source table is top-coded at $75,000, precluding more fine grained analysis at the higher end of the wage spectrum.

If there are more jobs than employed residents, it means a city is relatively jobs-rich, typically also with a high jobs-to-household ratio. Thus, bringing housing into the measure, the *jobs-household ratio* in Napa has increased from 0.98 in 2002, to 1.2 jobs per household in 2018 (Figure A-8).

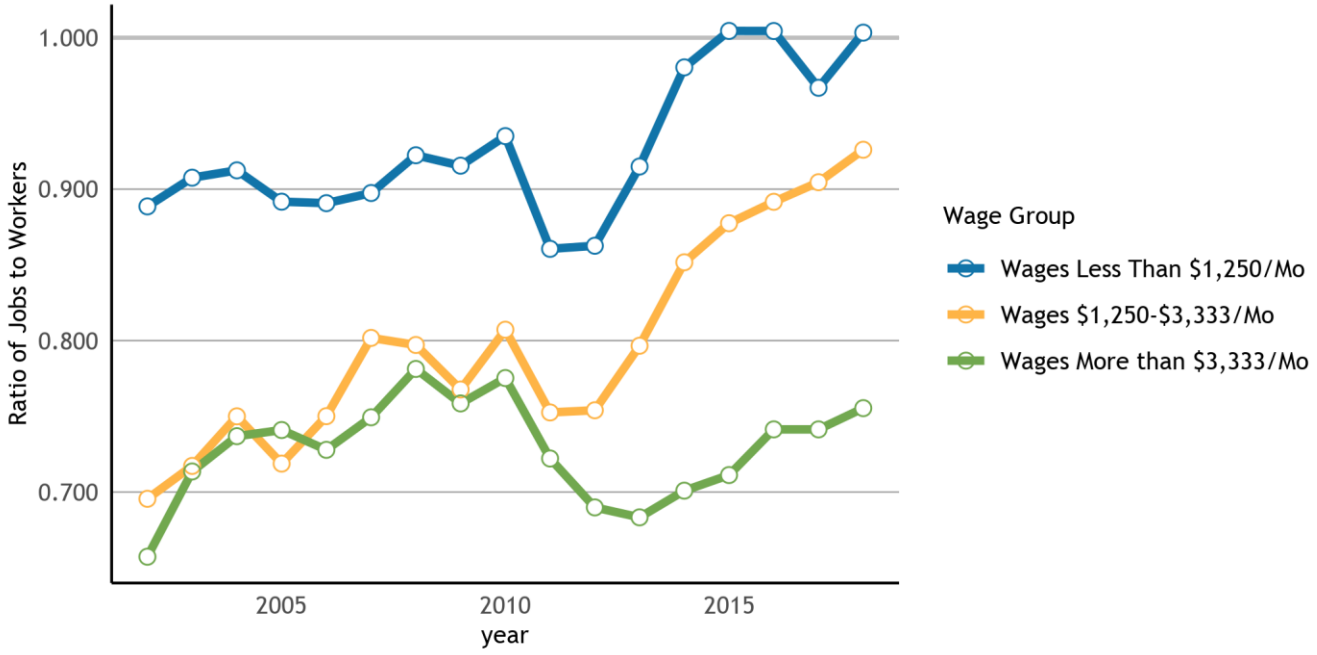


Figure A-7: Jobs-Worker Ratios by Wage Group in City of Napa

Source: ABAG Housing Data Package; U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs); Residence Area Characteristics (RAC) files (Employed Residents), 2010-2018

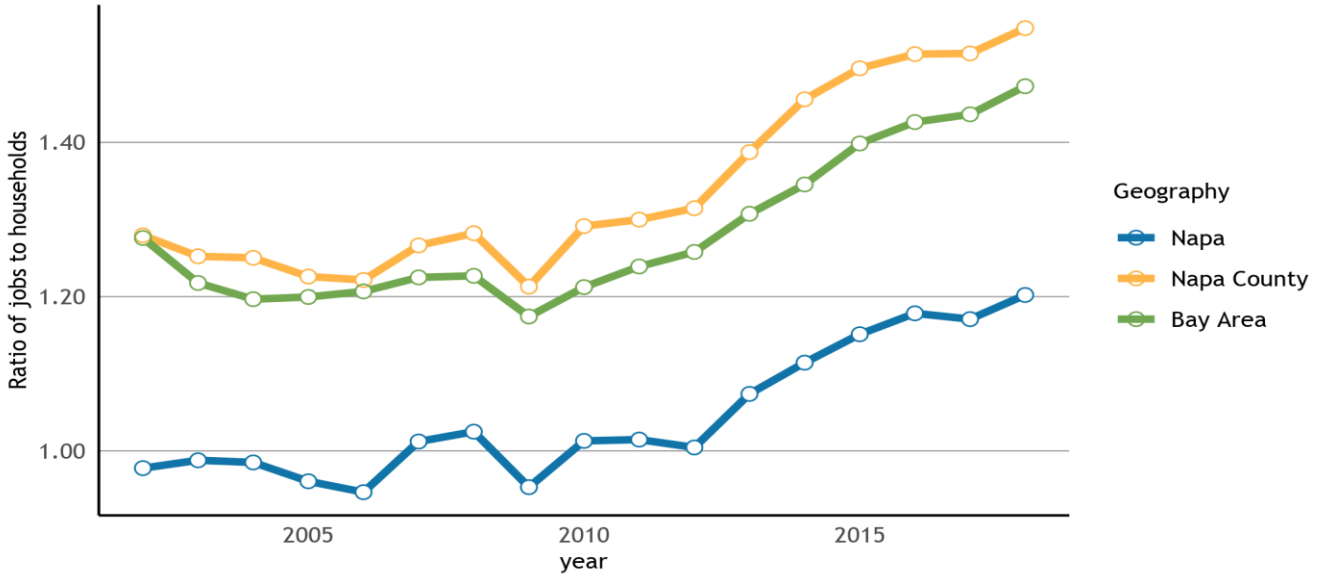


Figure A-8: Jobs-Household Ratio

Source: ABAG Housing Data Package; U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2002-2018; California Department of Finance, E-5 (Households)

A.3.6.1.1 SECTOR COMPOSITION

In terms of job sector composition, the largest in which Napa residents work is *Health & Educational Services* (Figure A-9). The same is true for the Bay Area as a whole; the *Health & Educational Services* industry employs the most workers regionally.

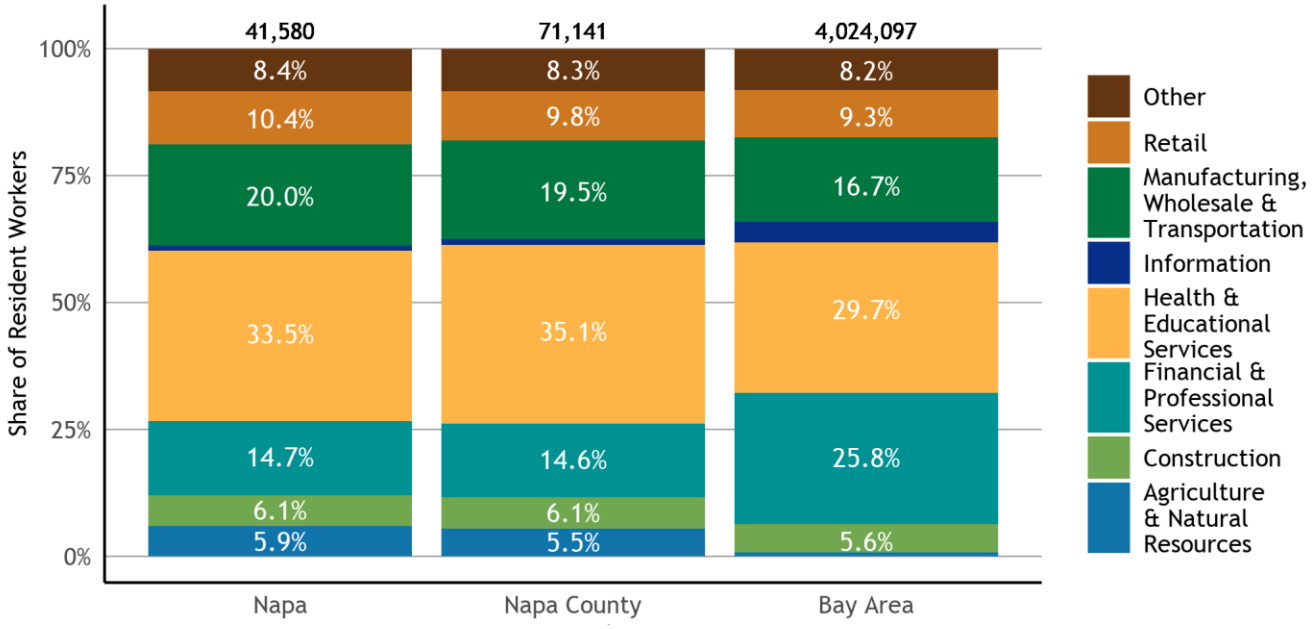


Figure A-9: Resident Employment by Industry

Source: ABAG Housing Data Package; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030

A.3.6.2 Unemployment

In Napa, there was a 2.8 percentage point decrease in the unemployment rate between January 2010 and January 2021. Jurisdictions throughout the region, including the City of Napa, experienced a sharp rise in unemployment in 2020 due to impacts related to the COVID-19 pandemic, though with a general improvement and recovery in the later months of 2020 (Figure A-10).

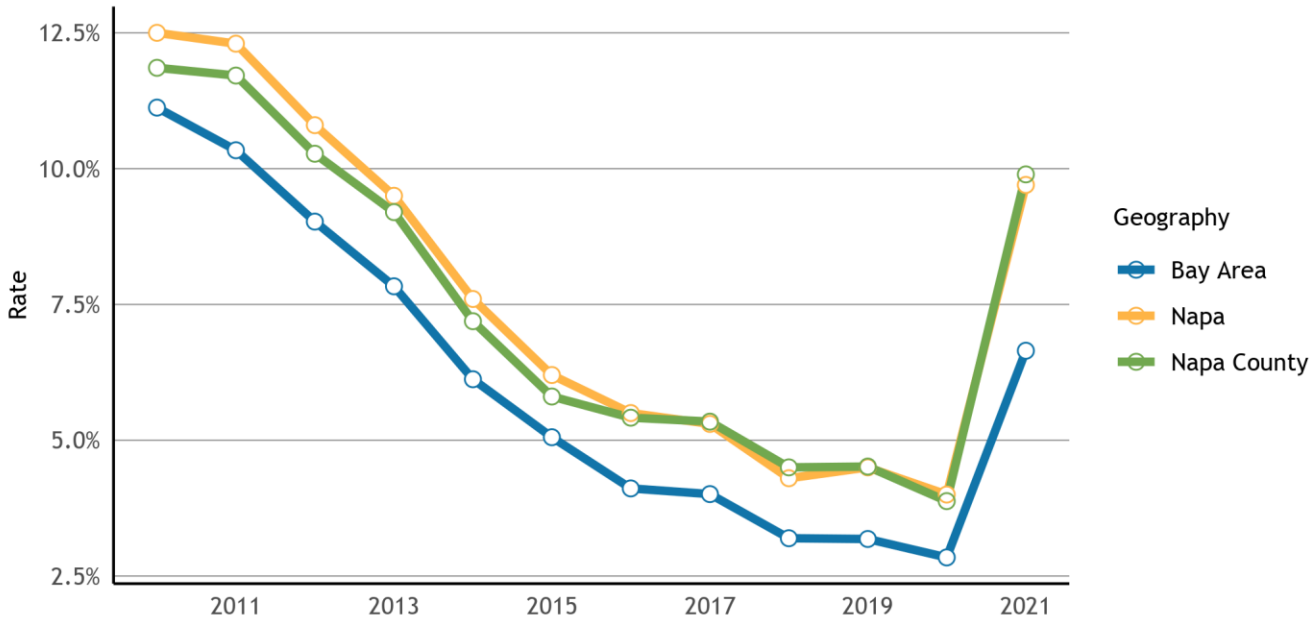


Figure A-10: Unemployment Rate

Source: ABAG Housing Data Package; California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021.

A.3.7 Tenure

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity in a city and region (i.e., the ability for individuals to stay in their homes). Generally, renters may be displaced more quickly if prices increase. In Napa, there are a total of 28,189 housing units, and fewer residents rent than own their homes (41.7 percent versus 58.3 percent) (Figure A-11). By comparison, 35.8 percent of households in Napa County are renters, while 44 percent of Bay Area households rent their homes.

Homeownership rates often vary considerably across race and ethnicity in the Bay Area and throughout the country. These disparities not only reflect differences in income and wealth but also stem from federal, state, and local policies that limited access to homeownership for communities of color while facilitating homebuying for white residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policies are still evident across Bay Area communities.[12]

In Napa, 43.6 percent of Black households own their homes, while homeownership rates are 65.5 percent for Asian households, 42.0 percent for Latinx households, and 59.9 percent for White

[12] See, for example, Rothstein, R. (2017). The Color of Law: A forgotten history of how our government segregated America. New York, NY & London, UK: Liveright Publishing.

households (Figure A-12). Notably, recent changes to state law require local jurisdictions to examine these dynamics and other fair housing issues when updating their housing elements.

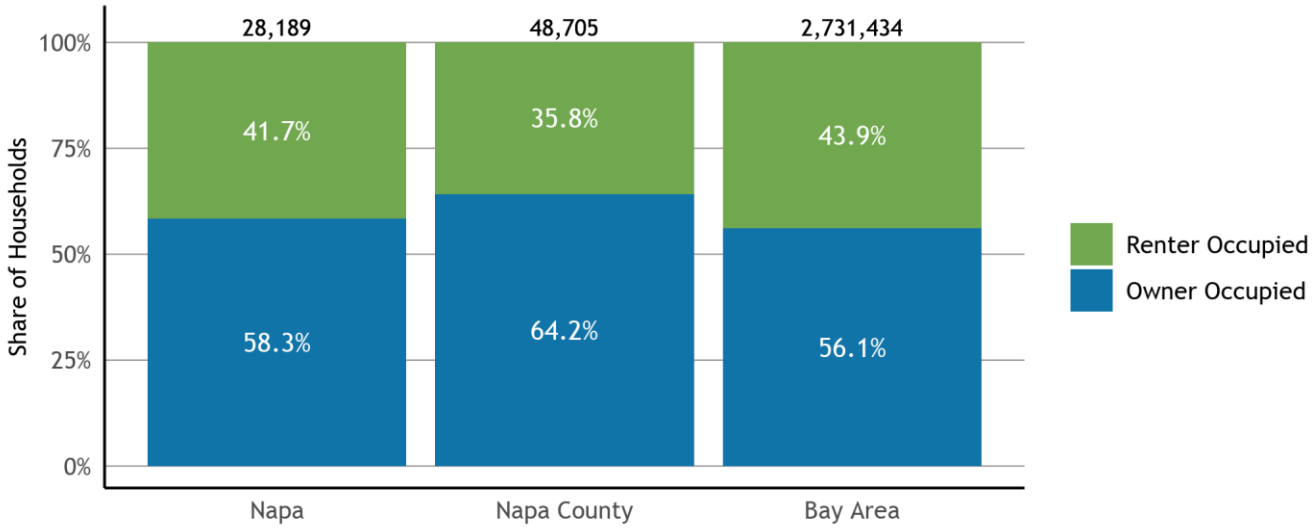


Figure A-11: Housing Tenure

Source: ABAG Housing Data Package; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003

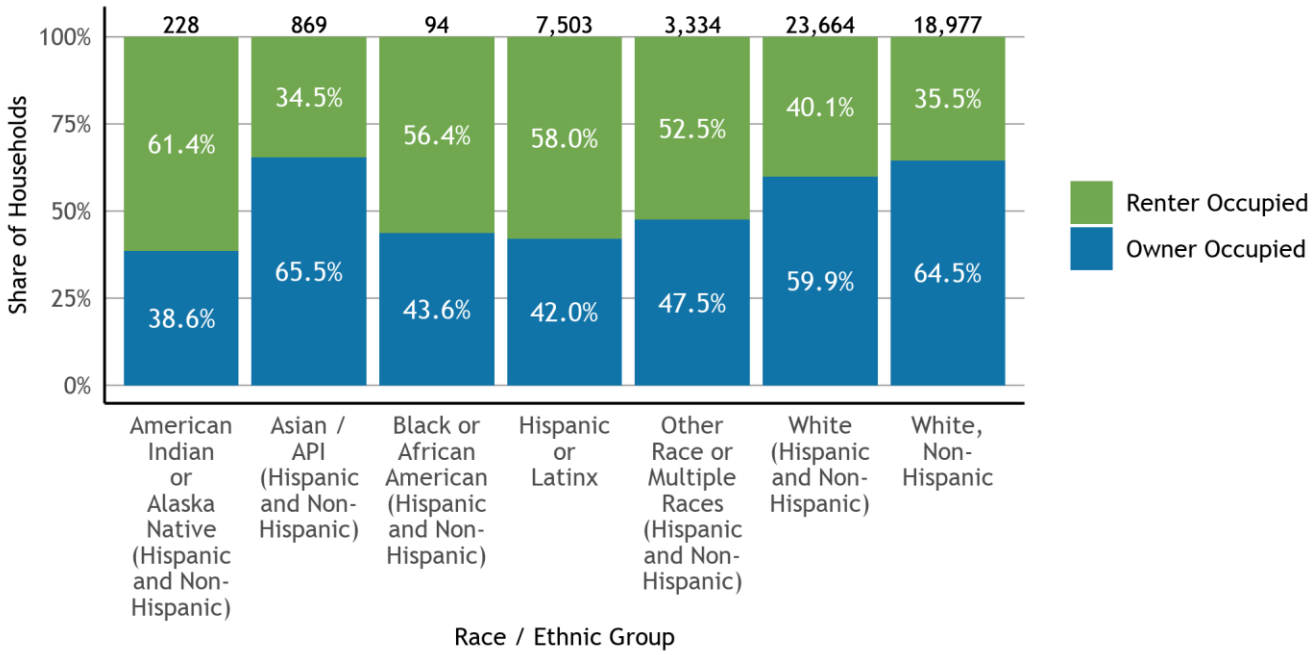


Figure A-12: Housing Tenure by Race of Householder

Source: ABAG Housing Data Package; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003(A-I)

The age of residents who rent or own their home can also signal the housing challenges a community is experiencing. Younger households tend to rent and may struggle to buy a first home in the Bay Area due to high housing costs. At the same time, senior homeowners seeking to downsize may have limited options in an expensive housing market. In Napa, 64.5 percent of households between the ages of 25 and 44 years are renters, while only 27.2 percent of households over 65 years rent their homes (Figure A-13).

In many cities, homeownership rates for households in single-family homes are substantially higher than the rates for households in multi-family housing. In Napa, 78.3 percent of households in detached single-family homes are homeowners, while only 5.4 percent of households in multi-family housing are homeowners (Figure A-14).

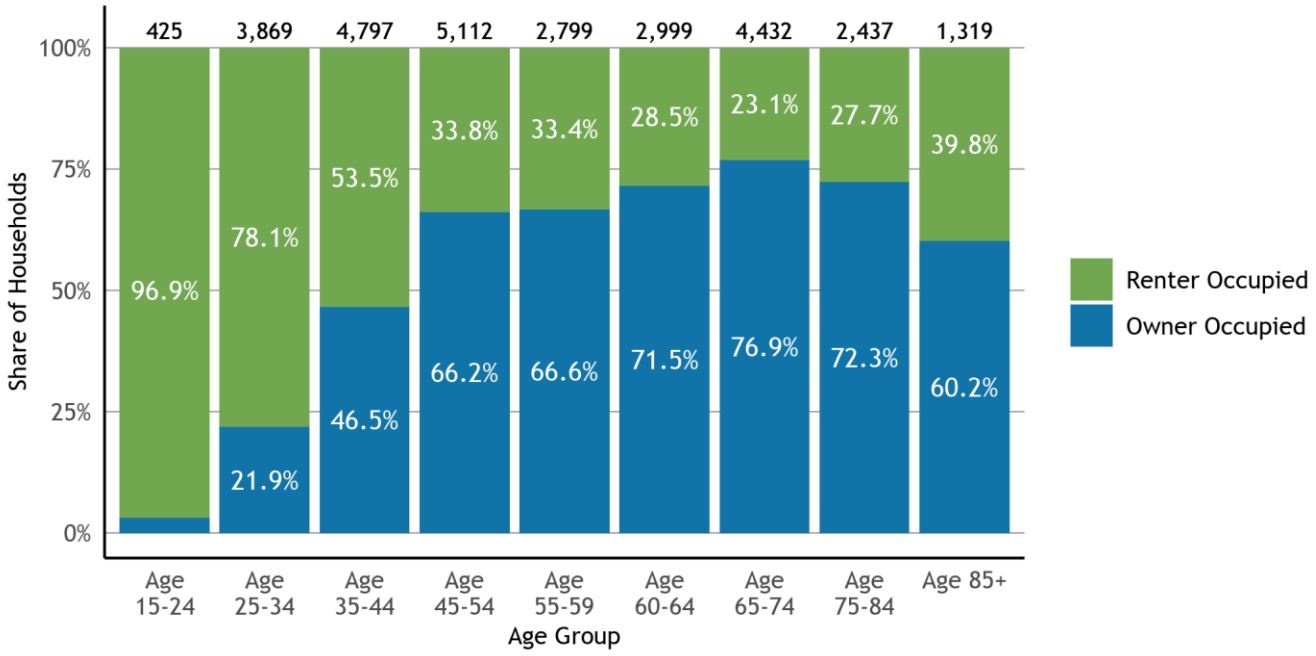


Figure A-13: Housing Tenure by Age

Source: ABAG Housing Data Package; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007

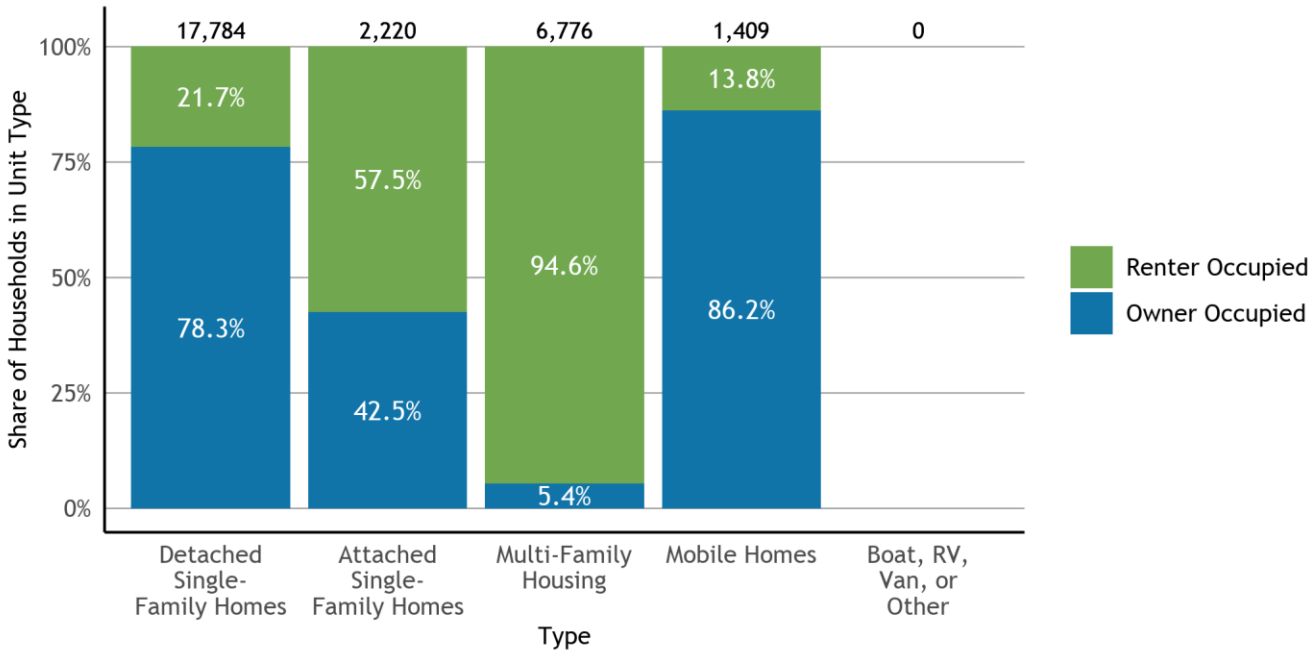


Figure A-14: Housing Tenure by Housing Type

Source: ABAG Housing Data Package; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032

A.3.8 Displacement

Because of increasing housing prices, displacement is a major concern in the Bay Area and the City of Napa. Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they often also lose their support network.

The University of California, Berkeley (UC Berkeley) has mapped all neighborhoods in the Bay area, identifying their risk for gentrification. They find that in Napa, 35.6 percent of households live in neighborhoods that are susceptible to or experiencing displacement and 23.3 percent live in neighborhoods at risk of or undergoing gentrification. Equally important, some neighborhoods in the Bay Area do not have housing appropriate for a broad section of the workforce.[13]

[13] More information about gentrification and displacement data is available at the Urban Displacement Project's webpage: https://www.urbandisplacement.org/. Learn more about the different gentrification and displacement typologies at this link: https://www.urbandisplacement.org/sites/default/files/typology_sheet_2018_0.png. View maps that show which typologies correspond to which parts of a jurisdiction here: https://www.urbandisplacement.org/san-francisco/sf-bay-area-gentrification-and-displacement

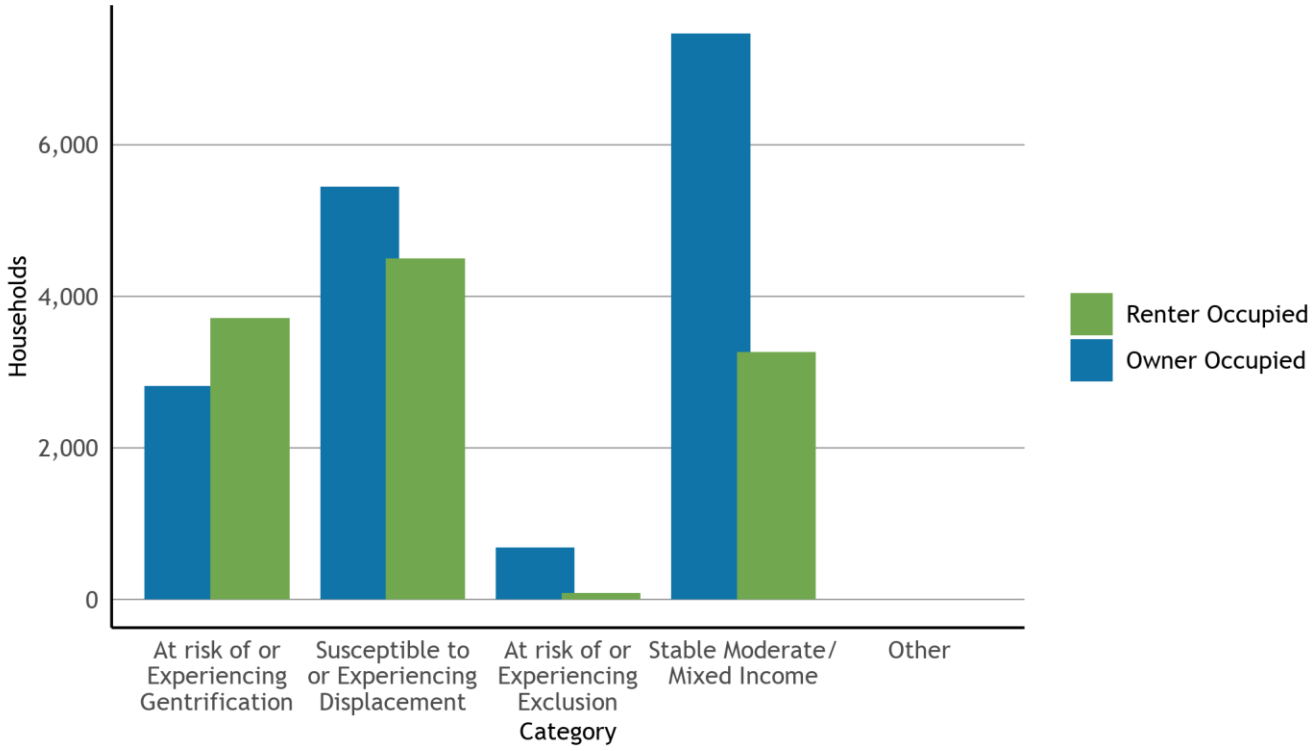


Figure A-15: Households by Displacement Risk and Tenure

Source: ABAG Housing Data Package; Urban Displacement Project for classification, American Community Survey 5-Year Data (2015-2019), Table B25003 for tenure.

A.3.9 Extremely Low-Income Households

Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high- and low-income households in the state. (Bohn, S. et al., 2020) In Napa, 50.9 percent of households make more than 100 percent of the area median income (AMI)[14], compared to 10.5 percent making less than 30 percent of AMI, which is considered extremely low-income (Figure A-16).

AMI levels in Figure A-16 are based on the HUD metro area where City of Napa is located. Households making between 80 and 120 percent AMI are moderate-income, those making 50 to 80 percent are low-income, those making 30 to 50 percent are very low-income, and those making less than 30 percent are extremely low-income (ELI). In the City of Napa, 30 percent AMI is equivalent to the annual income of $37,850 for a family of four or $26,500 or less for a one-person household.

[14] Income groups are based on HUD calculations for AMI. HUD calculates AMI for different metropolitan areas, and the nine county Bay Area includes the following: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County).

Regionally, more than half of all households make more than 100 percent AMI, while 15 percent make less than 30 percent AMI. In Napa County, 30 percent AMI is equivalent to the annual income of $27,950 for a family of four.

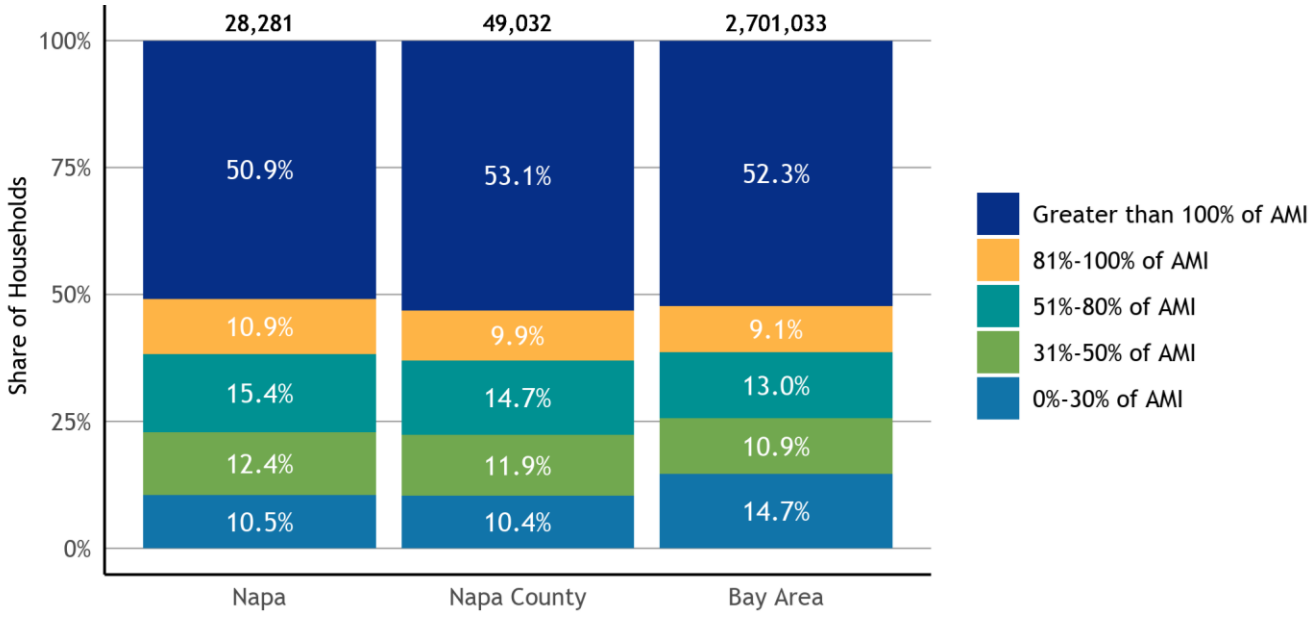


Figure A-16: Households by Household Income Level

Source: ABAG Housing Data Package; U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

A.3.9.1 ELI Wages and Employment Trends

Many households with multiple wage earners – including food service and hospitality workers, full-time students, teachers, farm and agricultural workers, and healthcare professionals – can fall into lower AMI categories due to relatively stagnant wages in these industries. Examples of occupations with wages that could qualify as extremely low income "single earner" four person households in the Napa Metropolitan Statistical Area (MSA) are present in Table A-3.

Workers in the Napa MSA had an average (mean) hourly wage of $31.56 in May 2022, six percent above the nationwide average of $29.76. Wages in the local area were higher than their respective national averages in 15 of the 22 major occupational groups, including healthcare practitioners; technical, community, and social services; and educational instruction and library workers. When compared to the nationwide distribution, Napa area employment was more highly concentrated in 10 of the 22 occupational groups, including those related to food preparation and service; building and grounds cleaning and maintenance; and sales.

Table A-3: Occupations and Wages in Napa MSA

Title	Annual Avg. Wage
Manicurists and Pedicurists	$34,590
Ushers, Lobby Attendants, and Ticket Takers	$35,390
Dining Room and Cafeteria Attendants and Bartender Helpers	$35,400
Food Processing Workers, All Other	$35,450
Baggage Porters and Bellhops	$35,470
Packers and Packagers, Hand	$35,540
Fast Food and Counter Workers	$36,020
Amusement and Recreation Attendants	$36,030
Cooks, Fast Food	$36,440
Cashiers	$36,530
Hosts and Hostesses, Restaurant, Lounge, and Coffee Shop	$36,650
Recreation Workers	$36,880
Dishwashers	$36,990
Laundry and Dry-Cleaning Workers	$37,810

Source: Bureau of Labor Statics

A.3.9.2 ELI Tenure and Race

Throughout the region, there are disparities among the incomes of homeowners and renters. Typically, the number of low-income renters greatly outpaces the amount of housing units available that are affordable for low-income households. In Napa, the largest proportion of renters and the largest proportion of homeowners both fall into the *Greater than 100 percent of AMI* income group (Figure A-17).

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. (Moore, Montojo, & Mauri, 2019) These economic disparities also leave communities of color at higher risk for housing insecurity, displacement, or homelessness. In Napa, Black or African American (Hispanic and Non-Hispanic) residents experience the highest rates of poverty, followed by Other Race or Multiple Races (Hispanic and Non-Hispanic) residents (Figure A-18).

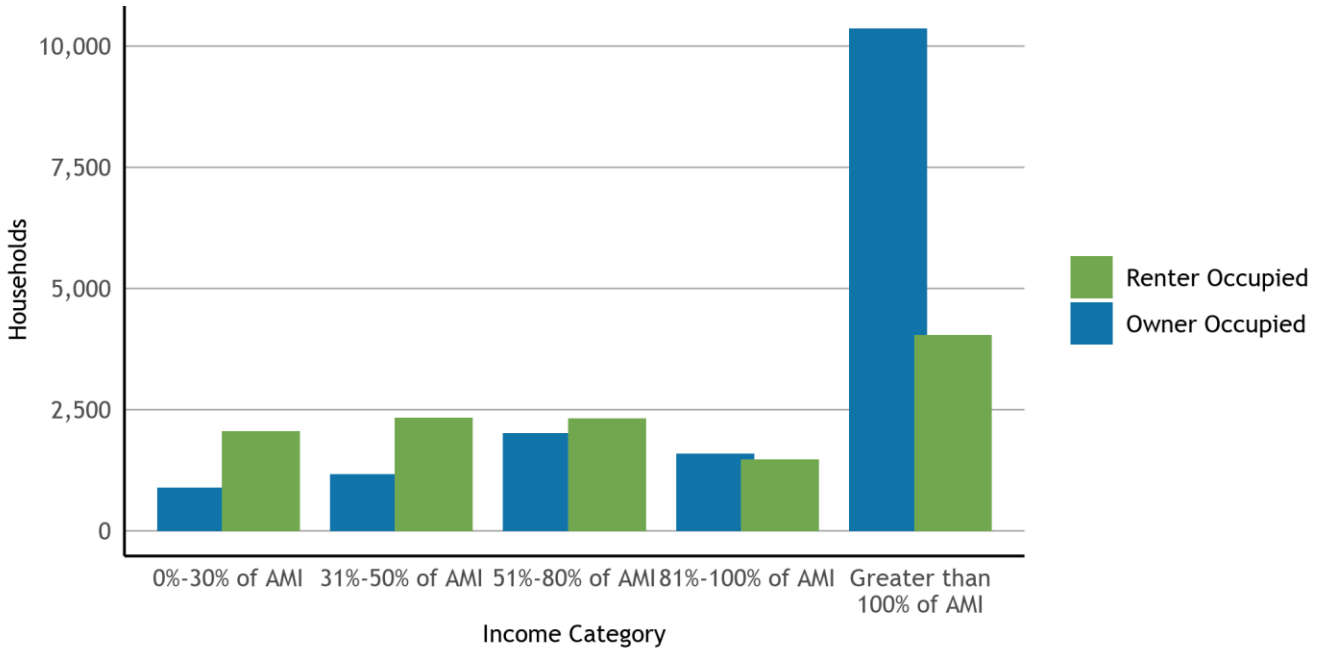


Figure A-17: Household Income Level by Tenure

Source: ABAG Housing Data Package; U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

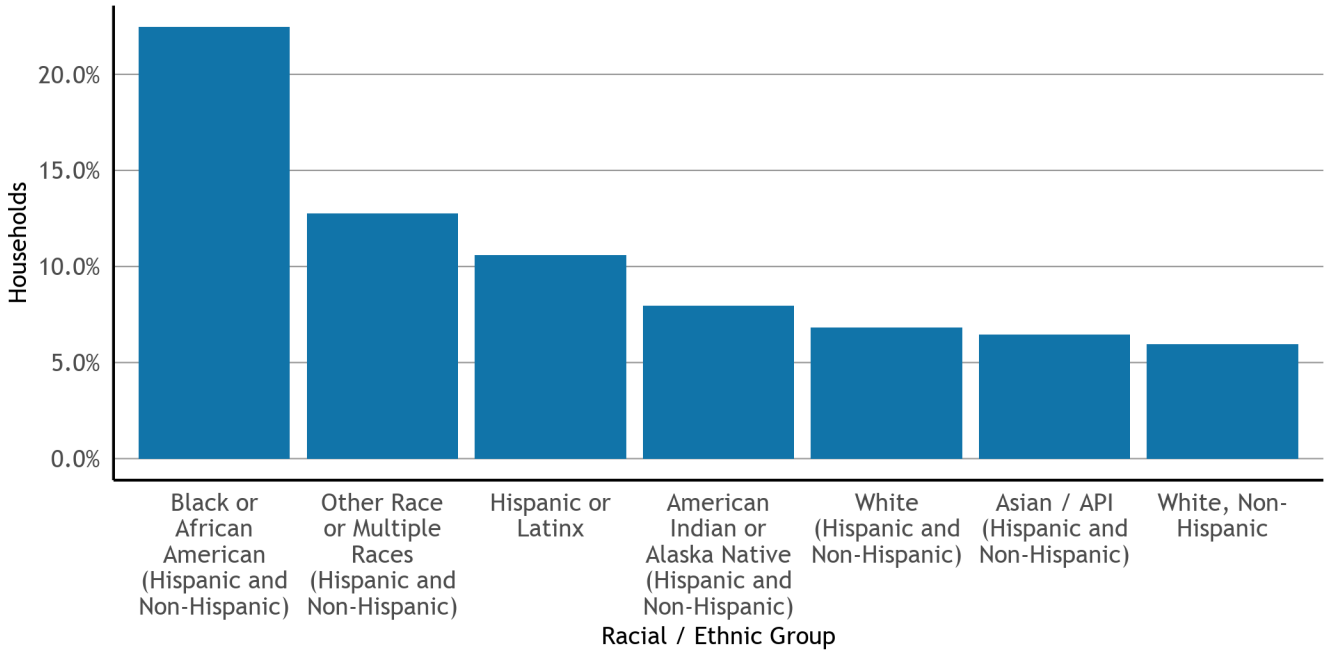


Figure A-18: Poverty Status by Race

Source: ABAG Housing Data Package; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17001(A-I)

A.3.9.3 ELI Housing Problems

According to HUD CHAS (Comprehensive Housing Affordability Strategy) data, approximately 3,230 extremely low-income households resided in the city, representing 11.5 percent of the total households. Most ELI households are renters and experience a high incidence of housing problems. For example, 81 percent of ELI households faced housing problems (defined as cost burden greater than 30 percent of income and/or overcrowding and/or without complete kitchen or plumbing facilities) and 80 percent were in overpayment situations. Even further, 62 percent of extremely low-income households paid more than 50 percent of their income toward housing costs.

Table A-4: ELI Housing Problems

	Owner Occupied		Renter Occupied		Total
Income Group	**Count**	**%**	**Count**	**%**	
Total Number of ELI Households (<30% HAMFI)	**1035**	**32%**	**2,195**	**68%**	**3,230**
Count / % with Any Housing Problems	820	79%	1,775	81%	2,595
Count / % with Cost Burden (>30% of Income)	805	78%	1,755	80%	2,560
Count / % with Severe Cost Burden (>30% of Income)	605	58%	1,355	62%	1,960

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2015-2019 ACS
The four housing problems are: incomplete kitchen facilities; incomplete plumbing facilities more than 1 person per room; and cost burden greater than 30%.

Disproportionate housing needs are also discussed in relation to tenure, overpayment, overcrowding, and other factors in Section A.5.11.

A.3.9.4 Existing and Projected ELI Needs

Pursuant to Government Code Section 65583(a)(1), 50% of the City's very low-income regional housing needs assigned by HCD are extremely low-income households. As a result, from the very low income need of 770 units, the city has a projected need of 385 units for ELI households. ELI households have a variety of housing situations and needs, and many seek rental housing and often face overpayment, overcrowding, or substandard housing conditions as illustrated above.. For example, most families and individuals receiving public assistance, such as social security insurance (SSI) or disability insurance, are considered ELI households. Also, some extremely low-income households are additionally burdened with mental health problems or other disabilities or special needs. To address the range of needs, the City will employ a detailed housing strategy that includes promoting a variety of housing types, such as single-room occupancy (SRO) units.

The housing needs of extremely low-income households require tailored solutions, such as deeper income targeting for subsidies; rent subsidies, including vouchers; SRO, shared, or group housing; and housing with supportive services. As discussed in more detail in Appendix E, Constraints, the City of

Napa Municipal Code allows SROs and other types of group housing, as well as transitional, supportive, and employee housing uses, which are treated similarly to the land uses they most closely resemble. However, the Housing Element includes Program H2-2.1 to amend the Zoning Ordinance to further clarify and more broadly allow such uses in the interest of meeting the housing needs of extremely low-income households and to comply with state law. The City of Napa has two current projects that target very low- and extremely low-income populations, particularly those persons exiting homelessness. The Valley Lodge project includes 54 SRO units, all for clients exiting homelessness. Valley Lodge includes 38 project-based vouchers and additional permanent supportive housing rental assistance sources as many of those being housed on site have zero income or are very low income. Of the 54 units, 27 are currently occupied and the remaining 27 will be occupied by August 2023. The second current project is Heritage House, which includes 35 SRO units and four one-bedroom units for households at or below 20 percent AMI that have exited homelessness. These units will be leased in November 2024 and will include clients that have zero income. There are 28 project-based vouchers dedicated to studio units in the Heritage House project.

SECTION A.4. HOUSING STOCK CHARACTERISTICS

A.4.1 Housing Types, Year Built, Vacancy, and Permits

In recent years, most housing produced in the region and across the state consisted of single-family homes and larger multi-family buildings. However, some households are increasingly interested in "missing middle housing," including duplexes, triplexes, townhomes, cottage clusters, and accessory dwelling units (ADUs). These housing types may open more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place.

The housing stock of Napa in 2020 was made up of 62 percent single-family detached homes, 7.1 percent single-family attached homes, 9.6 percent multi-family homes with two to four units, 16.8 percent multi-family homes with five or more units, and 4.4 percent mobile homes (Figure A-19). In Napa, the housing type that experienced the most growth between 2010 and 2020 was *Single-Family Home: Detached*.

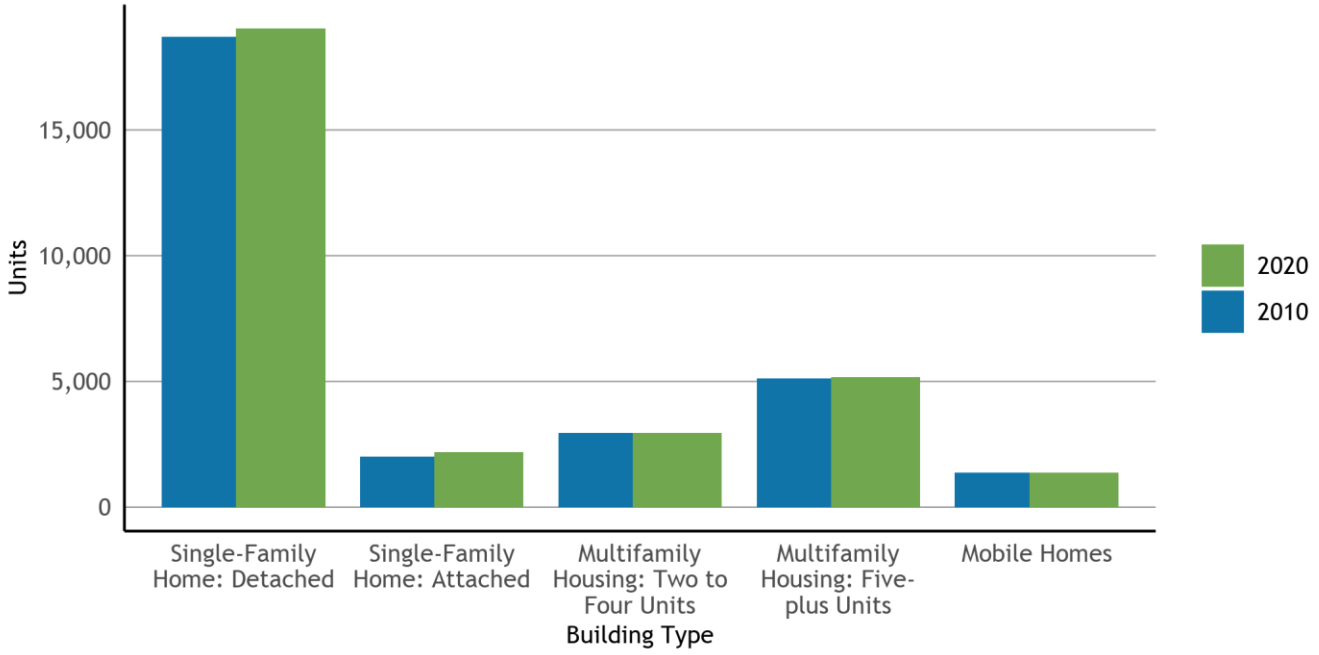


Figure A-19: Housing Type Trends

Source: ABAG Housing Data Package; California Department of Finance, E-5 series

Production has not kept up with housing demand for several decades in the Bay Area, as the total number of units built and available has not yet come close to meeting the population and job growth experienced throughout the region. In Napa, the largest proportion of the housing stock was built 1960 to 1979, with 9,998 units constructed during this period (Figure A-20). These older neighborhoods in

Napa have a higher concentration of dilapidated housing and higher need for rehabilitation or replacement and include areas on the outskirts of the downtown core, the Abajo area, and around Freeway Drive. There is also a concentration of higher rehabilitation or replacement need for existing housing south of downtown where there are a number of small multi-family complexes that are in poorer condition.

Since 2010, 2.7 percent of the current housing stock was built, which is 816 units.

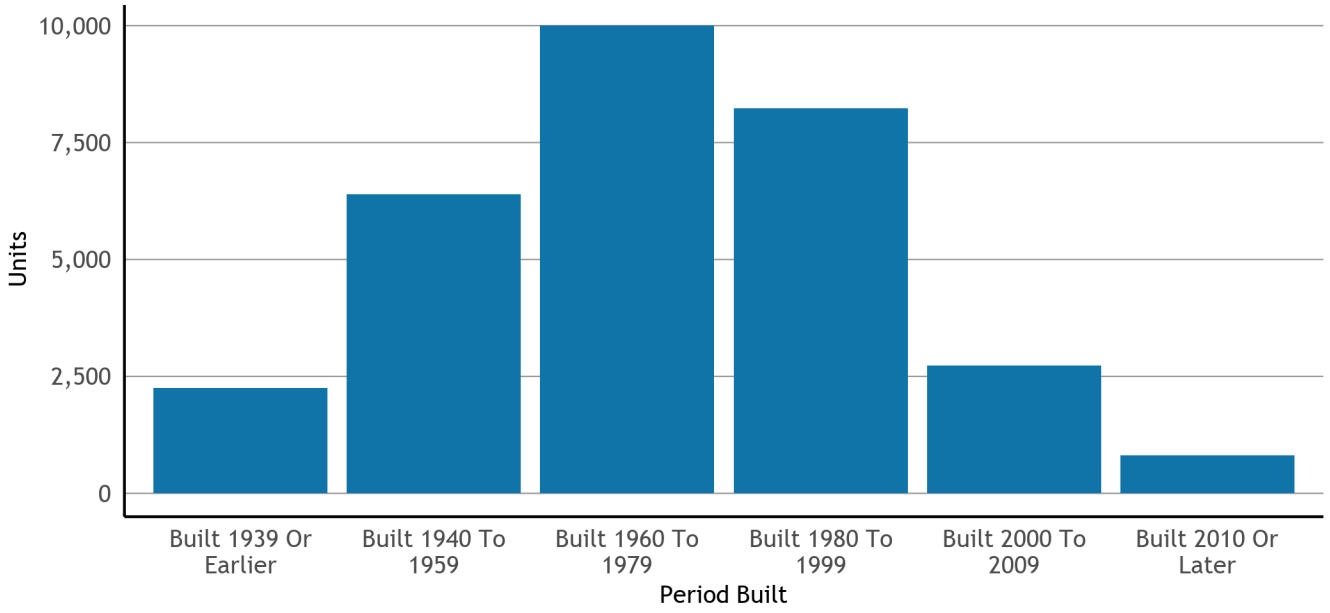


Figure A-20: Housing Units by Year Structure Built

Source: ABAG Housing Data Package; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034

Vacant units make up 7.3 percent of the overall housing stock in the City of Napa. The rental vacancy stands at 2.0 percent, while the ownership vacancy rate is 1.4 percent. Of the vacant units, the most common type of vacancy is *Other Vacant* (Figure A-21).[15] Throughout the Bay Area, vacancies make up 2.6 percent of total housing units, with the majority of vacancies made up of units listed *For Rent*, used *For Seasonal, Recreational, or Occasional Use*, and not otherwise classified (*Other Vacant*).

The Census Bureau classifies a unit as vacant if no one is occupying it when census interviewers are conducting the American Community Survey or Decennial Census. Vacant units classified as "for seasonal, recreational, or occasional use" are those that are held for short-term periods of use throughout the year. Accordingly, vacation rentals and short-term rentals like AirBnB are likely to fall in this category. The Census Bureau classifies units as "other vacant" if they are vacant due to

[15] The vacancy rates by tenure is for a smaller universe than the total vacancy rate first reported, which in principle includes the full stock (7.3 percent). The vacancy by tenure counts are rates relative to the rental stock (occupied and vacant) and ownership stock (occupied and vacant), but exclude a significant number of vacancy categories, including the numerically significant *other vacant*.

foreclosure, personal or family reasons, legal proceedings, repairs or renovations, abandonment, preparation for being rented or sold, or vacant for an extended absence for reasons such as a work assignment, military duty, or incarceration.[16] In a region with a thriving economy and housing market like the Bay Area, units being renovated or repaired and prepared for rental or sale are likely to represent a large portion of the "other vacant" category. Additionally, the need for seismic retrofitting in older housing stock could also influence the proportion of "other vacant" units in some jurisdictions. (Dow, 2018)

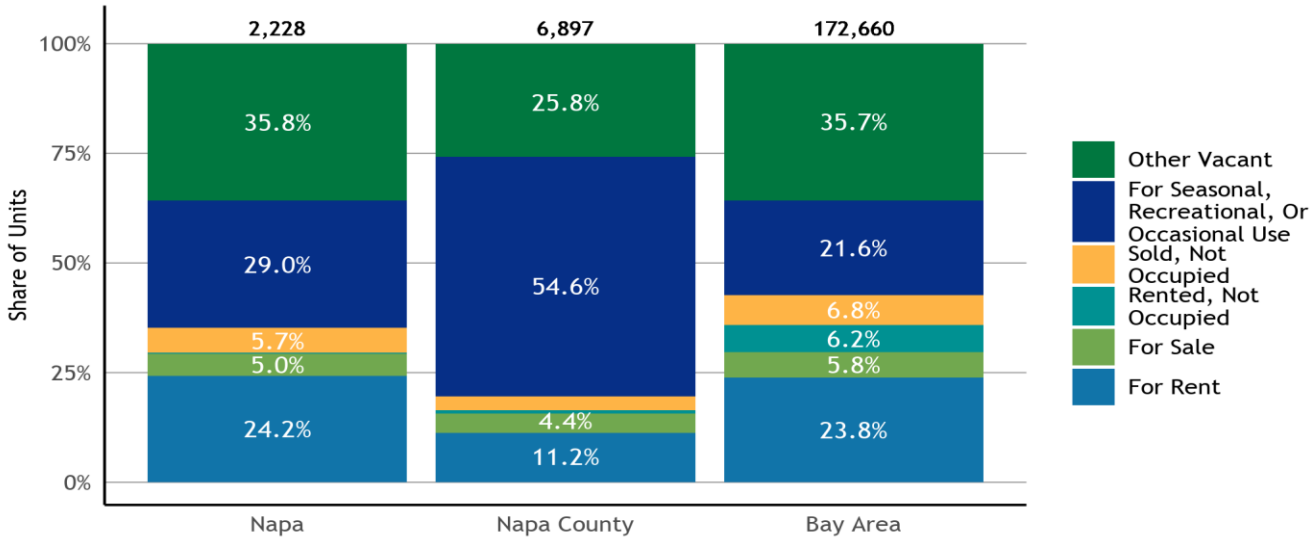


Figure A-21: Vacant Units by Type

Source: ABAG Housing Data Package; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004

Between 2015 and 2022, 1,851 housing units were issued permits in the City of Napa, with 75.3 percent of permits issued for above moderate-income housing, 7.1 percent for moderate-income housing, and 17.6 percent for low- or very low-income housing (Table A-5).

Table A-5: Housing Unit Permits Issued by Income Group, 2015-2022

Income Group	No. of Permits Issued
Very Low-Income Permits	160
Low-Income Permits	166
Moderate-Income Permits	132
Above Moderate-Income Permits	1,393

Source: ABAG Housing Data Package; California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2022)

[16] For more information, see pages 3 through 6 of this list of definitions prepared by the Census Bureau: https://www.census.gov/housing/hvs/definitions.pdf.

SECTION A.5. SPECIAL HOUSING NEEDS

A.5.1 Large Households

Large households, with five or more persons, often have different housing needs than smaller households. If a city's housing stock does not include larger homes and apartments, large households can end up living in overcrowded conditions. In Napa, 54.3 percent of large households are renters (Figure A-22), and Latinx and multi-racial households are the most likely to experience overcrowding (Figure A-47). In 2017, 23.2 percent of large households were very low-income, earning less than 50 percent of AMI. Large households in Napa are also more likely to be cost-burdened compared to all other household types (Figure A-43). The unit sizes available in a community affect the household sizes that can access that community. Large families are generally served by housing units with three or more bedrooms, of which there are 16,228 units in Napa. Among these large units with three or more bedrooms, 20.8 percent are renter occupied and 79.2 percent are owner occupied (Figure A-23).

There are multiple resources available in Napa to assist large households, including financial, technical, and emergency assistance through various nonprofit and governmental entities[17]. Although there are no agencies that exclusively serve large households, there are loan and other financial programs to help families find, rehabilitate, or expand their housing, such as services provided by Napa County. In addition, Housing Element Programs H2-3.1 and H5-2.1 aim to increase housing options for large lower-income households.

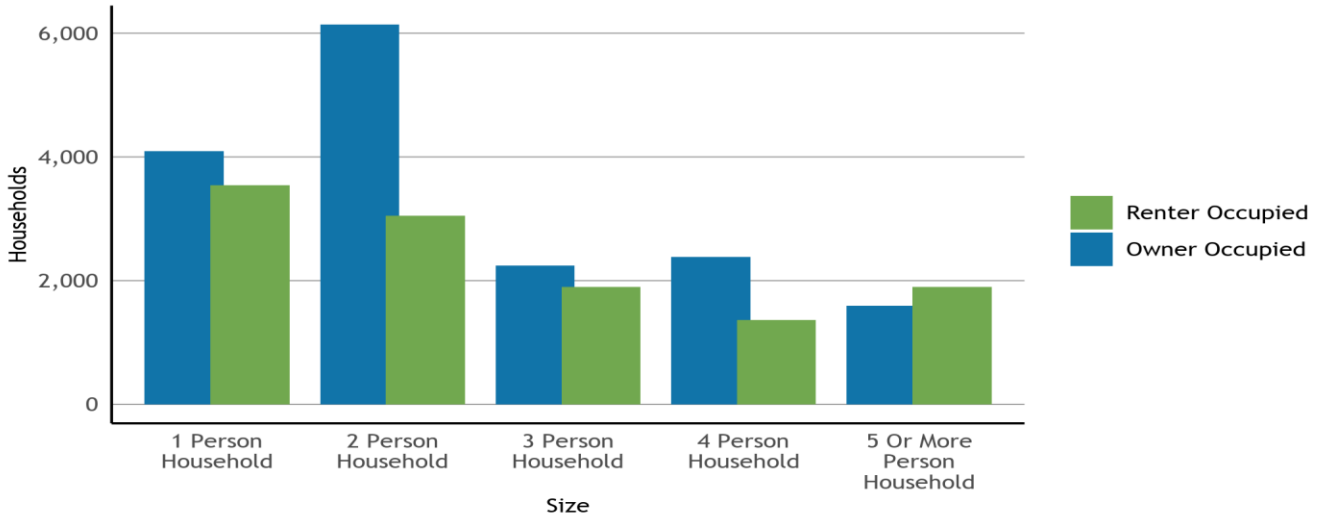


Figure A-22: Household Size by Tenure

Source: ABAG Housing Data Package; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009

[17] See http://www.cityofnapa.org/207/Other-Housing-Assistance-Resources-in-Na

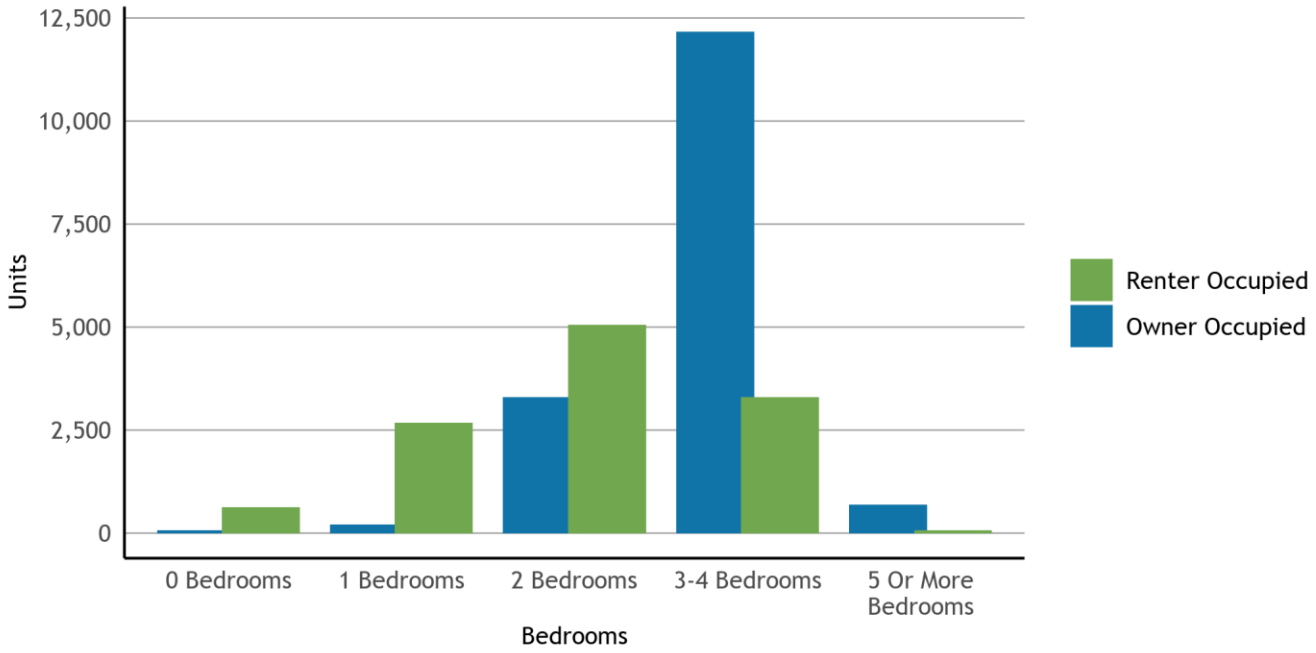


Figure A-23: Housing Units by Number of Bedrooms

Source: ABAG Housing Data Package; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042

A.5.2 Female-Headed Households

Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income. In Napa, the largest proportion of households is *Married-couple Family Households* at 51.2 percent of total, while *Female-Headed Households* make up 10 percent of all households (Figure A-24).

Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging. In Napa, 19.8 percent of female-headed households with children fall below the Federal Poverty Line, while 7.5 percent of female-headed households *without* children live in poverty (Figure A-25).

There are multiple resources available in Napa to assist female-headed households, with or without children, including financial, technical, and emergency assistance through various nonprofit and governmental entities[18]. Although Napa Emergency Womens Services (NEWS) does not exclude male-headed households from its programs, it is one of the primary agencies serving female-headed households in the Napa Valley and provides assistance for emergency sheltering and permanent housing, as well as victims of domestic violence. Around 80 percent of clients served by NEWS have either already lost their housing or are at risk of losing housing, and 98 percent are low-to-moderate

[18] See http://www.cityofnapa.org/207/Other-Housing-Assistance-Resources-in-Na

income. NEWS helped 97 households in Napa find new, stable housing during fiscal year 2020 to 2021. From 2021 to 2022, NEWS directly sheltered 46 adults and 42 children and assisted 140 households by distributing $252,000 in flexible financial assistance, such as to help cover rent. There are also resources available in Napa specifically to female-headed households with children, such as Community Resources for Children.

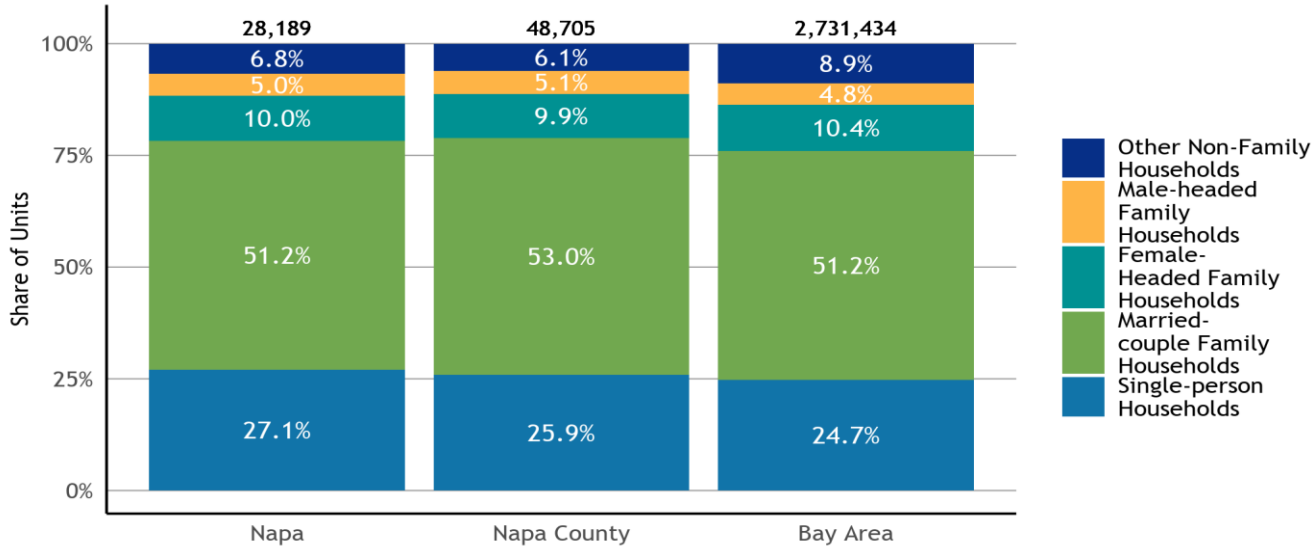


Figure A-24: Household Type

Source: ABAG Housing Data Package; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001

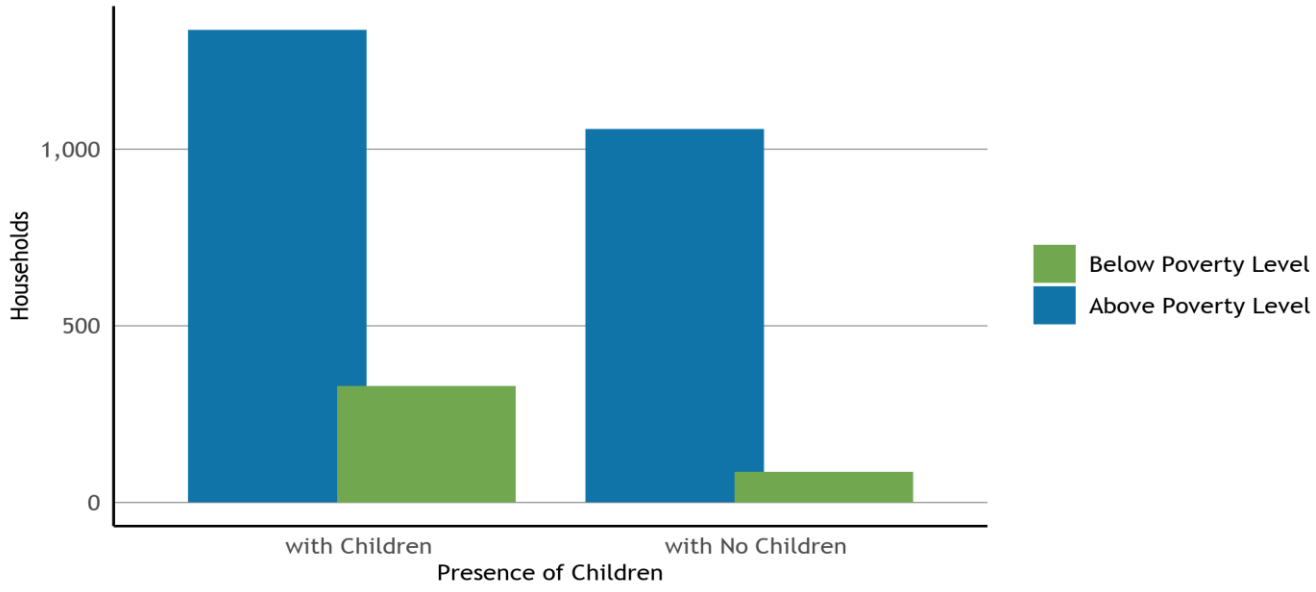


Figure A-25: Female-Headed Households by Poverty Status

Source: ABAG Housing Data Package; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012

A.5.3 Seniors

Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. They often live on fixed incomes and are more likely to have disabilities, chronic health conditions, or reduced mobility (Figure A-27). Seniors who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups. The largest proportion of senior households who rent make *0 to 30 percent of AMI*, while the largest proportion of senior households who are homeowners make *Greater than 100 percent of AMI* (Figure A-26).

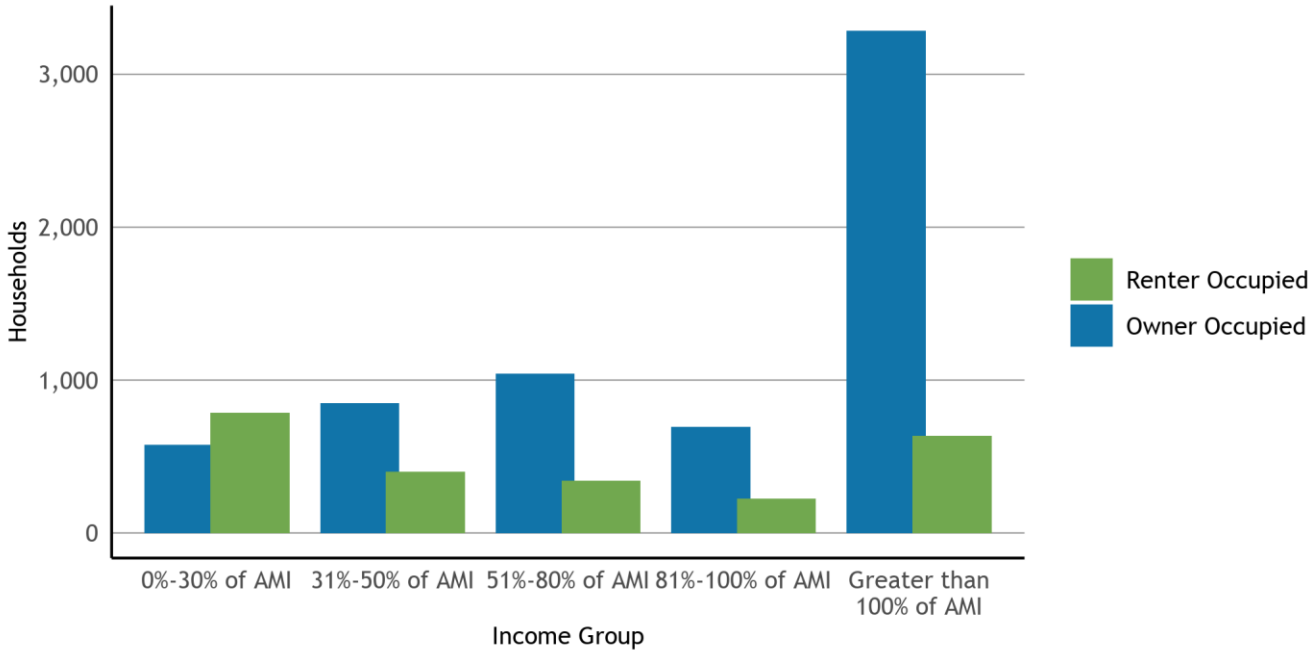


Figure A-26: Senior Households by Income and Tenure

Source: ABAG Housing Data Package; U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

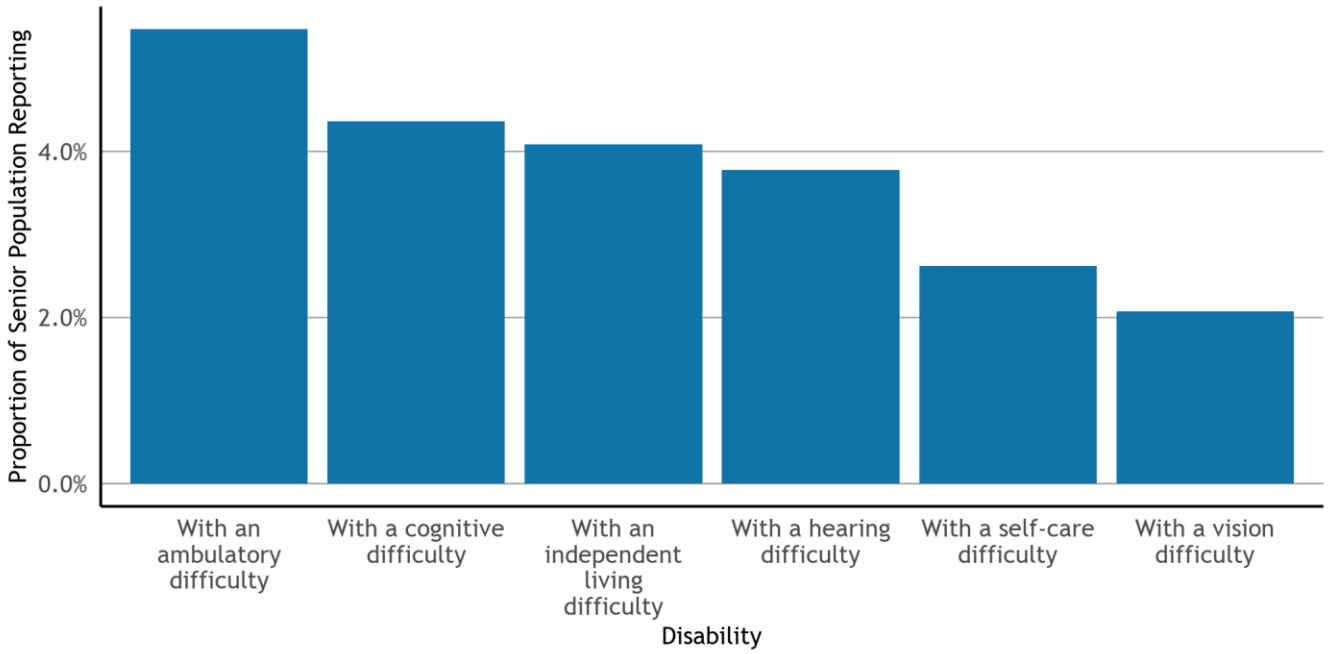


Figure A-27: Senior Population by Type of Disability

Source: ABAG Housing Data Package; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107.

A.5.4 People with Disabilities

People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive, and sensory impairments, many people with disabilities live on fixed incomes and are in need of specialized care, yet often rely on family members for assistance due to the high cost of care.

When it comes to housing, people with disabilities are not only in need of affordable housing but accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a high risk for housing insecurity, homelessness, and institutionalization, particularly when they lose aging caregivers. Figure A-28 shows the rates at which different disabilities are present among residents of Napa. Overall, 11 percent of people in Napa have a disability of some kind[19].

[19] These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

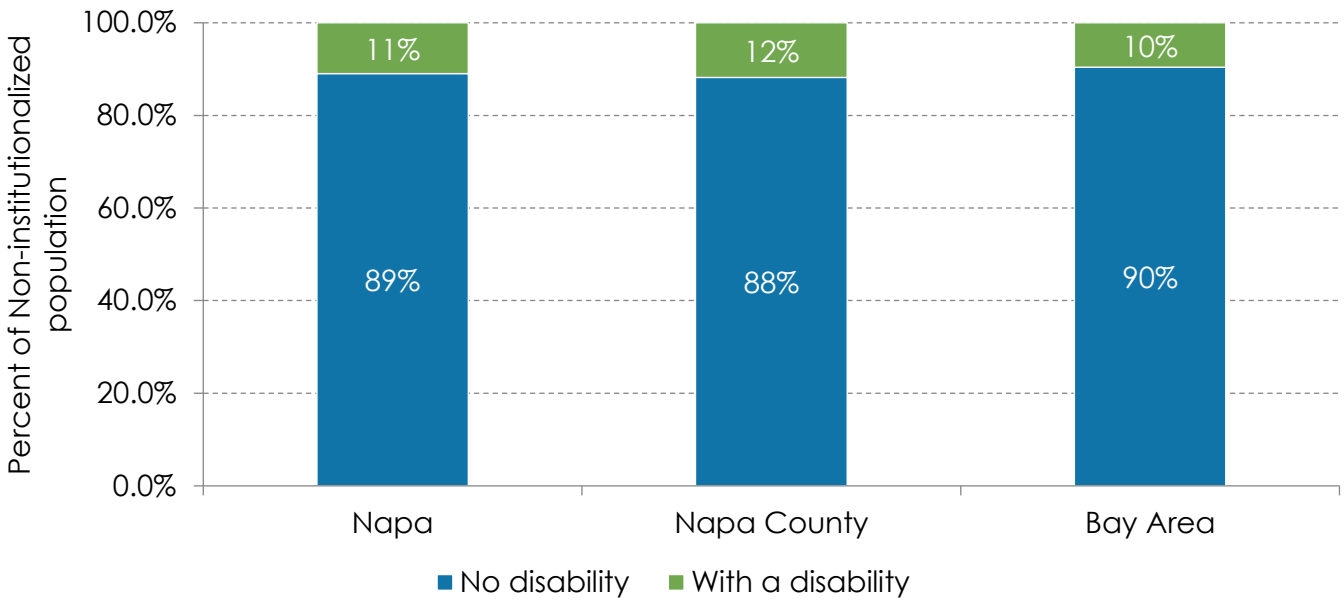


Figure A-28: Population with a Disability

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18101

State law also requires housing elements to examine the housing needs of people with developmental disabilities. Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down's Syndrome, autism, epilepsy, cerebral palsy, and mild to severe mental retardation. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.[20]

In Napa, children under the age of 18 make up 40.3 percent of the population with a developmental disability, while adults account for 59.7 percent (Table A-6). The most common living arrangement for individuals with disabilities in Napa is within the home of a parent, family member, or other guardian (Table A-7).

Table A-6: Population with Developmental Disabilities by Age

Age Group	No. of Persons
Age 18+	414
Age Under 18	279

Source: ABAG Housing Data Package; California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2020

[20] For more information or data on developmental disabilities for City of Napa, contact the North Bay Regional Center.

Table A-7: Population with Developmental Disabilities by Living Arrangement

Residence Type	No. of Persons
Home of Parent/Family/Guardian	465
Independent/Supported Living	191
Community Care Facility	13
Other	8
Intermediate Care Facility	8
Foster/Family Home	4

Source: ABAG Housing Data Package; California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020)

The city's adopted reasonable accommodation regulations and procedures are consistent with state and federal Fair Housing Laws and provide people with disabilities equitable access to housing opportunities. Such accommodations that can be approved include modifications to development design standards and fee waivers, as further described in Appendix E. In addition, Housing Element Program H3-1.2 calls for updates to the city's design standards, including incorporating universal design principles to better serve special needs populations. There are also multiple agencies in Napa, such as the Disability Services and Legal Center (mydslc.org), that assist people with disabilities in gaining more independence in housing and other aspects of life.

A.5.5 Homelessness

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Far too many residents who have found themselves housing insecure have ended up unhoused or homeless in recent years, either temporarily or longer term. Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction, and those dealing with traumatic life circumstances.

The 2022 Napa County point-in-time (PIT) count found 494 homeless persons countywide living either sheltered or unsheltered on February 22, 2022. Most of those individuals were located within the City of Napa, likely because Napa is the largest service provider for homeless resources in the county and is the largest city in the county with the most access to public transit. The 2022 PIT total increased six percent as compared to the 464 total persons counted in 2020, and 2022 saw a 33 percent decrease in

chronic homelessness and a 51 percent increase in unsheltered chronic homelessness. In 2021, 759 individuals were served by the homeless system of care in shelter and housing projects. (Napa CoC, 2022)

While there are a number of homeless persons in North Napa, the primary concentrations of homelessness are located around the Highway 29 and Trancas Street intersection and within and south of the downtown core. In particular, concentrations are found near the OLE Health campuses, South Napa Shelter, and Kennedy Park. These hot spots are likely due to the majority of public and homeless services being located in South Napa, including OLE Health's main campus and Napa County Health and Human Services. The public transportation system is also more robust in and south of downtown.

In Napa County, the most common type of household experiencing homelessness is that without children in their care. Among households experiencing homelessness that do not have children, 53.7 percent are unsheltered. Of homeless households with children, most are sheltered in transitional housing (Figure A-29).

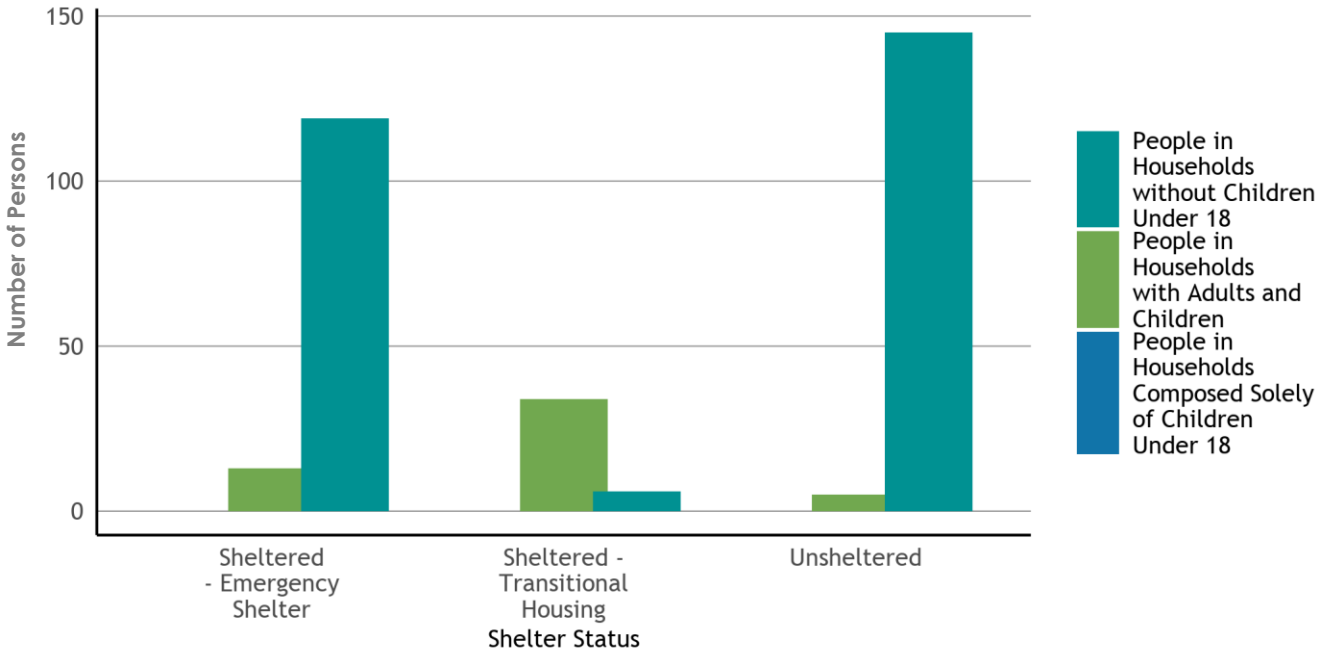


Figure A-29: Homelessness by Household Type and Shelter Status, Napa County

Source: ABAG Housing Data Package; U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)

People of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. Consequently, people of color are often disproportionately impacted by homelessness, particularly Black residents of the Bay Area. However, in Napa County, White (Hispanic and Non-Hispanic) residents represent the largest proportion of residents experiencing homelessness and

account for 77 percent of the homeless population while making up 73.4 percent of the overall population (Figure A-30). Latinx residents in Napa represent 38.5 percent of the population experiencing homelessness while comprising 33.9 percent of the general population (Figure A-31).

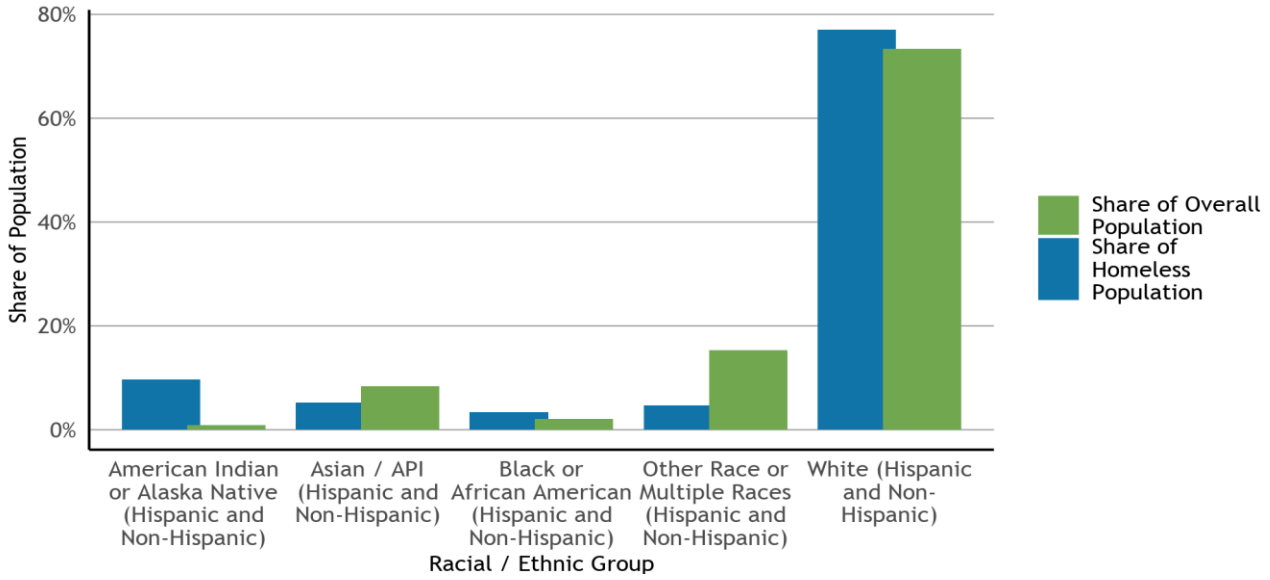


Figure A-30: Racial Group Share of General and Homeless Populations, Napa County

Source: ABAG Housing Data Package; U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I)

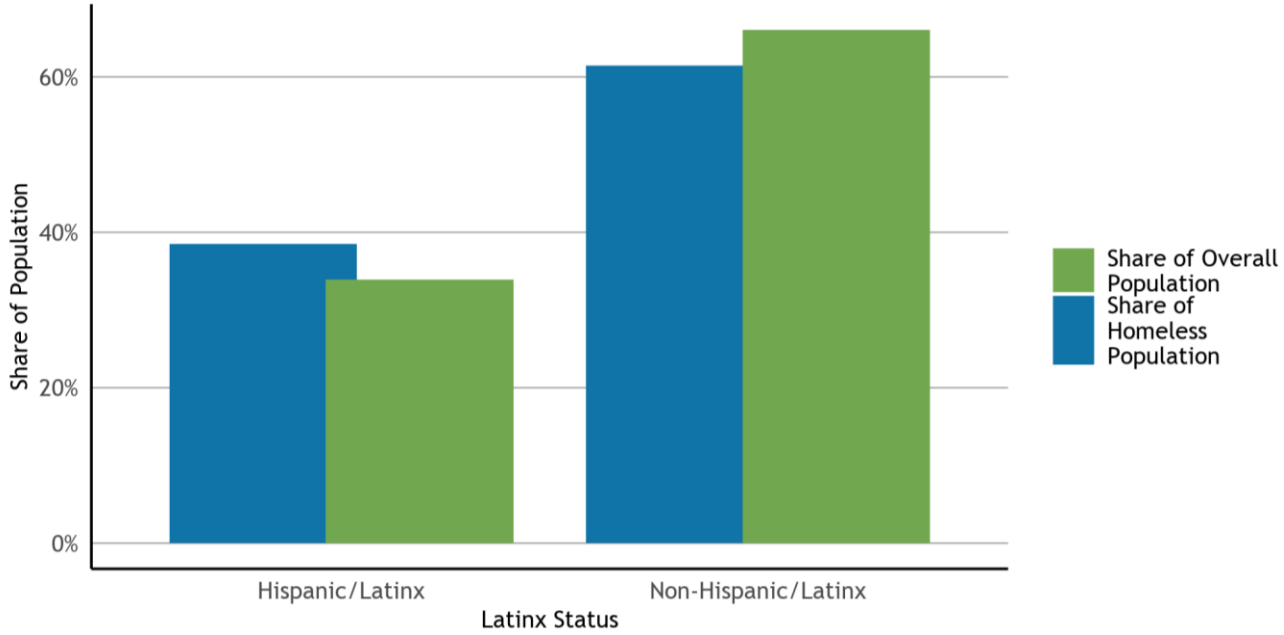


Figure A-31: Latinx Share of General and Homeless Populations, Napa County

Source: ABAG Housing Data Package; U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I)

Many of those experiencing homelessness have self-reported – mental illness, substance abuse, and/or a history domestic violence – that are potentially life threatening and require additional assistance. In Napa County, homeless individuals often self-report a severe mental illness, with 177 persons reporting this condition (Figure A-32). Of those persons, 44.1 percent are unsheltered, further adding to the challenge of handling mental health conditions.

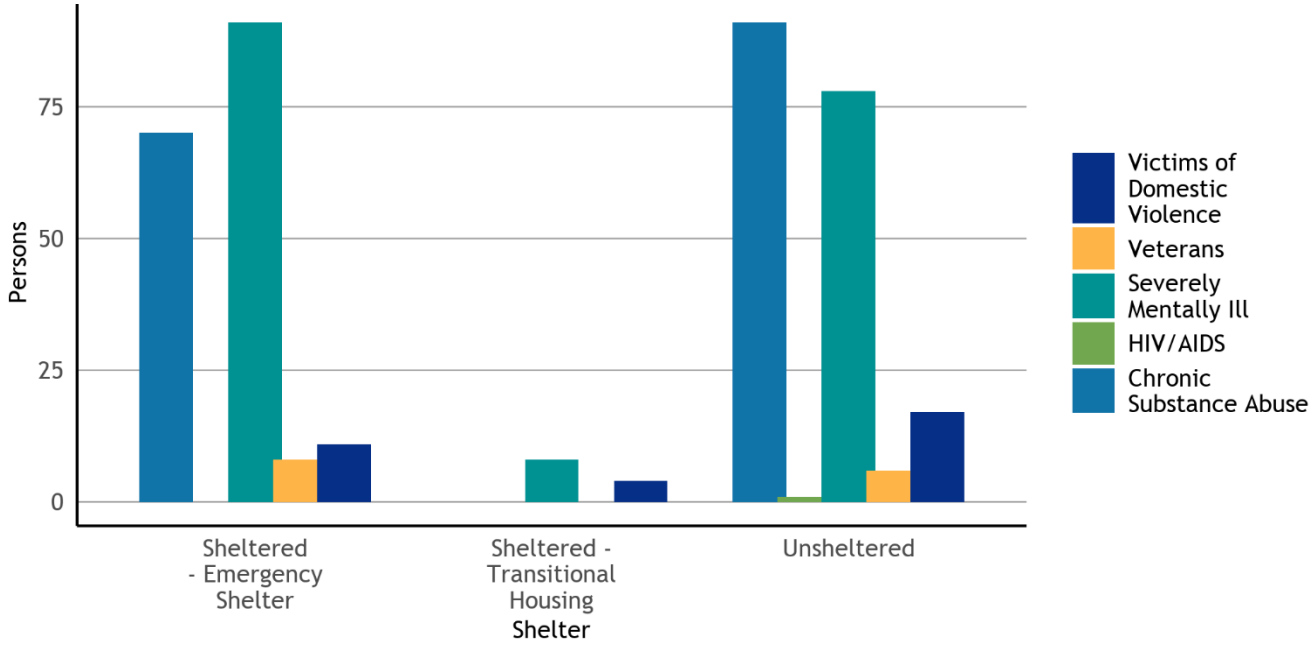


Figure A-32: Characteristics for the Population Experiencing Homelessness[21] , Napa County

Source: ABAG Housing Data Package; U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)

In the City of Napa, the local public school student population experiencing homelessness totaled 154 during the 2019 - 2020 academic year, a 34.5 percent decrease since the 2016-2017 school year. By comparison, during the same time period, Napa County experienced a 29.1 percent decrease, and the Bay Area experienced an 8.5 percent decrease. During the 2019-2020 school year, there were still 13,718 students experiencing homelessness throughout the region, adding undue burdens on learning and thriving, with the potential for longer term negative effects.

The number of students in City of Napa public schools experiencing homelessness during the 2019 - 2020 academic year represents 57 percent of the Napa County total and 1.1 percent of the Bay Area total. Table A-8identifies the annual totals of students experiencing homelessness in the city, county, and region from 2016 to 2020.

[21] For more information, see HCD's Building Blocks webpage for People Experiencing Homelessness: https://www.hcd.ca.gov/community-development/building-blocks/housing-needs/people-experiencing-homelessness.shtml

Table A-8: Students in Local Public Schools Experiencing Homelessness

Academic Year	City of Napa	Napa County	Bay Area
2016-17	235	381	14,990
2017-18	267	433	15,142
2018-19	155	249	15,427
2019-20	154	270	13,718

Source: ABAG Housing Data Package; California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)

A.5.6 Farmworkers

Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers generally receive wages that are considerably lower than other jobs and may have temporary housing needs. Finding decent and affordable housing can be challenging, particularly in the current housing market. According to the U.S. Department of Agriculture's Census of Farmworkers, the number of permanent farm workers in Napa County has increased since 2002, totaling 4,290 in 2017, while the number of seasonal farm workers has decreased, totaling 5,734 in 2017 (Figure A-33).

As a population, farmworkers are largely made up of foreign-born, Latinx persons, with a median age of around 40 years old. Most farmworkers speak Spanish at home, and a significant portion of the population is female, ranging between 21 to 32 percent statewide depending on the data source. (UC Merced, 2022) Based on the 2022 Farmworker Health Study conducted by the University of California, Merced, there are a multitude of challenges that farmworkers face, including substandard housing. From the study, most farmworkers rent their homes, and few rely on employer assistance for housing. The research suggests that most of the homes farmworkers occupy are older, may not be appropriate for habitation (e.g., garages or similar spaces), and are in need of major repairs, such as to fix roofs; plumbing, heating, and cooling systems; water leaks and moisture intrusion; insect and rodent problems; and drinking water quality. Farmworkers are also at higher risk for respiratory illnesses and infectious diseases due to poor ventilation and overcrowding. (*Id.*)

In Napa, the migrant worker student population in local public schools totaled 909 during the 2019-2020 academic year and has increased by 13.5 percent since the 2016-2017 year. The change at the county level is a 19.4 percent increase in the number of migrant worker students over the same period. However, the trend for the region over the past few years has been a decline of 2.4 percent (Table A-9).

Recognizing farmworkers as a critical, yet underserved, segment of the Napa Valley community, the City of Napa helps connect workers in need to available resources and does targeted outreach to this population when appropriate housing opportunities arise. In particular, the city works with the Napa

County Housing Authority (NCHA) which is primarily focused on addressing the need for safe and affordable housing for farmworkers, especially those who are migrant or seasonal. As part of NCHA's programing, it currently provides three farmworker housing centers and is seeking to expand housing opportunities. The City of Napa will continue to support NCHA in providing and expanding these programs.

While the City of Napa's Housing Authority administers federal housing programs, the Napa County Housing Authority is focused on addressing farmworker housing needs in the community, specifically, including the operation of three farmworker housing sites in unincorporated Napa County. NCHA is responsible for overseeing Community Service Area No. 3, which is legislature-approved assessment that grape growers elect to impose on themselves to operate the farmworker centers and contribute to the needs of farmworker housing. NCHA also regularly conducts a Farmworker Housing Needs Assessment, which was last completed in 2012. A new assessment began in September 2023 and is expected to be completed by Spring 2024 and includes surveys, focus groups, and key informant interviews.

The City of Napa regularly partners with NCHA and local community organizations to understand and support the needs of farmworkers in Napa Valley. As an example, the community is seeing an increase in the number of year-round farmworkers, resulting in an increased need for permanent affordable housing rather than temporary accommodations. Additionally, women are increasingly accepting farmworker jobs, and there are many families in the community where one or more of the heads of household are farmworkers. While the ongoing needs assessment may confirm this, there is an increased desire and need to integrate farmworker households into the broader community, including schools, rather than to have farmworker-specific housing developments. Recently, the city partnered with Napa County and Burbank Housing to seek Joe Serna funding to support a dedicated set aside of units for farmworkers and their families as part of the larger 90-unit Heritage House/Valley Verde project.

Table A-9: Migrant Worker Student Population

Academic Year	City of Napa	Napa County	Bay Area
2016-17	741	903	4,630
2017-18	982	1,173	4,607
2018-19	909	1,090	4,075
2019-20	841	1,078	3,976

Source: ABAG Housing Data Package; California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)

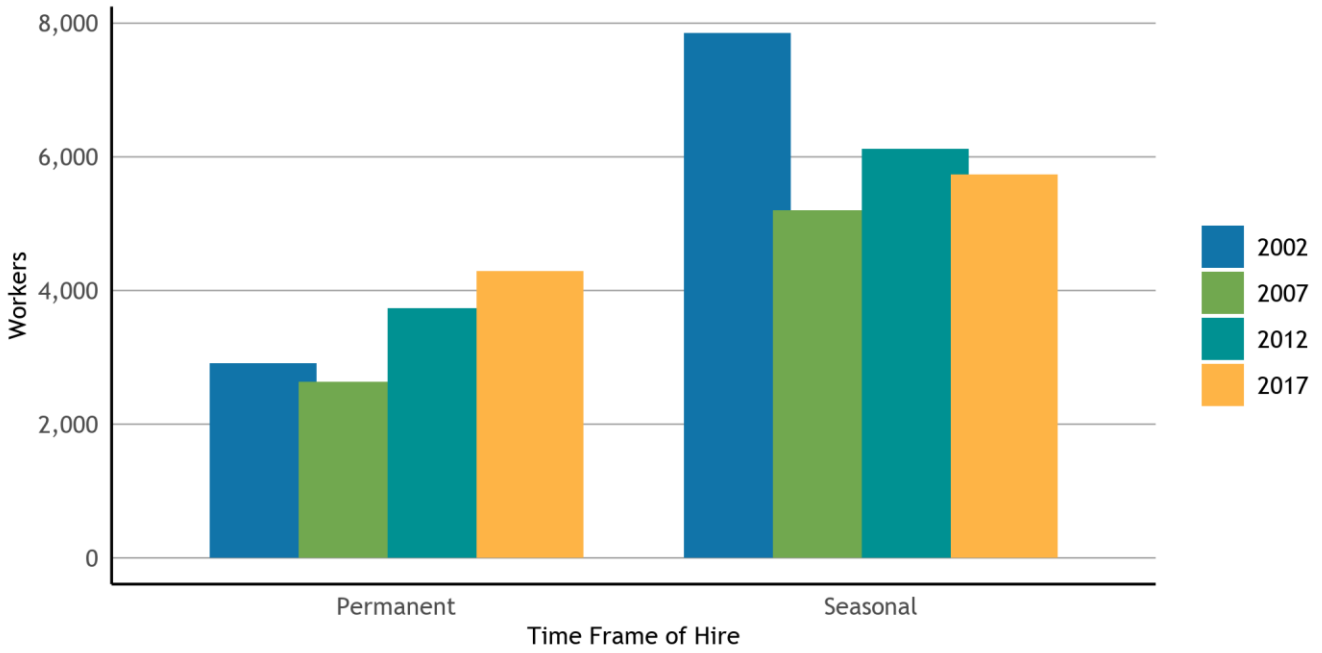


Figure A-33: Farm Operations and Farm Labor, Napa County

Source: ABAG Housing Data Package; U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor

A.5.7 Non-English Speakers

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the Bay Area. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction, because residents might not be aware of their rights, or they might be wary to engage due to immigration status concerns. In the City of Napa, 9.6 percent of residents five years and older identify as speaking English not well or not at all, which is above the proportion for Napa County. Throughout the region the proportion of residents five years and older with limited English proficiency is eight percent (Figure A-34).

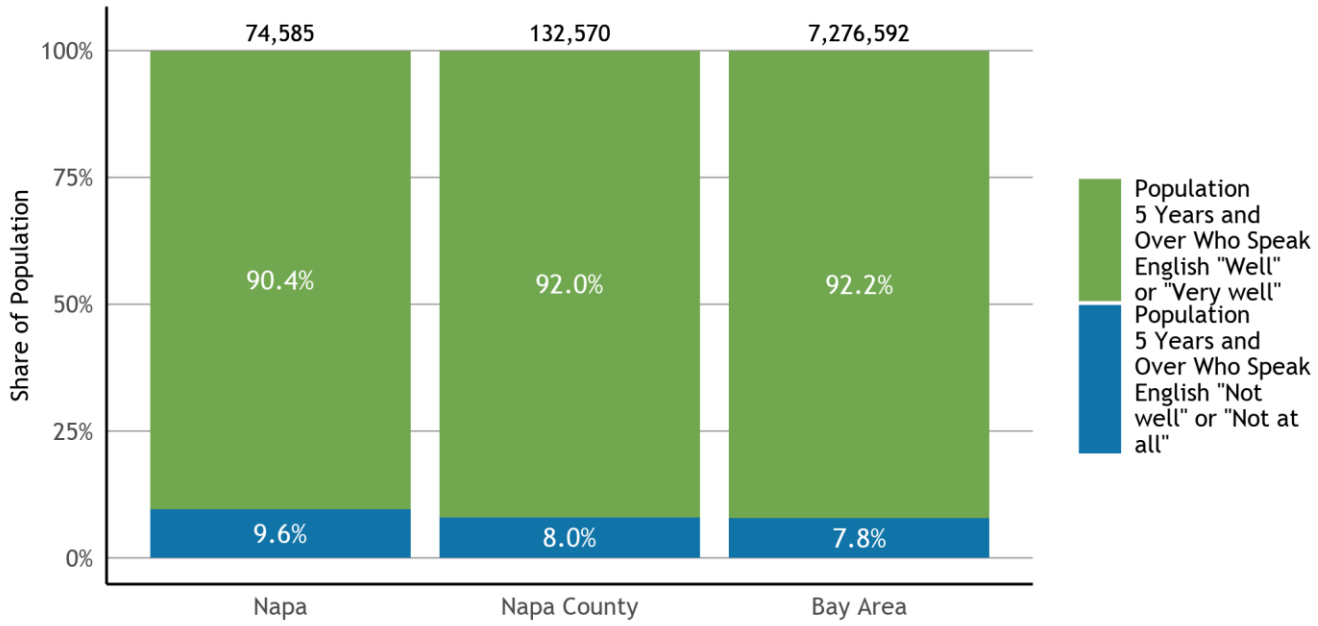


Figure A-34: Population with Limited English Proficiency

Source: ABAG Housing Data Package; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B16005

A.5.8 Assisted Housing Developments At-Risk of Conversion

While there is an immense need to produce new affordable housing units, ensuring that the existing affordable housing stock remains affordable is equally important. Additionally, it is typically faster and less expensive to preserve currently affordable units that are at risk of converting to market-rate than it is to build new affordable housing.

The data in Table A-10 comes from the California Housing Partnership's Preservation Database, the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing. However, this database does not include all deed-restricted affordable units in the state, so there may be at-risk assisted units in the City of Napa not captured. There are 1,472 assisted units located in Napa and included in the Preservation Database. Of these units, zero percent are at *High Risk* or *Very High Risk* of conversion.[22]

[22] California Housing Partnership uses the following risk categories for assisted housing developments in its database:
- Very-High Risk: Affordable homes that are at-risk of converting to market-rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
- High Risk: Affordable homes that are at-risk of converting to market-rate in the next one to five years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

There are 84 units in the Preservation Database identified as having a *Moderate Risk* of conversion to market-rate housing. The 84 affordable units are associated with the Napa Creek Manor development on Jefferson Street, which is supported by HUD and CalHFA programs. The estimated date that the units will convert to market-rate is May 31, 2029; however, Housing Element Program H5-1.5 directs the City of Napa to take several actions to prevent conversion of these units, specifically, as well as other affordable housing units identified in a new tracking database. Actions the city will take include contacting property owners within one year of affordability expiration to discuss preservation; coordinating with owners to ensure required tenant notices are sent; conducting outreach to agencies interested in purchasing and/or managing at-risk units; and working with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.

Table A-10: Assisted Units at Risk of Conversion

Risk Category	City of Napa	Napa County	Bay Area
Low	1,388	1,972	110,177
Moderate	84	84	3,375
High	0	0	1,854
Very High	0	0	1,053
Total Assisted Units in Database	1,472	2,056	116,459

Source: ABAG Housing Data Package; California Housing Partnership, Preservation Database (2020)

A.5.8.1 Cost Analysis

While the City of Napa will take actions intended to prevent the conversion of the 84 at-risk Napa Creek Manor units, state law requires that all housing elements include additional information and analysis regarding the conversion of existing, assisted housing developments to other non-low income uses (Statutes of 1989, Chapter 1452). This helps to address the concern that many affordable housing developments would have affordability restrictions lifted when their government financing was soon to expire or could be pre-paid. Without sanctions imposed due to financing restrictions, affordability of units is no longer assured.

- Moderate Risk: Affordable homes that are at-risk of converting to market-rate in the next five to 10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
- Low Risk: Affordable homes that are at-risk of converting to market rate in 10 or more years or are owned by a large/stable non-profit, mission-driven developer.

Further, the cost of preserving existing assisted units is significantly less than the cost required to replace units through new construction. Conservation of assisted units generally requires rehabilitation of the aging structure and re-structuring finances to maintain a low debt service and legally restrict rents. Construction costs, land prices, and land availability are primary factors limiting the development of affordable housing, and it is estimated that new construction of 84 low-income housing units would cost around $69 million. New construction is more feasible than subsidizing the rents of 84 extremely low-income senior households (estimated at $84 million over 55 years), but the most cost-efficient option is to preserve existing units through acquisition and rehabilitation, which is estimated to cost around $58 million for Napa Creek Manor.

In order to provide a cost analysis of preserving at-risk units, costs must be determined for the potential options: 1) preservation/rehabilitation, 2) new construction/replacement, and 3) tenant-based rental assistance. The following costs anticipate rehabilitation, construction, or rental assistance of units comparable to those in the Napa Creek Manor, which are primarily one-bedroom apartments for independent seniors.

Option No. 1 – Preservation/Rehabilitation

The primary factors used to analyze the cost of preserving the 84 at-risk Napa Creek Manor low-income senior housing units include acquisition, rehabilitation, and financing. Actual acquisition costs depend on several variables such as condition, size, location, existing financing, and availability of financing (governmental and market). Table A-11 presents the estimated rehabilitation costs for the City of Napa, resulting in an estimated total cost of almost $58 million for the 84 at-risk units in Napa Creek Manor.

Table A-11: Rehabilitation Costs for At-Risk Units

Cost Types	Per Unit Cost	Total Cost
Acquisition	$500,000	$42,000,000
Rehabilitation	$100,000	$8,400,000
Financing/Other (15% of Costs)	$90,000	$7,560,000
Total Cost of Rehabilitation	$690,000	$57,960,000

Option No. 2 – New Construction/Replacement

The high cost of land and construction in Napa make affordable housing development difficult without substantial subsidy. Projects in Napa tend to be smaller in scale due to the developed nature of the community and small size of remaining vacant or underutilized parcels available.

Small projects are not competitive for many state funding sources and are not able to benefit from economies of scale. This results in higher development costs and higher ongoing management costs per unit. The City of Napa has two new build projects that have recently applied for Affordable Housing Development Impact Funds that are in the early stages of assembling financing. The first project at the

Napa Methodist Church in downtown Napa includes a land donation from the church and is estimated to cost $810,000 per unit to develop. The second project is intended to be a Permanent Supportive Housing project for very low-income households at 515 Silverado Trail. This project includes the acquisition of just over one acre of land for 40 units for an estimated development cost of $837,258 per unit. Based on costs for these recent low-income housing projects, it is estimated that new construction/replacement cost of the 84 at-risk Napa Creek Manor low-income senior housing units would be around $69 million total, or $820,000 per unit.

Option No. 3 – Tenant-Based Rental Assistance

The cost of providing tenant-based rental assistance as an option to at-risk housing preservation depends largely on household income, shelter costs of the unit, and the number of years assistance is provided. In looking at the affordable housing provided by Napa Creek Manor, this analysis assumes assistance for 84 low-income senior households.

If an extremely low-income senior household requiring rental assistance earns $28,050 (approximately 30% of AMI for a one-person household), then that senior could afford approximately $701 per month for shelter costs. According to Zillow Rentals Data, the median rent in the City of Napa in 2023 was $2,220. The difference between these figures would result in $1,519 per month in necessary assistance. Per one-bedroom unit for a low-income senior household, the total annual cost of tenant-based rental assistance would be $18,228. For comparison purposes, typical affordable housing developments carry an affordability term of at least 55 years, which would bring the total cost to $1,002,540 per low-income senior household. Consequently, providing tenant-based rental assistance for the 84 at-risk Napa Creek Manor units would be approximately $84 million total in costs for the City of Napa over a 55-year period.

It is noted that these costs do not reflect potential cost savings associated with various federal and state housing grant and loan programs, discussed in Appendix D, Housing Program Resources.

Cost Analysis Summary

As demonstrated above, the most cost-effective approach is to acquire, preserve, and rehabilitate the 84 at-risk units, which would cost the city approximately $58 million total. Providing tenant-based rental assistance, without the subsidy of housing vouchers or other state and federal programs, is the most expensive approach to replacing the at-risk units, which would cost approximately $84 million to support 84 extremely low-income senior households over a 55-year period. New construction to replace the 84 units is the mid-cost approach, which totals approximately $69 million; however, replacement would also take three to five years of planning and construction before units would be available for occupancy. The longer the development process, the more likely costs will increase, particularly in the current construction and interest rate market. If the City of Napa were to pursue the replacement option, it is likely that there would need to be short-term tenant-based rental assistance to account for the gap between conversion of the existing units and occupancy of the replacement units.

A.5.9 Substandard Housing

Housing costs in the region are among the highest in the country, which could result in households, particularly renters, needing to live in substandard conditions in order to afford housing. Generally, there is limited data on the extent of substandard housing issues in a community. There are four HUD-designated severe housing problems, including:

- Lack of complete kitchen facilities;
- Lack of complete plumbing facilities;
- Severe overcrowding; and
- Being severely cost-burdened.

Households are considered to have a housing problem if they experience at least one of the above and, in Napa, 20 to 40 percent of households experience at least one of these issues. The two former issues, lack of kitchen and plumbing facilities, are discussed under this section. See Section A.5.11 for discussion of the two latter issues, overcrowding and overpayment.

The Census Bureau data included in Figure A-35 shows some of the substandard conditions that may be present in the City of Napa. For example, 3.3 percent of renters in Napa reported lacking a kitchen and 0.5 percent reported lacking plumbing, compared to 0.3 and 0.1 percent of Napa homeowners that reported lacking a kitchen or plumbing, respectively.

Based on evidence gathered by City of Napa staff and reports from housing partners in the community, the estimated number of units in need of rehabilitation or replacement due to lack of kitchen or plumbing facilities is 588. In 2017, there were a total of 82 households in the city with incomplete plumbing facilities, representing 0.3 percent of households. This is compared to 0.2 percent of households lacking complete plumbing facilities in 2010. There were also 506 households lacking complete kitchen facilities in 2017, compared to 275 households in 2010; this was a change from one percent of households in 2010 to 1.8 percent in 2017. (City of Napa, 2019)

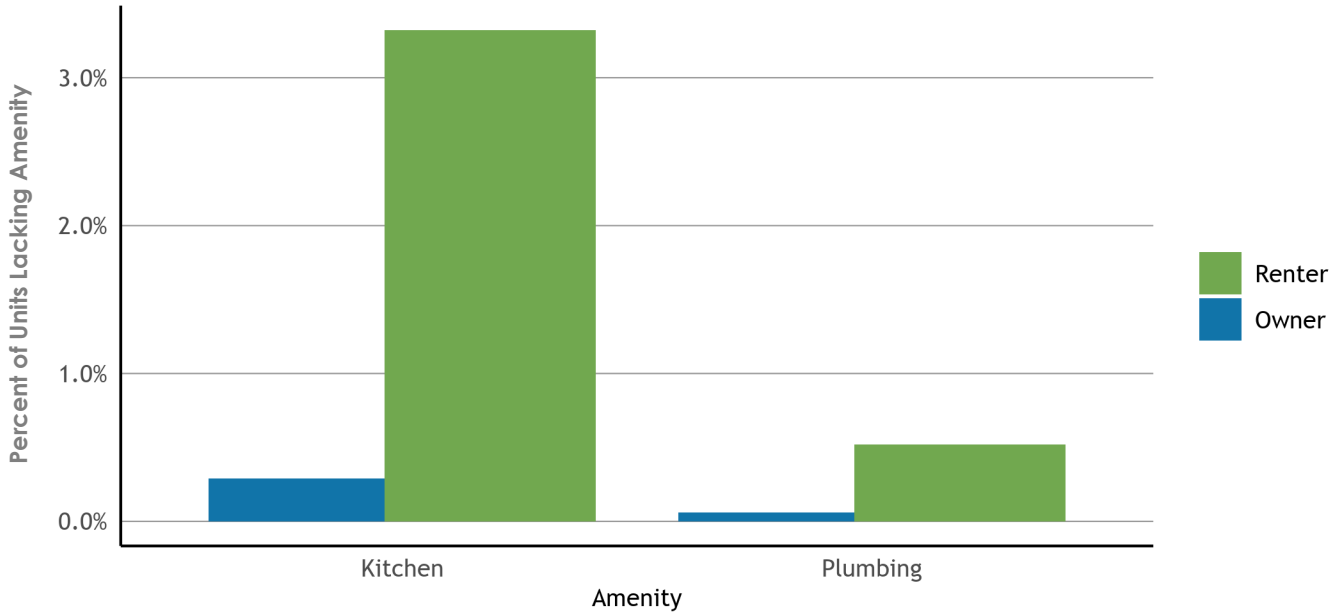


Figure A-35: Substandard Housing Issues Reported

Source: ABAG Housing Data Package; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049

A.5.10 Home and Rent Values

Home prices reflect a complex mix of supply and demand factors, including an area's demographic profile, labor market, prevailing wages, and job outlook, coupled with land and construction costs. In the Bay Area, housing costs have long been among the highest in the nation. The typical home value in Napa was estimated at $759,760 in December of 2020, per data from Zillow. The largest proportion of homes were valued between $500,000 and $750,000 (Figure A-36). By comparison, the typical home value is $768,410 in Napa County and $1,077,230 in the Bay Area, with the largest share of units valued between $500,000 to $750,000.

The region's home values have increased steadily since 2000, besides a decrease during the Great Recession. The rise in home prices has been especially steep since 2012, with the median home value in the Bay Area nearly doubling during this time. Since 2001, the typical home value has increased 138.1 percent in Napa from $319,050 to $759,760. This change is below the change in Napa County, and below the change for the region (Figure A-37).

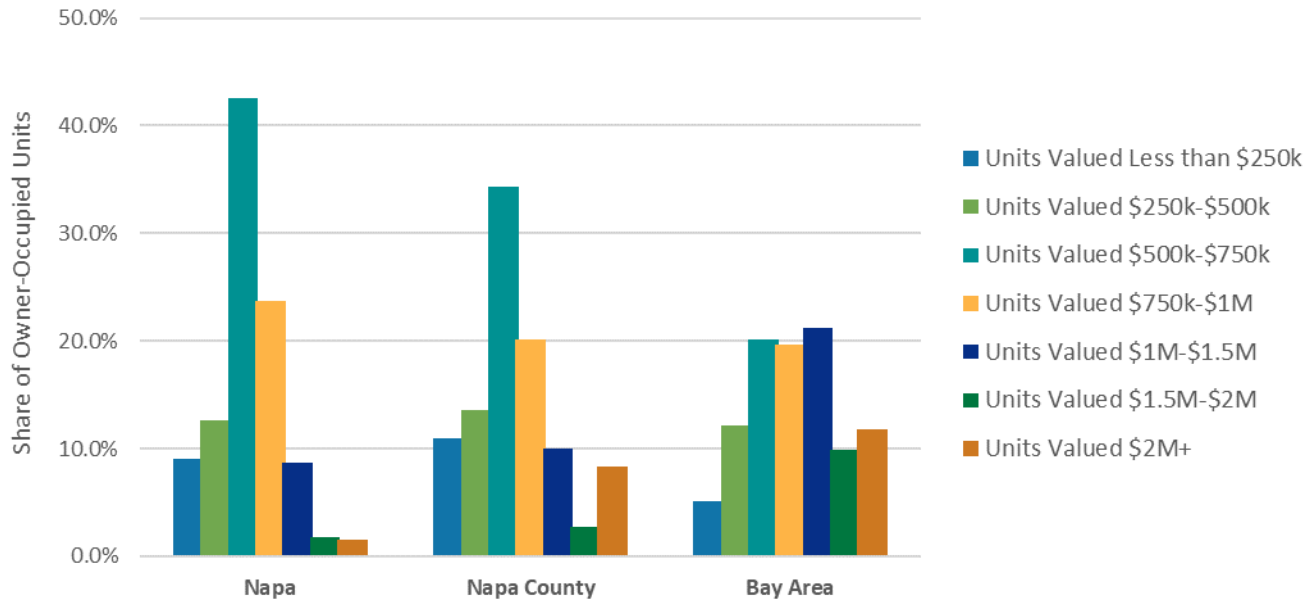


Figure A-36: Home Values of Owner-Occupied Units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2017-2021), Table B25075

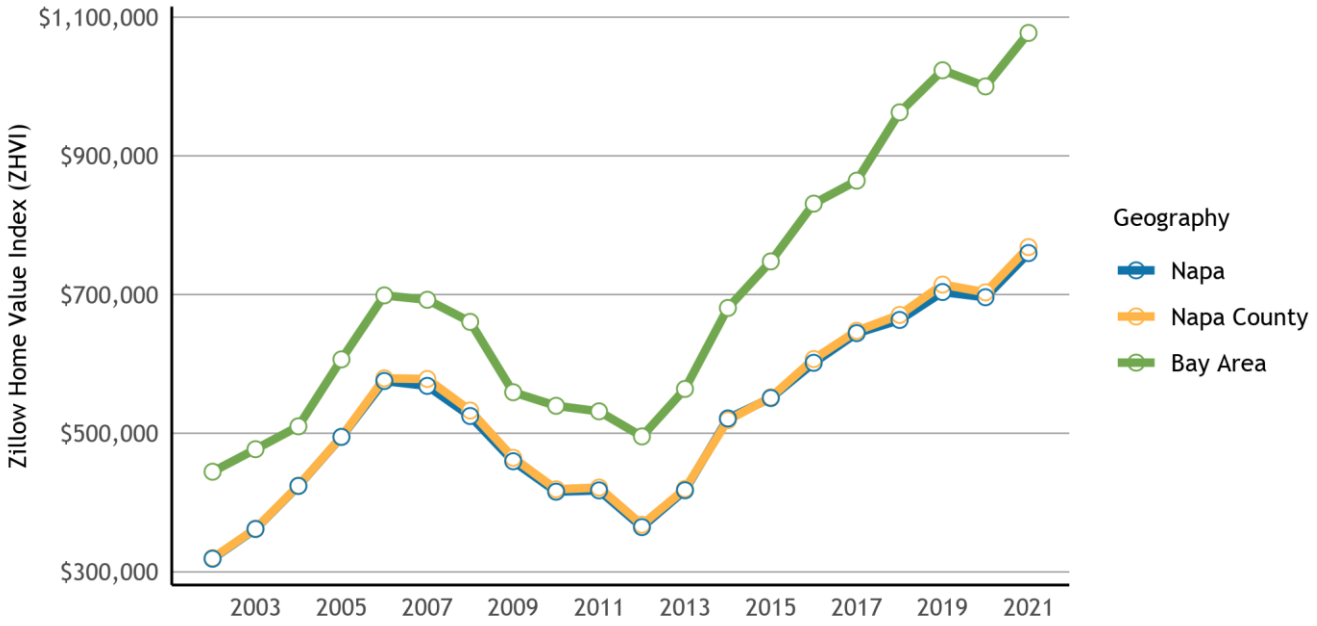


Figure A-37: Zillow Home Value Index (ZHVI)

Source: ABAG Housing Data Package; Zillow, Zillow Home Value Index (ZHVI)

Similar to home values, rents have also increased dramatically across the Bay Area in recent years. Many renters have been priced out, evicted, or displaced, particularly in communities of color. Residents finding themselves in one of these situations may have had to choose between commuting long distances to their jobs and schools or moving out of the region, and sometimes, out of the state.

In Napa, the largest proportion of rental units rented in recent years fall in the $1,500 to $2,000 per month category, totaling 26.2 percent, followed by 24 percent in the $1,000 to $1,500 category (Figure A-38). Looking beyond the city, the largest share of units rented in Napa County and the region was in the $1,500 to $2,000 category.

Since 2011, the median rent has increased by 52.4 percent in Napa, from $1,149 to $1,751 per month (Figure A-39). In Napa County, the median rent has increased 45.2 percent, from $1,181 to $1,715. The median rent in the region has increased significantly during this time from $1,268 to $1,987, a 56.7 percent increase.[23]

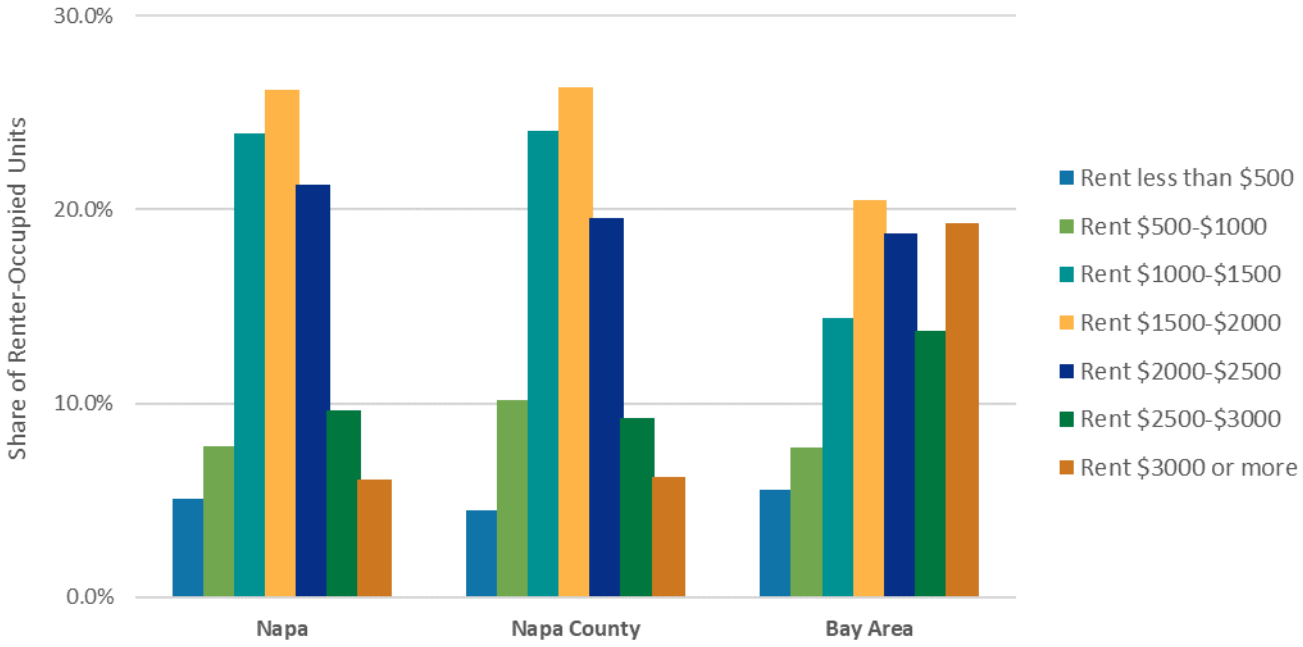


Figure A-38: Contract Rents for Renter-Occupied Units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2017-2021), Table B25056

[23] While the data on home values shown in Figure A-36 comes from Zillow, Zillow does not have data on rent prices available for most Bay Area jurisdictions. To have a more comprehensive dataset on rental data for the region, the rent data in this document comes from the U.S. Census Bureau's American Community Survey, which may not fully reflect current rents.

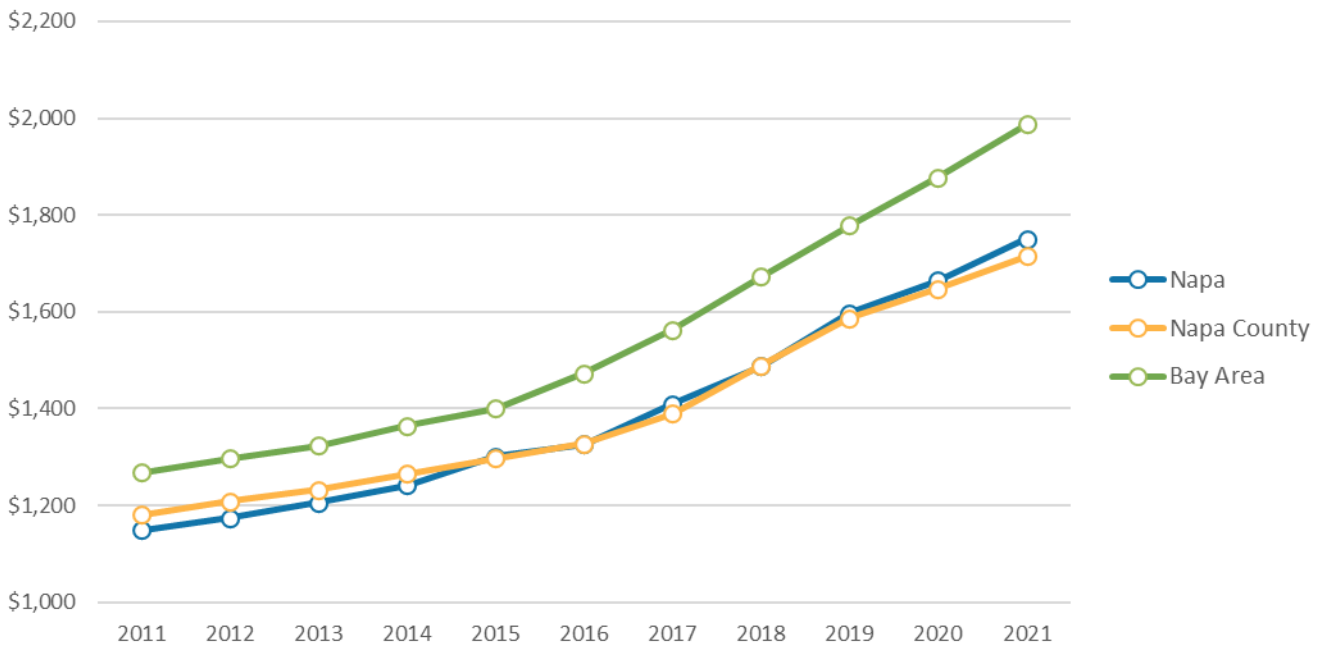


Figure A-39: Median Contract Rent

Source: U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058, B25056 (for unincorporated areas). County and regional counts are weighted averages of jurisdiction median using B25003 rental unit counts from the relevant year.

A.5.11 Overpayment and Overcrowding

A household is considered "cost-burdened" if it spends more than 30 percent of its monthly income on housing costs, while those who spend more than 50 percent of their income on housing costs are considered "severely cost-burdened." Low-income residents are the most impacted by high housing costs and experience the highest rates of cost burden. Spending such large portions of their income on housing puts low-income households at higher risk of displacement, eviction, or homelessness.

Renters are often more cost-burdened than homeowners. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by market rate increases. When looking at the cost burden across tenure in Napa, 29.2 percent of all renters spend 30 to 50 percent of their income on housing compared to 16.9 percent of those that own (Figure A-40). Additionally, 23.8 percent of renters spend 50 percent or more of their income on housing, while only 10.4 percent of owners are severely cost-burdened. The disparity between renters and owners carries through for lower-income households, earning less than 80 percent of AMI, where 74.2 percent of renters are cost-burdened with 37.6 percent severely so, compared to 52.8 and 27.5 percent of owners, respectively. See Figure A-40 and Table A-12 for a more detailed analysis of cost burden by tenure.

In Napa, 16.4 percent of all households spend 50 percent or more of their income on housing, while 21.9 percent spend 30 to 50 percent. However, these rates vary greatly across income categories (Figure

A-41). For example, 67 percent of Napa households making less than 30 percent of AMI spend the majority of their income on housing. For Napa residents making more than 100 percent AMI, just 1.1 percent are severely cost-burdened, and 86.2 percent of those making more than 100 percent AMI spend less than 30 percent of their income on housing.

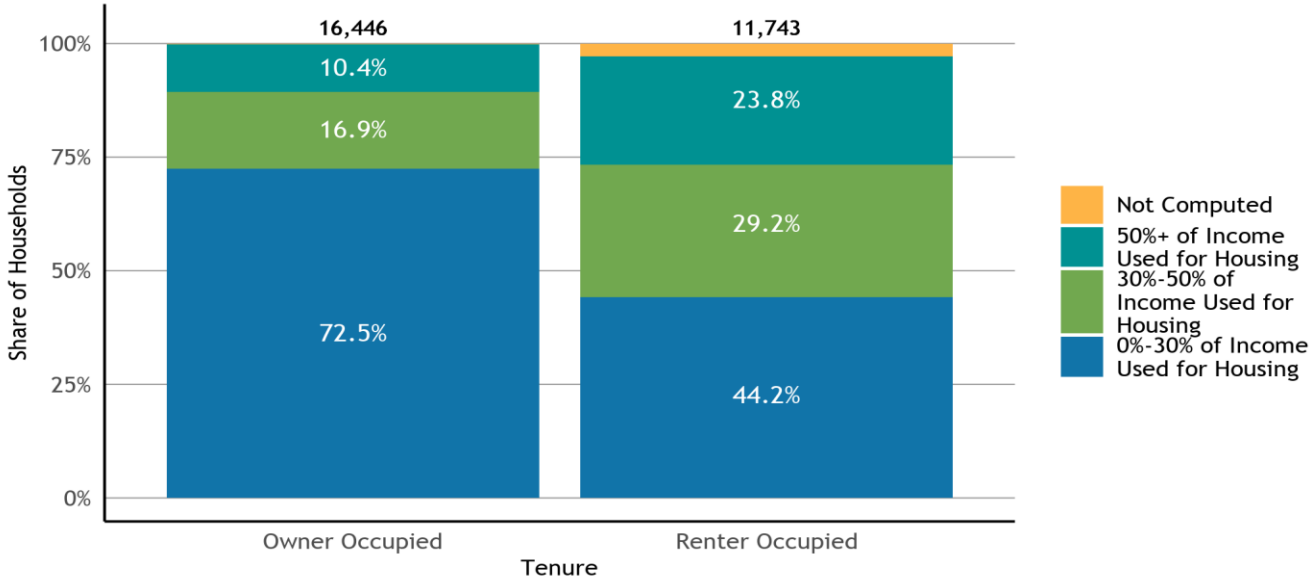


Figure A-40: Cost Burden by Tenure

Source: ABAG Housing Data Package; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091

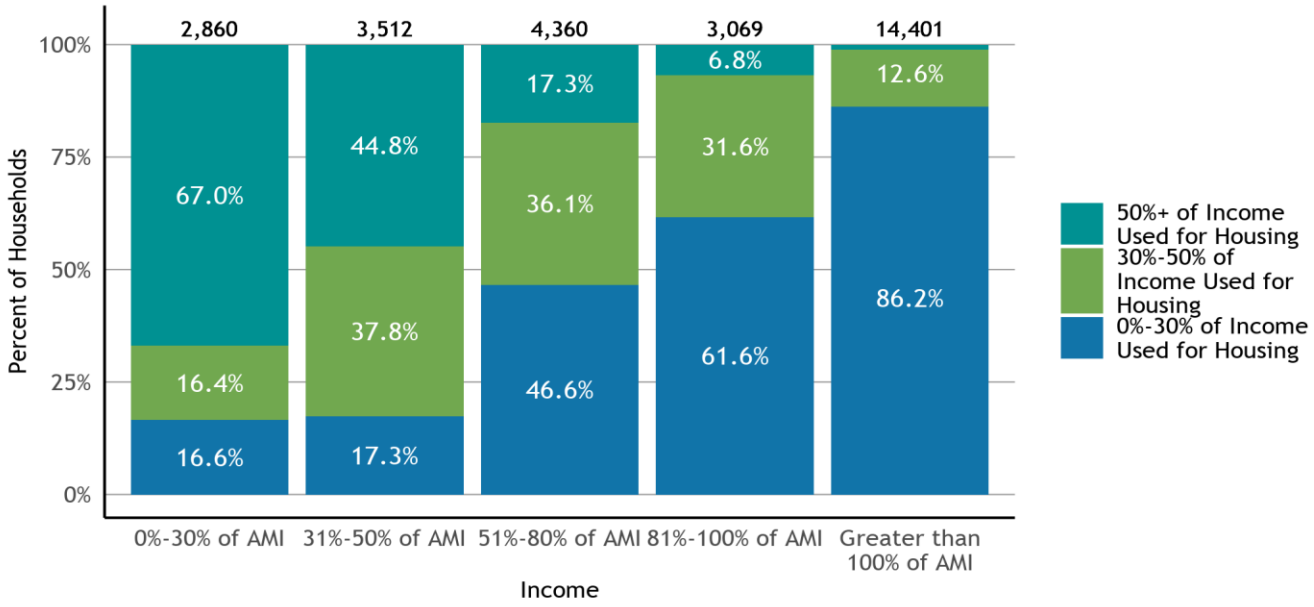


Figure A-41: Cost Burden by Income Level

Source: ABAG Housing Data Package; U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Table A-12: Cost Burden by Tenure

Household Income by Cost Burden*	Owner				Renter			
	Cost Burden > 30%	% of Owner HH	Cost Burden > 50%	% of Owner HH	Cost Burden > 30%	% of Renter HH	Cost Burden > 50%	% of Renter HH
<= 30% HAMFI	805	77.8%	605	58.5%	1,755	80.0%	1,355	61.7%
>30% to <=50% HAMFI	800	52.6%	400	26.3%	1,990	86.0%	945	40.8%
>50% to <=80% HAMFI	1,125	42.9%	420	16.0%	1,445	58.3%	325	13.1%
>80% to <=100% HAMFI	595	35.0%	130	7.6%	445	35.2%	35	2.8%
>100% HAMFI	950	9.9%	120	1.3%	245	7.0%	0	0.0%
Total	**4,275**	**26.0%**	**1,675**	**10.2%**	**5,880**	**50.1%**	**2,660**	**22.6%**

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2015-2019

Note: * Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HAMFI = HUD Area Median Family Income, this is the median family income calculated by HUD for each jurisdiction, to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made.

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. As a result, they often pay a greater percentage of their income on housing, and in turn, are at a greater risk of housing insecurity.

Hispanic or Latinx residents are the most cost-burdened with 30 percent spending 30 to 50 percent of their income on housing. *Asian / API, Non-Hispanic* residents are the most severely cost-burdened with 20.7 percent spending more than 50 percent of their income on housing (Figure A-42).

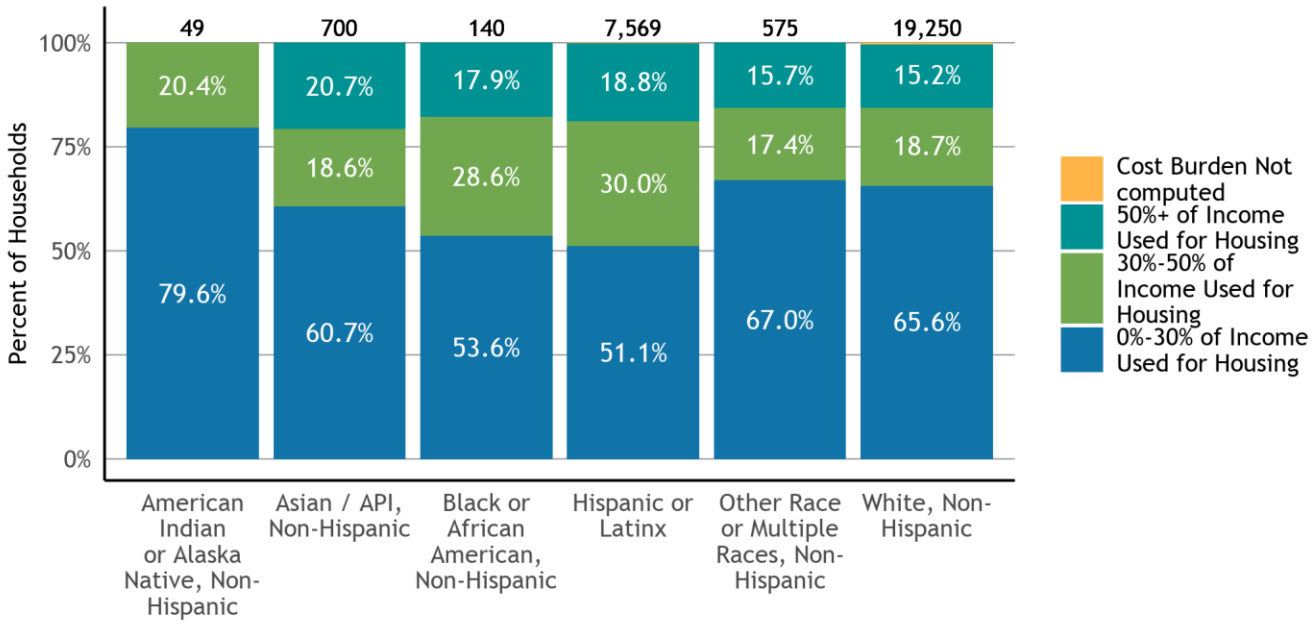


Figure A-42: Cost Burden by Race

Source: ABAG Housing Data Package; U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Large family households often have special housing needs due to a lack of adequately sized affordable housing available. The higher costs required for homes with multiple bedrooms can result in larger families experiencing a disproportionate cost burden than the rest of the population and can increase the risk of housing insecurity.

In Napa, 28.3 percent of large family households experience a cost burden of 30 to 50 percent, while 12.1 percent of households spend more than half of their income on housing. Of all other households, 21.2 percent have a cost burden of 30 to 50 percent, with 16.8 percent spending more than 50 percent of their income on housing (Figure A-43).

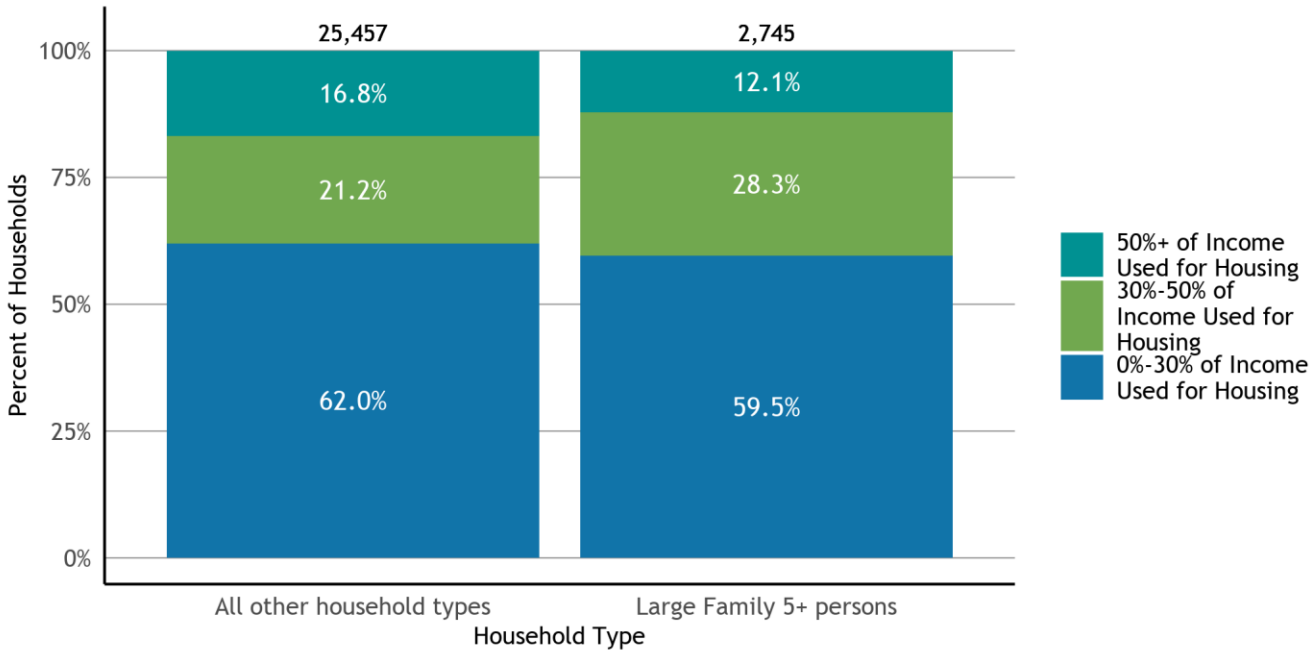


Figure A-43: Cost Burden by Household Size

Source: ABAG Housing Data Package; U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

When cost-burdened seniors are no longer able to make house payments or pay rents, displacement from their homes can occur, putting further stress on the local rental market or forcing residents out of the community they call home. Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors. Of seniors making less than 30 percent of AMI, 58.5 are spending the majority of their income on housing. For seniors making more than 100 percent of AMI, 85 percent are not cost-burdened and spend less than 30 percent of their income on housing (Figure A-44).

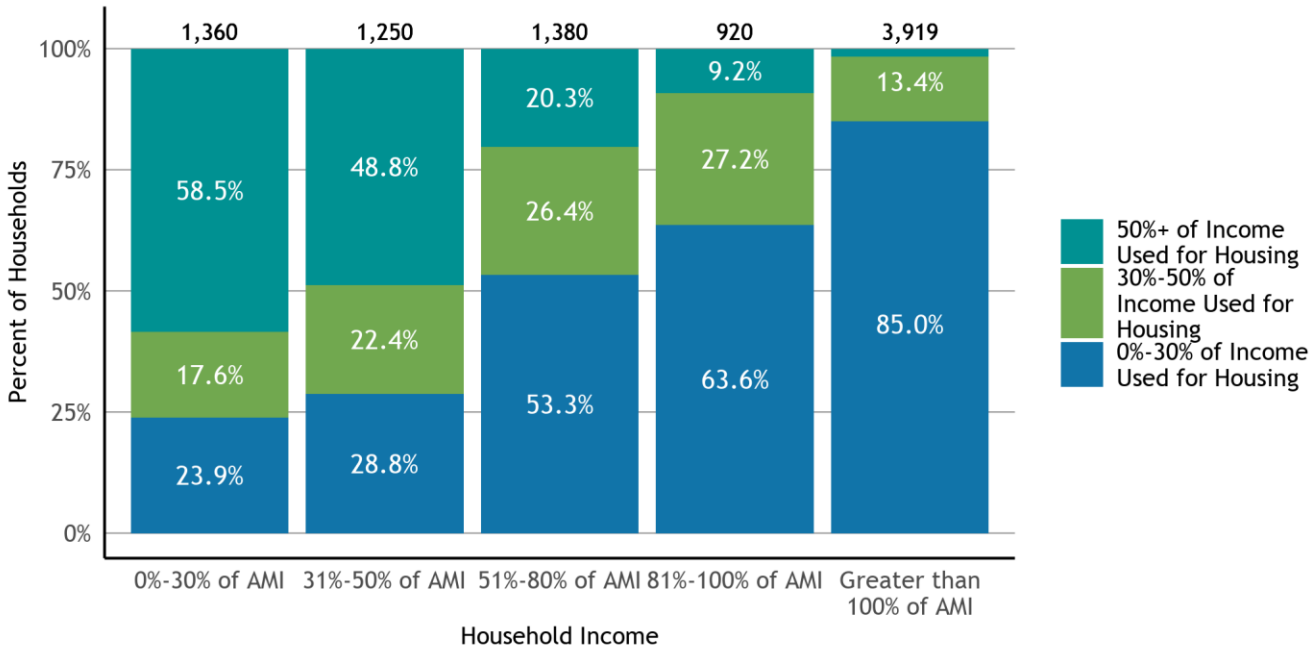


Figure A-44: Cost-Burdened Senior Households by Income Level

Source: ABAG Housing Data Package; U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. There are several different standards for defining overcrowding, but this report uses the Census Bureau definition, which is more than one occupant per room (not including bathrooms or kitchens). Additionally, the Census Bureau considers units with more than 1.5 occupants per room to be severely overcrowded.

Overcrowding is often related to the cost of housing and can occur when demand in a city or region is high. In many cities, overcrowding is seen more amongst those that are renting, with multiple households sharing a unit to make it possible to stay in their communities. In Napa, 4.4 percent of households that rent are severely overcrowded compared to 0.4 percent of households that own (Figure A-45), and 8.8 percent of renters experience moderate overcrowding compared to 3.3 percent for those own.

Overcrowding often disproportionately impacts low-income households. Very low-income households (below 50 percent AMI) experience severe overcrowding at a rate of 1.9 percent, while 0.7 percent of households above 100 percent AMI experience this level of overcrowding (Figure A-46).

Communities of color are more likely to experience overcrowding similar to how they are more likely to experience poverty, financial instability, and housing insecurity. People of color tend to experience overcrowding at higher rates than White residents. In Napa, the racial group with the largest overcrowding rate is *Other Race or Multiple Races (Hispanic and Non-Hispanic)* (Figure A-47).

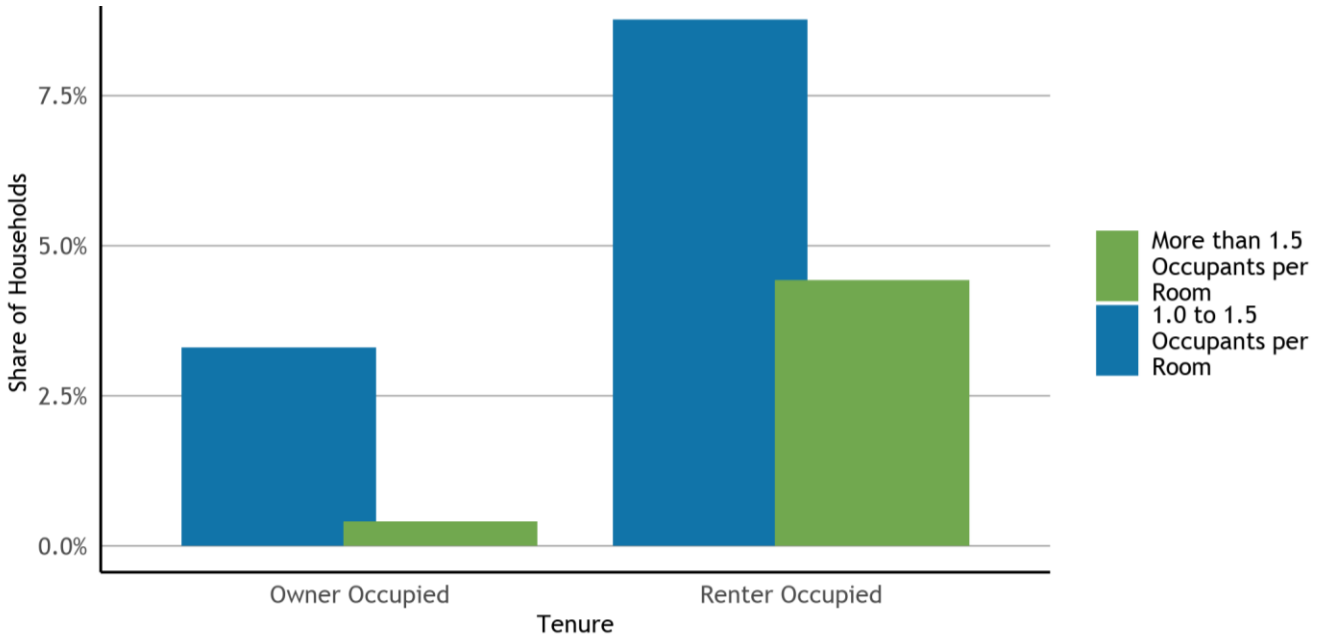


Figure A-45: Overcrowding by Tenure and Severity

Source: ABAG Housing Data Package; U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

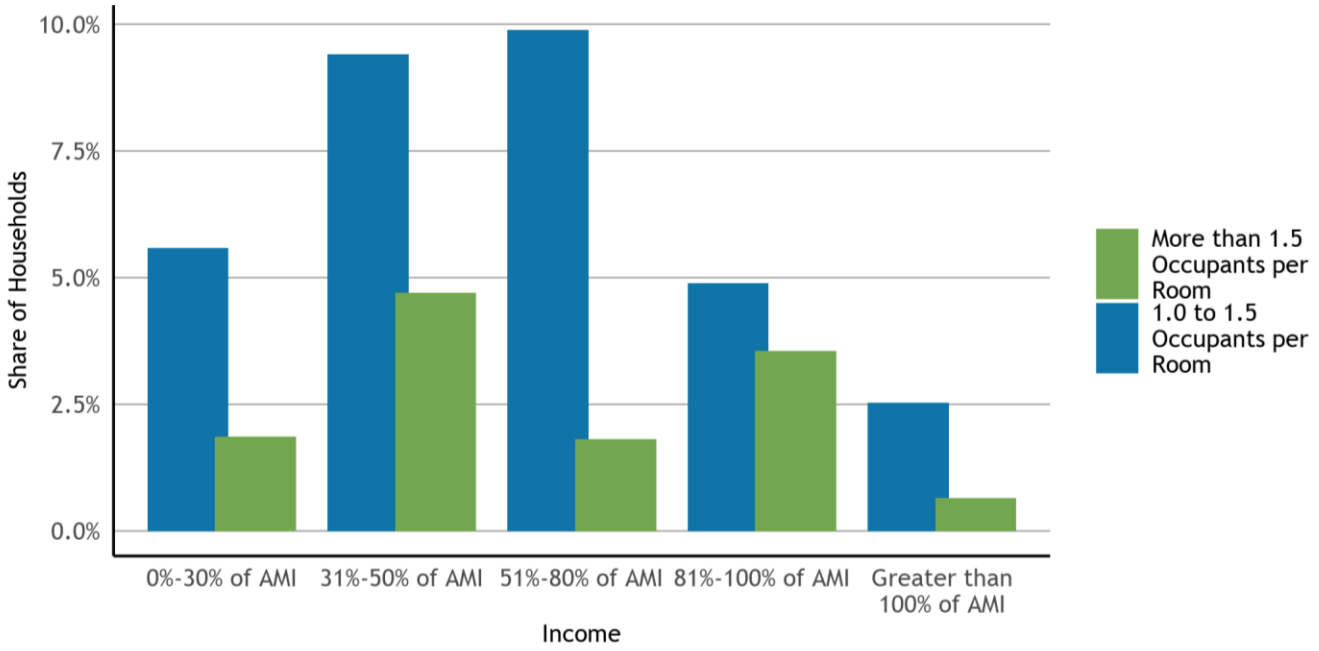


Figure A-46: Overcrowding by Income Level and Severity

Source: ABAG Housing Data Package; U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

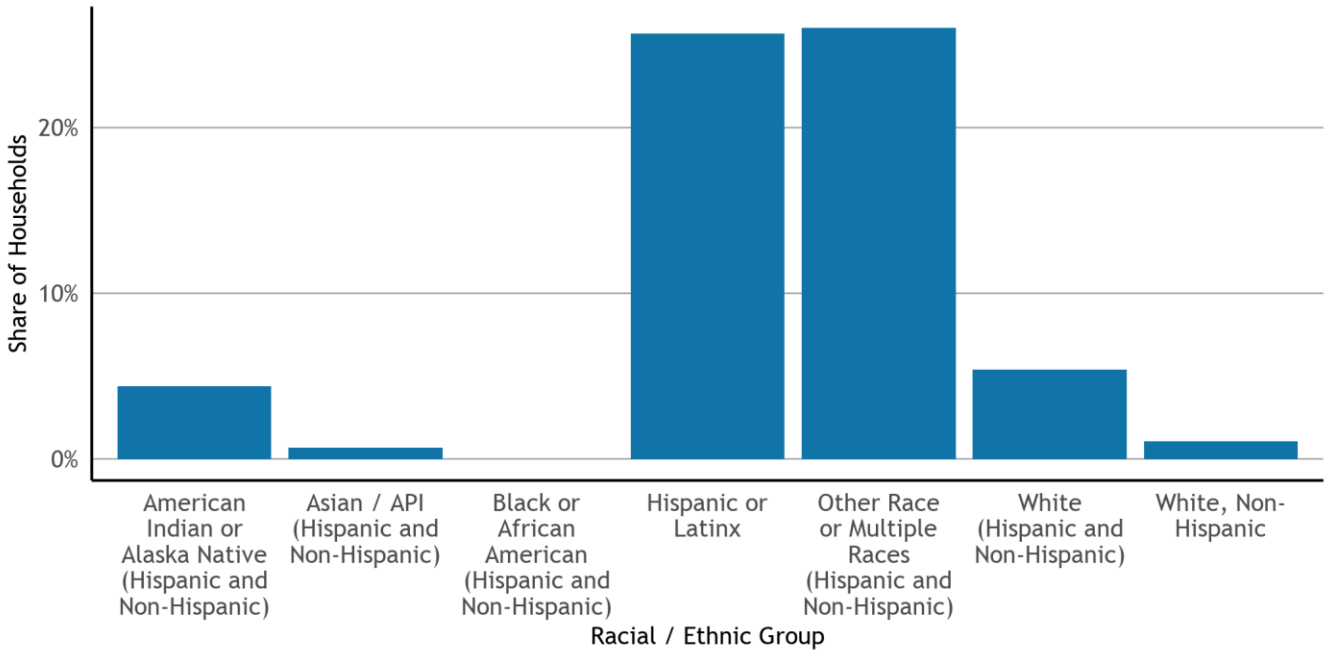


Figure A-47: Overcrowding by Race

Source: ABAG Housing Data Package; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014

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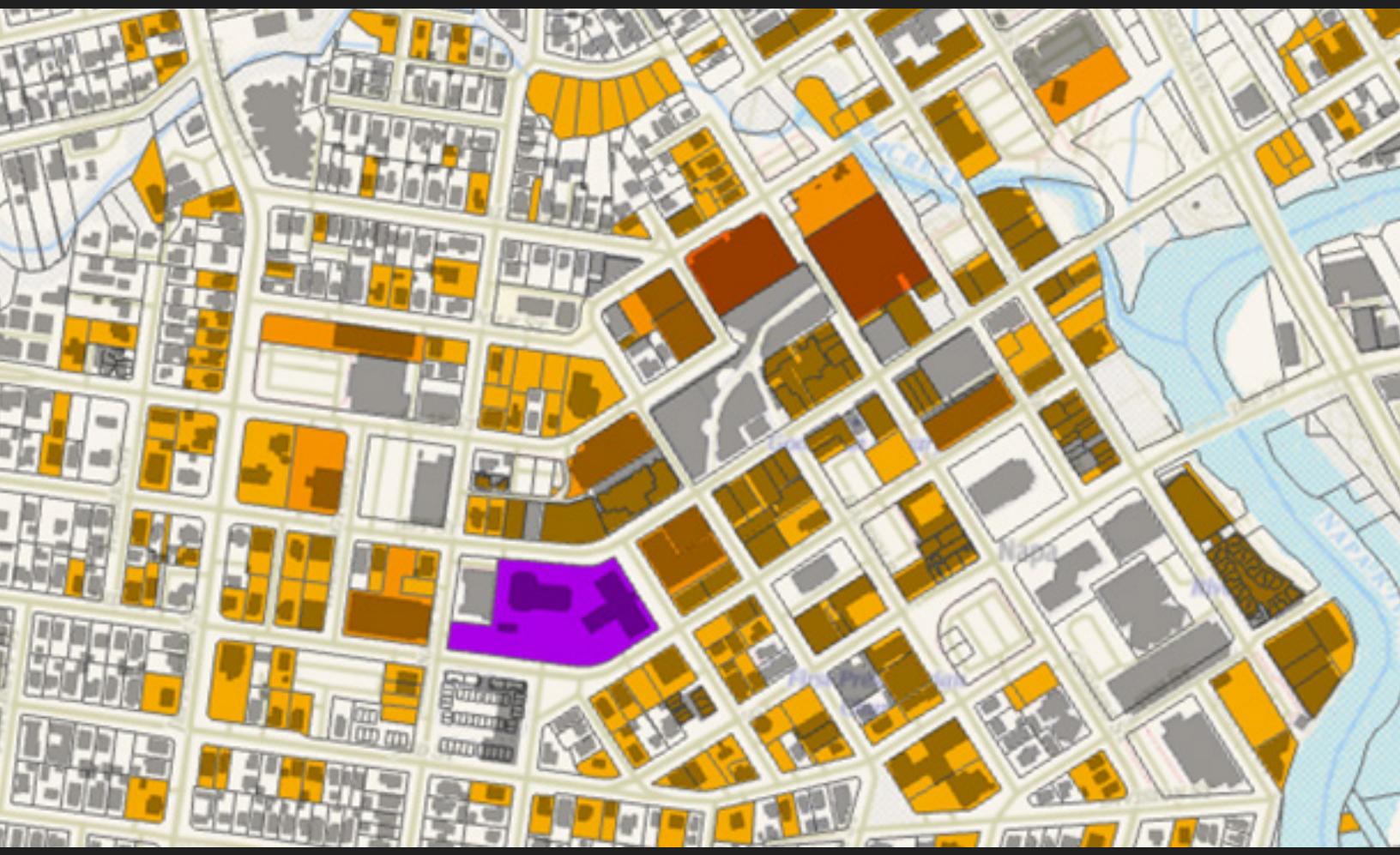
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CITY OF NAPA

2023-2031 HOUSING ELEMENT

Appendix B
Land Inventory



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City of Napa | **General Plan Housing Element 6th Cycle Update 2023-2031**

Appendix B. Land Inventory

Cover Image: Site Inventory Analysis, Brian Greer, DP+S, 2022

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SECTION B.1. INTRODUCTION

California law (Government Code § 65583 (a)(3)) requires that housing elements contain an inventory of land suitable for residential development, including vacant sites that can be developed for housing within the planning period and non-vacant (i.e., underutilized) sites having potential for redevelopment. State law also requires an analysis of the relationship of zoning and public facilities and services to these sites.

This appendix presents an inventory of sites within Napa City Limits that are suitable for residential development during the planning period of this Housing Element, 2023-2031. The analysis presented in this appendix demonstrates there is an adequate supply of suitable land to accommodate the city's portion of the regional housing allocation (RHNA) of 2,669 units, including housing at all income levels.

B.1.1 Regional Housing Needs Allocation

The RHNA is the State of California-required process that seeks to ensure cities and counties are planning for enough housing to accommodate all economic segments of the community. The process is split into the following three steps:

1. Regional Determination: The California Department of Housing and Community Development (HCD) provides each region a Regional Determination of housing need, which includes a total number of units split into four income categories. The City of Napa is within the region covered by the Association of Bay Area Governments (ABAG). HCD provided ABAG a Regional Determination of 441,176 units for the 6th Cycle RHNA (2023-2031). This is the total number of units that the cities and counties in the ABAG region must collectively plan to accommodate.

2. RHNA Methodology: Councils of Governments (COG), including ABAG, are responsible for developing a RHNA methodology for allocating the Regional Determination to each city and county in the COG's region. This methodology must further specify state objectives, including, but not limited to, promoting infill, equity, and environmental protection; ensuring jobs-housing balance; and affirmatively furthering fair housing.

3. Housing Element Updates: Each city and county must then adopt a housing element that demonstrates how the jurisdiction can accommodate its assigned RHNA through its zoning and other land use policy documents. HCD reviews each jurisdiction's housing element for compliance with state law.

The City of Napa's share of the regional housing need was determined by a methodology prepared by ABAG as part of the Regional Housing Needs Plan adopted in December 2021. In accordance with ABAG's Regional Housing Needs Plan, the City of Napa must plan to accommodate a total of 1,939 housing units between June 30, 2022, and December 15, 2030. Column A of Table B-1 shows the city's RHNA by income category.

In December 2019, the City of Napa and Napa County entered into an agreement to request a transfer of 80 percent of county's RHNA units to the city. This agreement facilitated the annexation of the 154-acre Napa Pipe site to the City of Napa. The transfer was submitted to ABAG by Napa County in January 2022. Column B of Table B-1 shows the unit transfer totals by income category.

Column C in Table B-1, illustrates the total effective RHNA for the 2023-2031 planning period across each income category, the sum of which is 2,669 units.

Table B-1: City of Napa RHNA

	A. Napa RHNA (ABAG Assessment)	B. Napa County Transfer	**C. Napa RHNA 2022 Housing Element**	D. Percentage of Total
Extremely Low- and Very Low-Income	504	266	770	29%
Low-Income	291	153	444	17%
Moderate-Income	319	86	405	15%
Above Moderate-Income	825	225	1,050	39%
Total	**1,939**	**730**	**2,669**	

State law also requires the city to identify the projected need for extremely low-income housing and, assuming that 50 percent of the very low-income housing need is extremely low-income housing need, there is a projected need of 385 extremely low-income housing units.

B.1.2 Potential for Future Housing

The Housing Element is required to identify and describe land available for residential development to meet the city's RHNA for the 2023-2031 projection period. The City of Napa plans to accommodate the RHNA using a combination of:

- Sites with planned and approved residential development ("Pipeline");
- Vacant sites;
- Underutilized sites with buildout unit capacity as defined in the 2040 Napa General Plan; and
- Projected accessory dwelling unit (ADU) construction based on production history.

The City of Napa Site Inventory is summarized in Table B-2 and shown on the map in Figure B-1. The method for each category contributing to the Site Inventory and meeting the city's RHNA is presented in subsequent sections. State law, Government Code § 65583(c)(10), requires the sites analysis to be analyzed with respect to Affirmatively Furthering Fair Housing (AFFH) to ensure that affordable housing is dispersed equitably throughout the city rather than concentrated in areas of high segregation and poverty or low resource areas that have historically been underserved. See Appendix C. for this analysis.

Table B-2: City of Napa Site Inventory

	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
RHNA	**1,214**	**405**	**1,050**	**2,669**
Pipeline Residential Development	337	135	1,412	**1,884**
Capacity on Vacant Sites	579	74	147	**800**
Capacity on Underutilized Sites	202	137	128	**467**
ADU Projection	220	110	36	**366**
Total Capacity	**1,338**	**456**	**1,723**	**3,517**
Surplus(+) / Deficit(-)	**+124**	**+51**	**+673**	**+848**
Surplus %	*10.2%*	*12.6%*	*64.1%*	*31.8%*

As portrayed in Table B-2, approximately 42 percent of the lower-income unit RHNA (579 units out of 1,369 units) is achieved by assuming new development on non-vacant sites. Therefore, this site inventory is compliant with the requirement that no more than half of RHNA capacity in the lower-income category be planned on non-vacant sites.

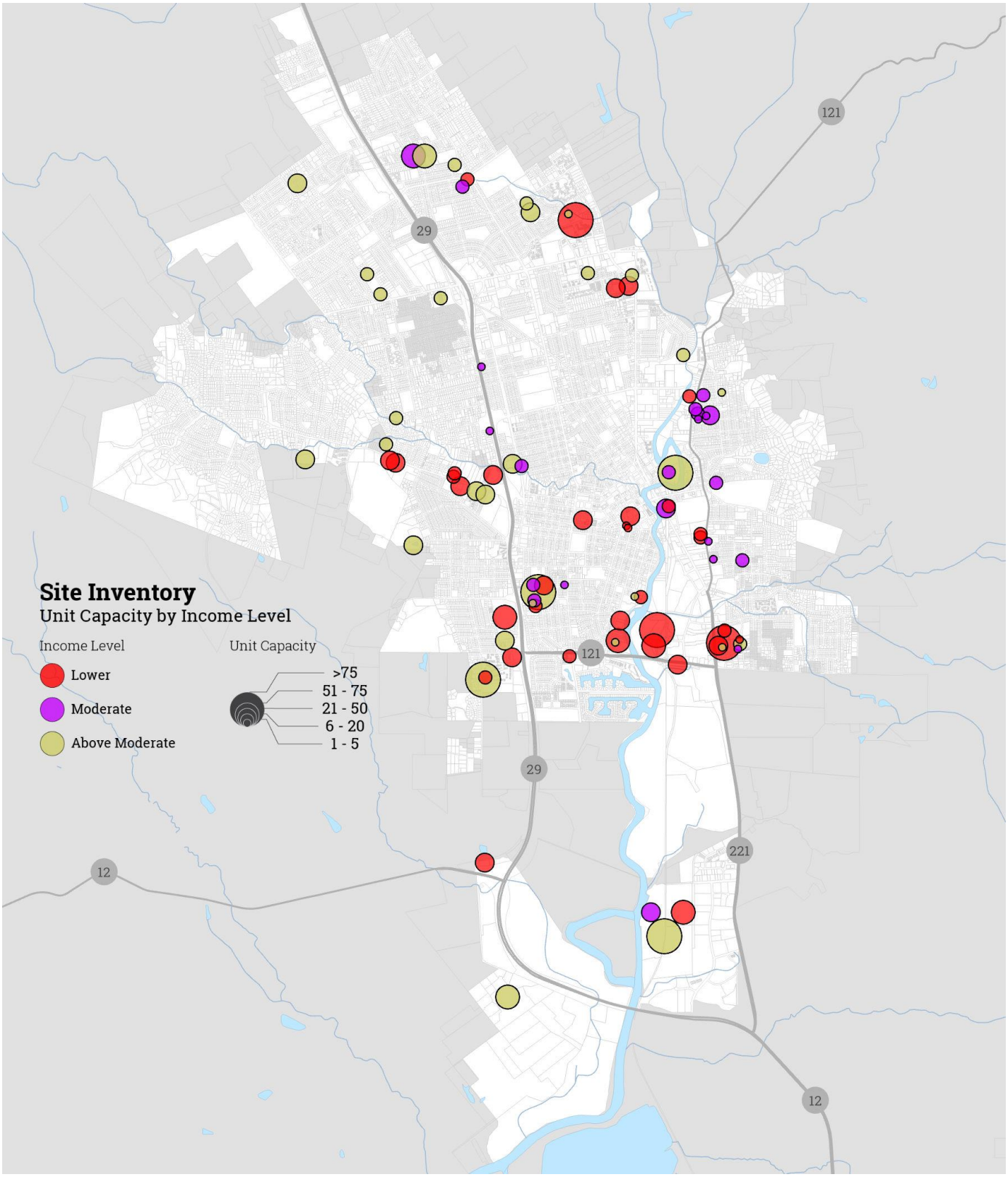


Figure B-1: Napa City Site Inventory

SECTION B.2. PLANNED AND APPROVED PROJECTS – PIPELINE RESIDENTIAL DEVELOPMENT

B.2.1 Overview

The City of Napa has a significant number of development projects that are seeking entitlements or that have been approved (entitled or permitted) or built since the start of the Sixth Cycle RHNA projection period on June 30, 2022. City of Napa planning staff identified current pipeline projects that are currently pending, under review, approved, or under construction. The project listing and status was accumulated and detailed in October 2022 for this pipeline project analysis.

B.2.1.1 Income Assumptions

Income levels for pipeline projects included in the site inventory are based on the HCD State Income Limits for 2022 (Kirkeby, 2022). The Area Median Income (AMI) for a four-person household in Napa County is $119,400. The AMI was translated into annual income in each income level category (A. in Table B-3). Using the HUD rent burden threshold of 30 percent, a monthly housing cost allocation for each income category is then determined (B. in Table B-3). The unit counts for each pipeline project were defined by comparing planned rents/unit costs to the thresholds presented in Table B-3.

Table B-3: Pipeline Project Affordability

Income Level Affordability for Pipeline Projects

	Extremely Low-Income ≤30% AMI	Very Low-Income 31-50% AMI	Low-Income 51-80% AMI	Moderate-Income 81-120% AMI	Above Moderate-Income >120% AMI
A. Annual Income *Upper Limit*	$ 35,820	$ 59,700	$ 95,520	$ 143,280	$ 143,280
B. Monthly Housing + Utilities *30% Monthly Income*	$ 896	$ 1,493	$ 2,388	$ 3,582	$ 3,582

B.2.2 Summary of Pipeline Residential Development

In total, there are 1,963 units from planned and approved projects that are counted toward meeting the RHNA. Based on the affordability restrictions described above, the projects listed in the table are anticipated to provide 372 affordable lower-income units, 268 moderate-income units, and 1,323 above moderate-income units in the pipeline as shown in Table B-4.

Table B-4: Pipeline Unit Summary

	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
Pipeline Residential Development	337	135	1,412	**1,884**
	18%	*7%*	*75%*	

Each pipeline project is detailed in Table B-5 and mapped in Figure B-2.

B.2.2.1 Affordability Ratings of Pipeline Project Units

The approach to determining the affordability of units stems from the specifics provided in each development application. Key factors include entitlement requirements, the nature of funding sources, or alternative equivalents to the Affordable Housing Impact Fee, all of which result in deed restrictions.

Entitlements, or the rights granted by the city to develop a property for a particular use, often stipulate the proportion of affordable units required in a development. Deed restrictions, legally binding agreements attached to the title of the property, further dictate the affordability requirement and frequently specify the length of time a property must remain affordable. Developers of affordable housing will often target the lowest income categories for deed restricted units since units designated extremely low- and very-low income score higher in competitive funding competitions.

The projects included in Table B-5 and the units presented at various income levels correspond to approved development applications with planned units at affordability as outlined in the various income-level buckets presented: Extremely Low Income (≤30% AMI), Very Low Income (31-50% AMI), Low-Income (51-80% AMI), Moderate Income (81-120% AMI), and Above Moderate Income (120%+ AMI).

Pipeline project ID numbers 13, 24, 57, and 110 in Table B-5 have deed restrictions in place and are under construction at various stages of completion. Pipeline projects 58, 103, and 109 have approved entitlements from the city and are securing final financing; unit mixes are subject to change in the favor of affordability based on final funding sources. Project 74 has an executed development agreement dictating minimum affordability and is currently seeking entitlements. Project 107 is also actively seeking entitlements from the city, including a density bonus.

Table B-5: Pipeline Projects Contributing to the RHNA

ID	Project Name	Extremely Low-Income ≤30% AMI	Very Low Income 31-50% AMI	Low-Income 51-80% AMI	Moderate-Income 81-120% AMI	Above Moderate-Income 120% AMI	Res. Units	Dev. Type
6	Vista Grove Subdivision	0	0	0	0	27	**27**	Single-Family Res.
8	Zinfandel Subdivision	0	0	0	0	54	**54**	Single-Family Res.
13	Heritage House/Valle Verde	44	44	0	0	2	**90**	Multi-Family Res.
21	Western Meadows & Borrette Lane Parcel Map	0	0	0	0	12	**12**	Single-Family Res.
24	Pietro Place	0	11	0	0	160	**171**	Multi-Family Res.
32	First Street Apartments II	0	0	0	0	50	**50**	Multi-Family Res.
33	Keller Apartments	0	0	0	0	24	**24**	Multi-Family Res.
57	Caritas Affordable Apartments	0	2	8	9	1	**20**	Multi-Family Res.
58	Bridgeview Apartments Addition	0	3	8	0	5	**16**	Multi-Family Res.
63	Terrace Drive Subdivision	0	0	0	17	0	**17**	Single-Family Res.
68	Foster Road Townhomes	0	0	0	0	14	**14**	Multi-Family Res.
74	Napa Pipe GPA & Rezone	0	28	28	44	761	**861**	Hotel, Mixed-Use
76	Stanly Ranch Resort	0	0	0	0	70	**70**	Hotel, Multi-Family Res.
100	Alta East	0	0	0	0	5	**5**	Single-Family Res.
101	Marvin Gardens	0	0	0	0	8	**8**	Multi-Family Res. (Duplex)
102	ST. James Place	0	0	0	0	23	**23**	Multi-Family Res.
103	Monarch Landing Affordable	0	0	76	0	1	**77**	Multi-Family Res.
105	Lone Oak Subd	0	0	0	0	6	**6**	Single-Family Res.
106	Browns Valley Subd	0	0	0	0	11	**11**	Single-Family Res.
107	Wine Train Housing	0	0	6	49	0	**55**	Multi-Family Res., Mixed-Use
108	Napa Creek Condos	0	0	0	0	48	**48**	Single-Family Res.
109	HHS Site	0	25	0	16	119	**160**	Res., Mixed Development
110	Valley Lodge	54	0	0	0	1	**55**	Multi-Family Res.
113	Wilkins Townhomes	0	0	0	0	10	**10**	Single-Family Res.

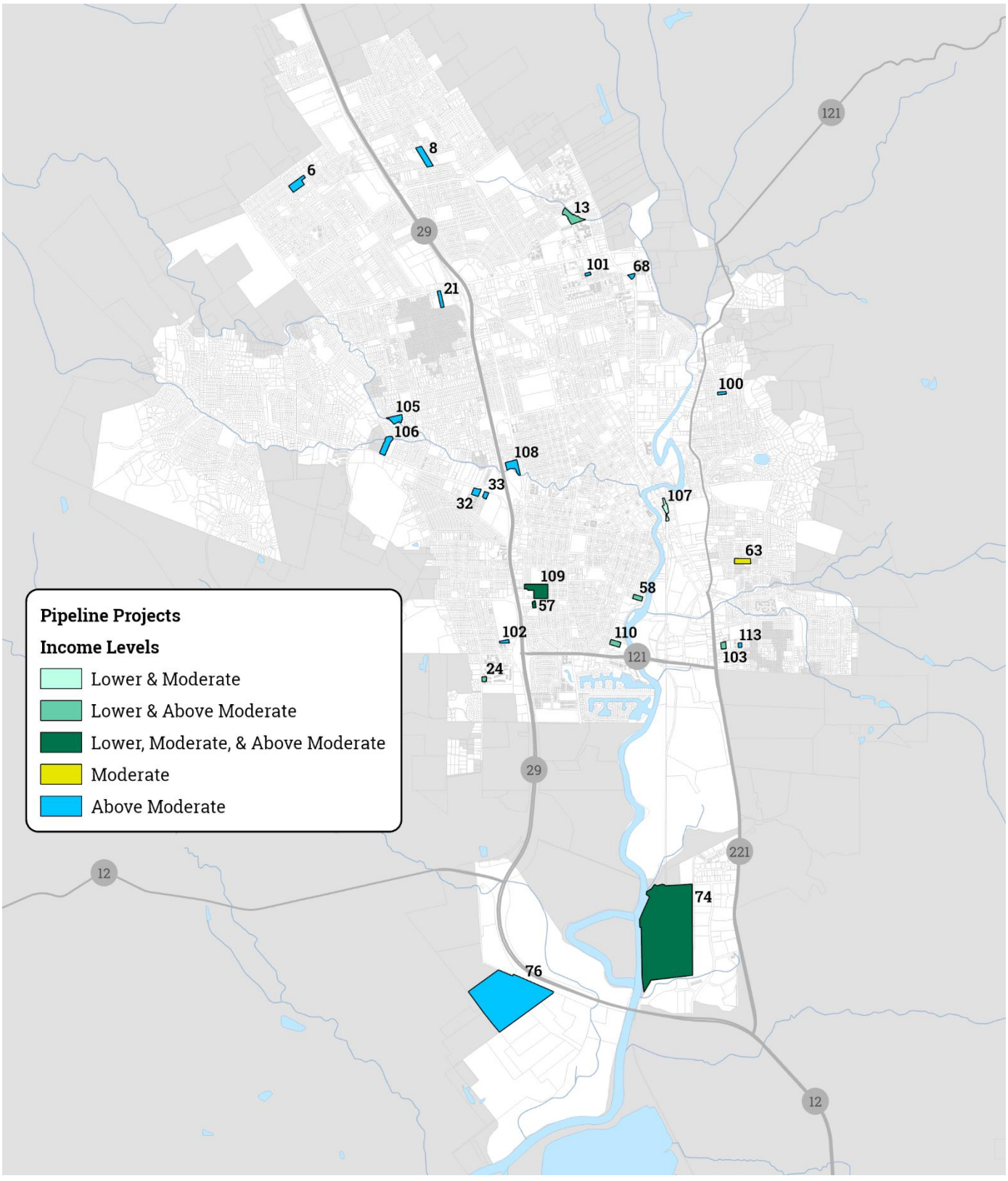


Figure B-2: Pipeline Project Identifier Numbers in Napa City

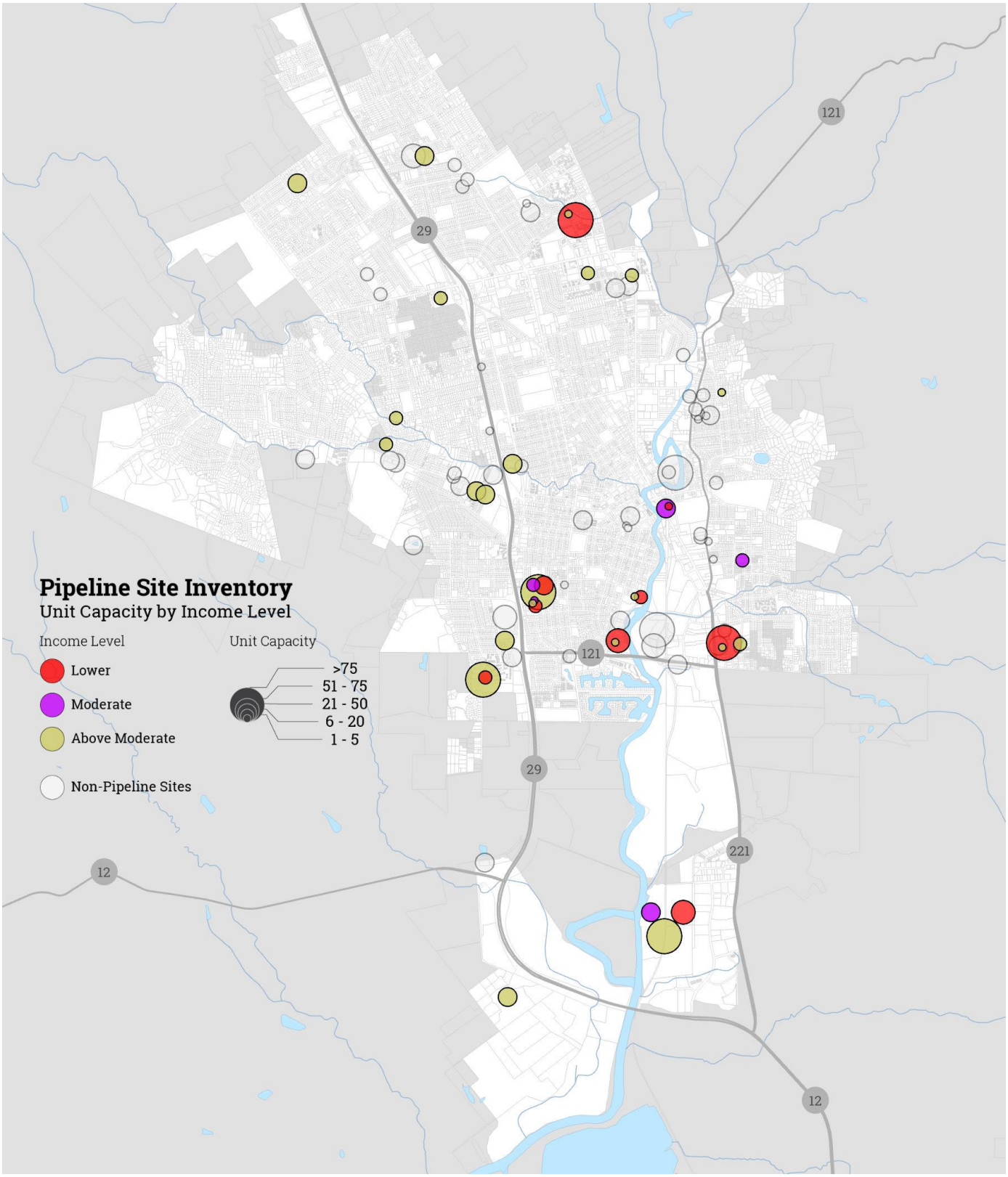


Figure B-3: Pipeline Project Unit Capacity in Napa City

B.2.3 Pipeline Projects Accommodating the Lower-Income RHNA

Various projects in the development pipeline contribute to the lower-income RHNA for the city. The following sections provide details on each development project along with a description of the units contributing to the lower-income allocation (lower-income categories are detailed in Table B-3 while lower-income pipeline projects are listed among all pipeline projects in Table B-5).

Heritage House/Valle Verde

DEVELOPMENT TYPE

Multi-Family Residential

AFFORDABLE UNITS



Forty-four units will be restricted for extremely low-income households, and 44 additional units will be restricted to incomes not exceeding 85 percent of AMI. Two managers' units will be unrestricted. Affordability of the units to extremely and very low-income households is ensured for a minimum of 55 years, pursuant to the Affordable Housing Loan Agreement (C2022-100) with the City of Napa effective June 1, 2022. A copy of the completed Alternative Sites Checklist for this project is provided in SECTION B.9.

DESCRIPTION

Two developments make up the unified vision of Heritage House and Valle Verde Apartments, a 90-unit affordable housing project in northeast Napa. Heritage House/Valle Verde totals 90 units of affordable multifamily residential units that includes the rehabilitation of an existing structure to create 66 units that will consists of eight one-bedroom apartments and 58 studio apartments, including 40 units of supportive housing. The new construction component will include 12 one-bedroom units (including four units of supportive housing), six two-bedroom units, and six three-bedroom units.

The combined 90 units being built will have space for families, farmworker housing, and permanent supportive housing. Located at 3700 and 3710 Valle Verde Drive, these new homes are conveniently located to shopping, services, public transportation, and schools.

Project Timeline: Construction has been ongoing and the first phase of units is expected to be completed by November 2023 with the second phase of units expected to be available for occupancy by March 2024.

SoCo (formerly Pietro Place)

DEVELOPMENT TYPE

Multi-Family Residential

AFFORDABLE UNITS

Of the 171 units, 11 will be affordable rental/sales prices for very low-income households not exceeding 50 percent of AMI for a period of 55 years.



DESCRIPTION

SoCo is a 171-unit apartment complex on Central Avenue in Napa that is currently under construction and includes 101 one-bedroom units and 70 two-bedroom units. After opening as a rental complex, it is planned to gradually be converted into a condominium development starting 10 years after opening.

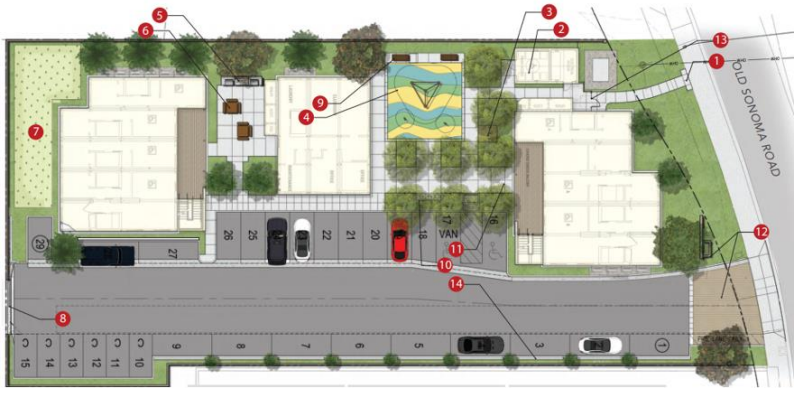
Project Timeline: Construction is ongoing. The first phase of units is available for occupancy as of August 2023, with the remainder of the project expected to be completed in phases through 2023.

Caritas Affordable Apartments

DEVELOPMENT TYPE

Multi-Family Residential

AFFORDABLE UNITS



Of the 20 units, two will be restricted to very low-income households not exceeding 50 percent of AMI, eight will be restricted to low-income households not exceeding 80 percent of AMI, five will be restricted to moderate-income households not exceeding 100 percent of

AMI, and four will be restricted to moderate-income households not exceeding 120 percent of AMI. One manager's unit will be unrestricted.

DESCRIPTION

Caritas Village is a 20-unit affordable housing development that will provide desperately needed workforce housing. An important aspect of this planned development is its connection to the approval of a new Trinitas/Marriott Hotel in south Napa. In lieu of paying the Affordable Housing Impact Fee for the Trinitas hotel project, the developer agreed to build affordable housing units on an off-site property, which resulted in the Caritas Village project.

Project Timeline: Construction was completed as of June 2023 and occupancy began in July 2023.

Bridgeview Apartments Addition



DEVELOPMENT TYPE

Multi-Family Residential

AFFORDABLE UNITS

Of the 16 new units, three units will be restricted to very low-income households and eight units will be restricted to low-income households.

DESCRIPTION

Bridgeview currently operates as a 41-unit multi-family residential development at 122 Brown Street in Napa. The addition includes the development of 16 additional units on an adjacent property located at 151 Riverside Drive.

Project Timeline: Project approved. Application for a minor modification is currently under review by the city with approvals pending additional information from the applicant; there are no city-imposed barriers to final approval. The project is anticipated to begin construction as soon as all approvals are secured and to complete construction within the Housing Element planning period. The developer is financially invested in completion of the project since they own the property and most entitlements are secured.

Napa Pipe

DEVELOPMENT TYPE

Mixed-Use Residential

AFFORDABLE UNITS

Of the 945 units planned in this development, at least 70 units must be deed-restricted to very low-income households and an additional 70 must be deed-restricted to low- or very low-income households. An additional 50 units must be deed-restricted to moderate-income households. This project may be built in phases with the number of deed restricted units phased in.



DESCRIPTION

The 154-acre project is located at the old Napa Pipe industrial site along the Napa River at 1025 Kaiser Road, about a quarter mile north of the Butler Bridge on Highway 29. It is owned by Napa Redevelopment Partners, and Catellus, based in Oakland, is the development manager for the project. The Napa Pipe site was annexed to the City of Napa in 2020. Pursuant to Government Code Section 65584.08, the city and county entered into an agreement authorizing the county to report certain

affordable units produced on the Napa Pipe site in its Annual Progress Report each year up to a maximum of 140 units. The number of affordable units to be reported by the county will depend on the funding dedicated to the project by the City from sources other than Affordable Housing Impact Fees and the project phase in which the affordable units are constructed (Phase 1 or Phase 2).

Project Timeline: The first phases of development have been approved. Construction is anticipated to begin in 2024 and to be completed within the Housing Element planning period.

Monarch Landing Affordable

DEVELOPMENT TYPE

Multi-Family Residential

AFFORDABLE UNITS

Of the 77 units, 76 will be restricted to low-income households at or below 60 percent of AMI and one manager's unit will be unrestricted. At least 16 units will be designated for permanent supportive housing or other special needs populations.



DESCRIPTION

Monarch Landing, Napa Valley Community Housing's (NVCH) latest housing development, proposes to develop 77 units of infill affordable housing in the City of Napa. Located at 1000 Shetler Avenue, Monarch Landing is close to transit and retail hubs enabling future residents easy access to the South Napa Marketplace.

Project Timeline: Project is currently securing funding, potentially including tax credits, and is expected to begin construction in 2024 with completion in 2025. The developer is financially invested in completion of the project since they own the property and have all entitlements secured.

Wine Train Housing

DEVELOPMENT TYPE:

Mixed-Use Residential

AFFORDABLE UNITS

Six Single Room Occupancy (SRO) units will be deed-restricted and made available for very low-income households.



DESCRIPTION

The proposed development includes 9,950 square feet of commercial/retail space and 61 residential units, including six SRO units. Each SRO will be provided with a private bedroom and bathroom and have shared access to group kitchen, living, and dining areas.

In addition to the six SRO units, 35 studio units, 14 one-bedroom units, and four three-bedroom units are proposed.

The project includes a mixed-use building which fronts Soscol Avenue with ground-floor retail/commercial space, two levels of residential units above on the Soscol-facing side, and three levels of residential above on the internally facing side of the building. The secondary building is situated behind the primary building and provides tuck-under parking with two levels of residential above.

Project Timeline: Project is currently under review by the city with approvals pending additional information from the applicant; there are no city-imposed barriers to final approval. The project is anticipated to begin construction as soon as all approvals are secured and to complete construction within the Housing Element planning period. The developer is financially invested in completion of the project since they own the property and most entitlements are secured.

Health and Human Services (HHS) Site

DEVELOPMENT TYPE

Single- and Multi-Family Residential

AFFORDABLE UNITS

The project includes approximately 25 units for low-income households at 80 percent of AMI or below. The project in its current proposal will include at least 16 ownership units restricted to moderate-income households at 81 percent to 120 percent of AMI.



DESCRIPTION

This project is still in the planning phase but will include approximately 160 ownership and rental units, including six units that will be located in renovated historic buildings. The target population will be a mix of low-income, moderate-income, and workforce housing units.

Project Timeline: Project is expected to have funding secured by September 2023, and construction is expected to commence in 2024 with completion in 2025. The developer is financially invested in completion of the project since they own the property and all entitlements are secured.

Valley Lodge

DEVELOPMENT TYPE

Single Resident Occupancy

AFFORDABLE UNITS

Of the total 55 units, 54 will be restricted as supportive housing units to extremely low-income households referred through the County's Coordinated Entry System. Affordability of the units to extremely low-income households and persons experiencing homelessness is ensured for a minimum of 55 years, pursuant to the Affordable Housing Regulatory Agreement and Declaration of Restrictive Covenants recorded with the Napa County Recorder on August 29, 2022, at Serial No. 22-16223. A copy of the completed Alternative Sites Checklist for this project is provided in SECTION B.9.



DESCRIPTION

Valley Lodge is a Project Homekey site that will include 54 permanent supportive housing units and one manager's unit. Supportive services will be provided onsite. The project will include 20 units for clients exiting chronic homelessness, 14 units for transitional-aged youth and 20 units for clients exiting homelessness. All referrals to the project will come through the County's Coordinated Entry System.

Project Timeline: The first phase of Valley Lodge (27 units) was completed and occupied in April 2023. The remaining 27 units are expected to be completed by August 2023.

B.2.4 Large Sites in the Pipeline

One vacant site in the Pipeline accommodating the lower income category is over 10 acres. This site is the location of the Napa Pipe development plan as described in Section B.2.3. At 160 acres, the project includes a plan to provide over 70 units of deed-restricted low-income housing.

SECTION B.3. VACANT AND UNDERUTILIZED SITES

State law requires each jurisdiction to demonstrate that sufficient land is zoned to provide housing capacity that is adequate to meet the RHNA for each income level. To determine housing capacity, City of Napa staff and the consultant team (Dynamic Planning + Science) conducted an analysis of vacant and non-vacant developable land within the city limits that is within General Plan land use designations and zoned to allow for housing. This section describes the method used to calculate the housing capacity on these sites.

B.3.1 Overview

The inventory and analysis of available sites was performed utilizing Geographic Information Systems (GIS) mapping software and data analytics. The city started with three primary data sources: 1) 2022 Napa County parcel data, 2) City of Napa and Open Street Map (OSM) building footprints, and 3) a vacant and underutilized (i.e., non-vacant) parcel inventory created by Dyett & Bhatia (D&B) in 2020 for the 2040 General Plan Update.

The 2022 Napa County parcel dataset includes assessor land use codes to identify vacant sites. This data can be outdated or inaccurate and was updated by intersecting with building footprints to enhance the vacancy status. A sample of this data is shown in Figure B-4.



Figure B-4: Building Footprints Over Napa County Parcels

The 2020 D&B parcel inventory was created based on assessor land use codes and the improvement-to-land-value ratio to identify sites that were potentially underutilized. The 2040 General Plan also provided buildout units for underutilized sites.

All parcels in the city were evaluated via programmatic modelling illustrated in Figure B-5 to determine eligibility, inclusion, and residential unit capacity in the site inventory. For a given parcel, the vacancy,

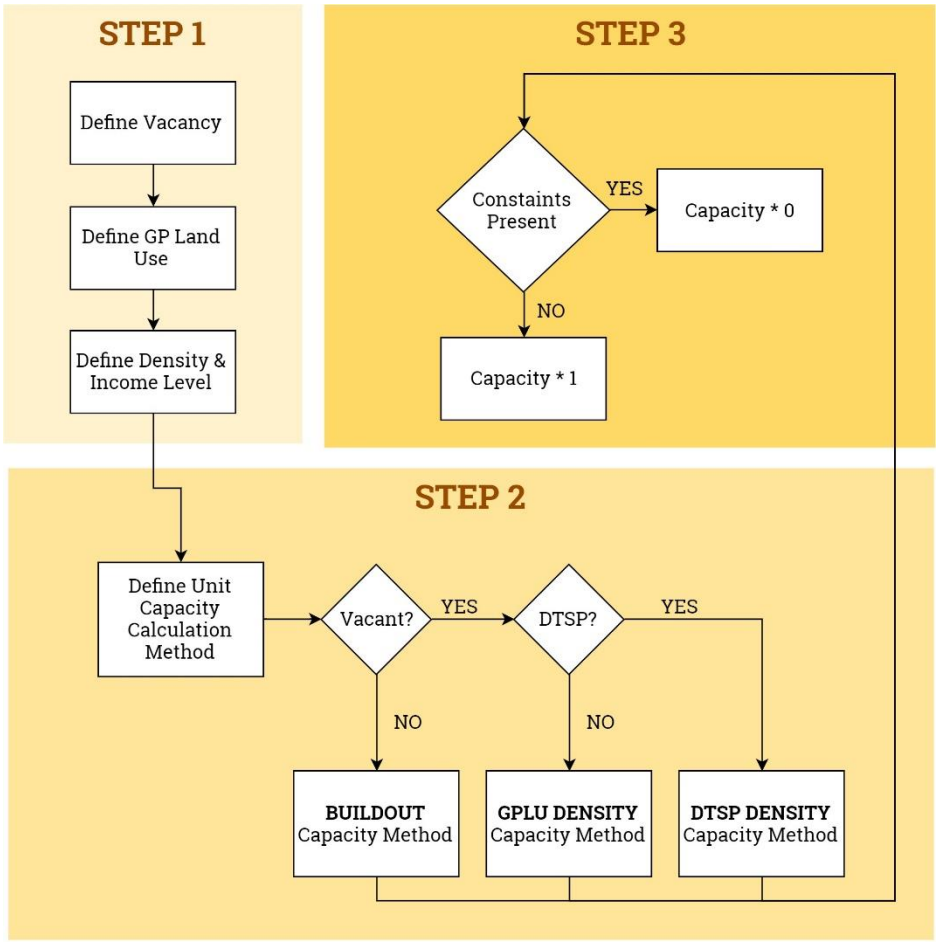


Figure B-5: Parcel-Based Site Inventory Algorithm

General Plan land use, and corresponding density and income level are defined and determine using one of three unit capacity calculation methods. If a parcel is deemed vacant, the unit capacity is calculated based on either the General Plan land use designation or the Downtown Specific Plan (DTSP) building form zones. If a parcel is deemed non-vacant, the unit capacity falls back on the buildout capacity as defined by the 2040 General Plan (all parcels with buildout capacity less than one unit were removed). Finally, a variety of constraints may disqualify a parcel for inclusion in the Site Inventory, including environmental conditions like contamination or other hazards; unusual parcel size or shape; encumbrances such as easements or an airport compatibility overlay; use in 2015-2022 annual progress reports (APRs); parks; and use in a previous site inventory.

The city narrowed down the 2019 parcel inventory to only those sites within city limits that were zoned to allow for residential development and were not otherwise constrained by unusual conditions. Consequently, none of the sites included in the final inventory have any known conditions that would preclude residential development within the planning period.

As a process of the site inventory algorithm, all parcels in the city and those included in the sites inventory were reviewed for vacancy status, zoning and land use, environmental constraints, use in 2015-2022 Housing Element APRs, and use in prior site inventory.

The sites included in the inventory have all been designated for residential development and are not constrained by topography, known environmental factors, or other site-specific constraints that would limit development. The city screened the inventory to remove parcels that are currently occupied by residential uses.

Once the initial inventory of sites was created, the consulting team met with city staff in the Planning and Housing Divisions to verify the sites included in the inventory (Figure B-6). These staff members

have specific knowledge of current projects in the pipeline and development interest in certain areas of the city.

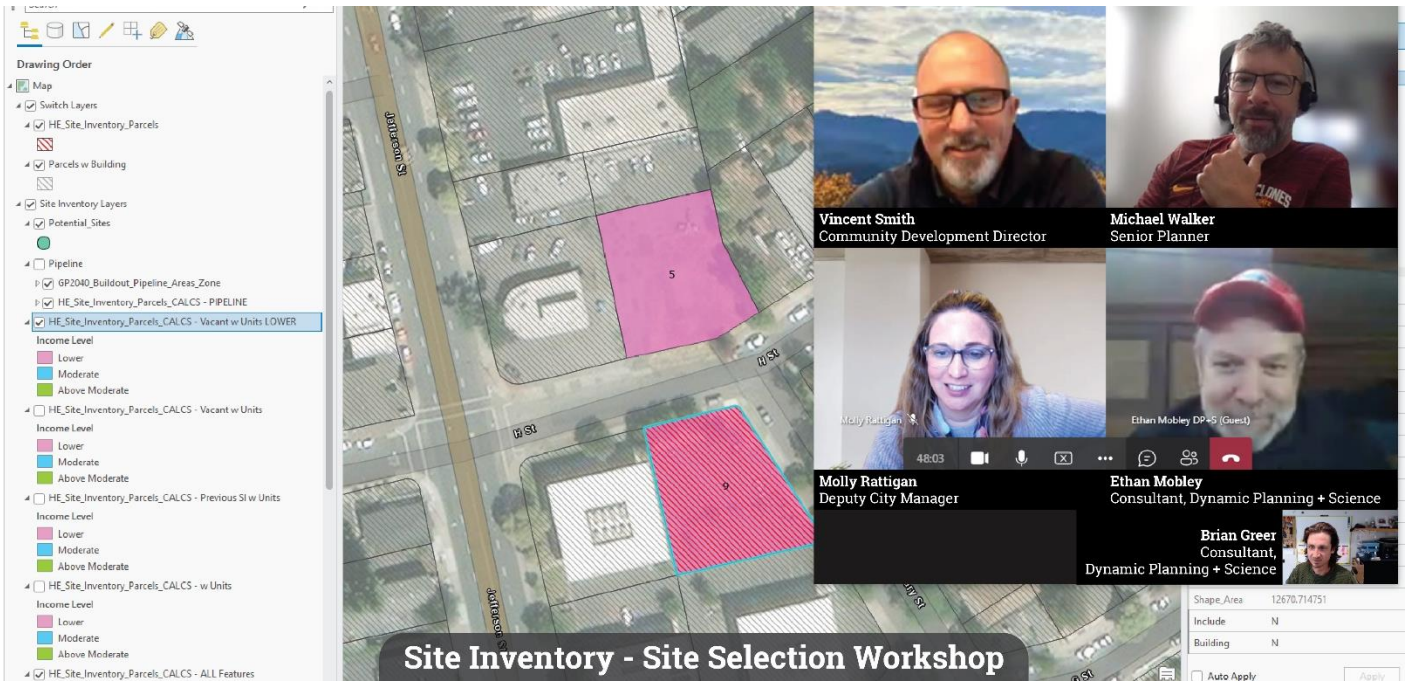


Figure B-6: Site Inventory Review Meeting October 2022

City planning and housing staff reviewed the vacancy status of each site and confirmed classification of each site as vacant, underutilized, redevelopment-candidate, or not realistic for redevelopment due to other conditions.

Once all the sites and assumptions had been verified, assumptions were applied to the available sites to calculate housing capacity. A spot-check was then conducted of individual parcels to confirm that the calculations resulted in realistic capacity numbers.

B.3.2 Affordability Assumptions

Table B-6 shows how sites were categorized for the inventory based on zoning and allowed density and how the assumed densities assigned align with state-defined density thresholds appropriate for specific income groups as follows:

- **Lower-Income Sites.** State law (Government Code § 65583.2(c)(3)) establishes a "default density standard" of 20 units per acre or higher for lower-income units in the City of Napa. This is the density that is "deemed appropriate" in state law to accommodate Napa's lower-income RHNA. Sites between one-half acres and 10 acres in size where zoning or General Plan land use designations allow for development at 20 units per acre or higher density were generally included in the inventory as lower-income sites.
- **Moderate-Income Sites.** Sites zoned for medium-density, multi-family residential allowing between 10 and 20 dwelling units per acre were inventoried at moderate-income, based on the assumption that the site was too small to accommodate a subsidized lower-income project but large

enough for a smaller market-rate, multi-family development to be built.

- **Above Moderate-Income Sites.** Sites with low-density residential zoning below 10 dwelling units per acre were categorized as above moderate-income based on the assumption that a single-family home would be the most likely to be built. Traditional residential with a density of 12 dwelling units per acre is also included in this category based on the median home sale price in the City of Napa of $920,000 (Redfin, 10/2022).

B.3.3 Assumed Density

Density is dictated by the Zoning Ordinance and General Plan. Section 17.08.030 of the City of Napa Zoning Ordinance states that dwelling unit density in residential zoning districts is defined by the underlying General Plan land use designation. Likewise, density for most, but not all, zoning districts in the city is determined on an individual parcel level by the underlying General Plan land use designation. Exceptions include the Downtown Neighborhood (DN), Oxbow Commercial (OBC), and Tulocay Village (MP-G4) zoning districts among others, in which densities are established in adopted area-specific plans. In addition, there are three zoning districts that do not use a typical density standard of dwelling units per acre; instead, a Floor Area Ratio (FAR) is applied through the General Plan designation.

For purposes of the site inventory, the density standard of the General Plan is applied except where a parcel is within the Downtown Specific Plan area. For those zoning districts that use FAR from the General Plan, an equivalent density was determined using the average dwelling unit size of 900 square feet based on several recent housing projects. General Plan and Downtown Specific Plan densities are presented in Table B-6.

Table B-6: Density Assumptions by General Plan Land Use

Land Use	Max. Density (DU/ac)	FAR	Income Level	Development Potential	Realistic Density
Business Professional	40		Lower	80%	32
Agriculture	1		Above Moderate	80%	0.8
Greenbelt	0.05		Above Moderate	80%	0.04
Flex Industrial	20		Lower	80%	16
Corridor Mixed-Use High	35	2	Lower	80%	28
Corridor Mixed-Use Low	26	1.5	Lower	80%	20.8
Foster Road Mixed Use	10		Moderate	80%	8
Napa Pipe Mixed-Use	20		Lower	80%	16
Residential Mixed-Use	40		Lower	80%	32
Public-Serving	20	1	Lower	80%	16
High Density Residential	40		Lower	80%	32
Low Density Residential	8		Above Moderate	80%	6.4
Medium Density Residential	18		Moderate	80%	14.4
Traditional Residential	12		Above Moderate	80%	9.6

Land Use	Max. Density (DU/ac)	FAR	Income Level	Development Potential	Realistic Density
Very Low Density Residential	2		Above Moderate	80%	1.6
Downtown Specific Plan					
Downtown I	60		Lower	80%	48
Downtown II	40		Lower	80%	32
Transition	25		Lower	80%	20

Land uses without residential unit density defined in dwelling units per acre but with FAR defined (Corridor Mixed-Use High, Corridor Mixed-Use Low, and Public-Serving) use a translation to density for unit capacity calculations in the site inventory. Table B-7 presents a recently completed example project with detailed unit size information. An average per unit square footage is derived from the unit count and average area of each known unit size. Table B-8 outlines the translation from FAR to unit density based on the average unit area, which was found to be 900 square feet based on the recent projects studied (Table B-9). The base residential FAR is reduced by the minimum commercial use FAR assigned by the General Plan designation (A.), then further reduced by the development potential defined for each land use and halved (C.); this square footage is then divided by 900 to obtain the unit density from FAR (D.).

Table B-7: Sample Average Apartment Unit Size

Manzanita Apartments

2951 Soscol Avenue, Napa

	Apartment Size (Bedrooms)			
	1	2	3	Total
Avg. ft²	680	951	1,284	
Unit Count	25	13	13	**51**
Total ft²	17,000	12,363	16,692	**46,055**
				903 Avg. ft²

Table B-8: FAR to Unit Density Conversions

	A. Residential FAR *FAR - Min. Comm. Use*	B. Total FAR *On 1 Acre Lot*	C. Realistic Development Area *50% Lot Area * Dev. Potential*	D. Total Units on 1 Acre Lot *Assuming Avg. 900 ft² Unit*
Corridor Mixed-Use High	1.85	80,586	32,234	36
Corridor Mixed-Use Low	1.35	58,806	23,522	26
Public-Serving	1.00	43,560	17,424	19

In general, the realistic residential development potential of vacant and non-vacant sites has been assumed to be 80 percent of the maximum permitted density of the applicable land use designation. To

determine the realistic development potential on vacant and non-vacant sites, the city reviewed the density of recently built and low-income residential projects in the pipeline (Table B-9). As shown in the table, sites developed with residential and mixed-use developments averaged 83 percent of the allowed densities.

Table B-9: Realistic Development Potential Based on Recent Projects

Project Name	Acres	Total Units	General Plan	Project Density	Max. Allowed Density	% Max. Density
Manzanita Apartments	1.8	51	High Density Residential	28	40	70%
Vista Tulocay/The Brayden	12.5	500	High Density Residential	40	40	100%
Stoddard West	2.4	50	High Density Residential	21	40	53%
Monarch Landing	2.3	77	High Density Residential	34	40	85%
St. James Place	0.9	23	Corridor Mixed-Use Low	25	26	96%
Valley Lodge	1.8	55	Corridor Mixed-Use High	31	35	89%
Affordable Housing Developments				**Average Realistic Density**		**82%**

B.3.4 Vacant Sites

Unit capacity calculations for vacant sites in the site inventory were made by either the 2040 General Plan land use designation density or the Downtown Specific Plan building form zone density.

As Figure B-7 illustrates, in the case of a site inventory parcel that is outside the Downtown Specific Plan (DTSP) area, the unit capacity will be calculated by multiplying the general plan land use density by the site area and development potential. For a parcel inside the DTSP area, the unit calculation will use the density of the DTSP zone. The density values are shown in Table B-6 .

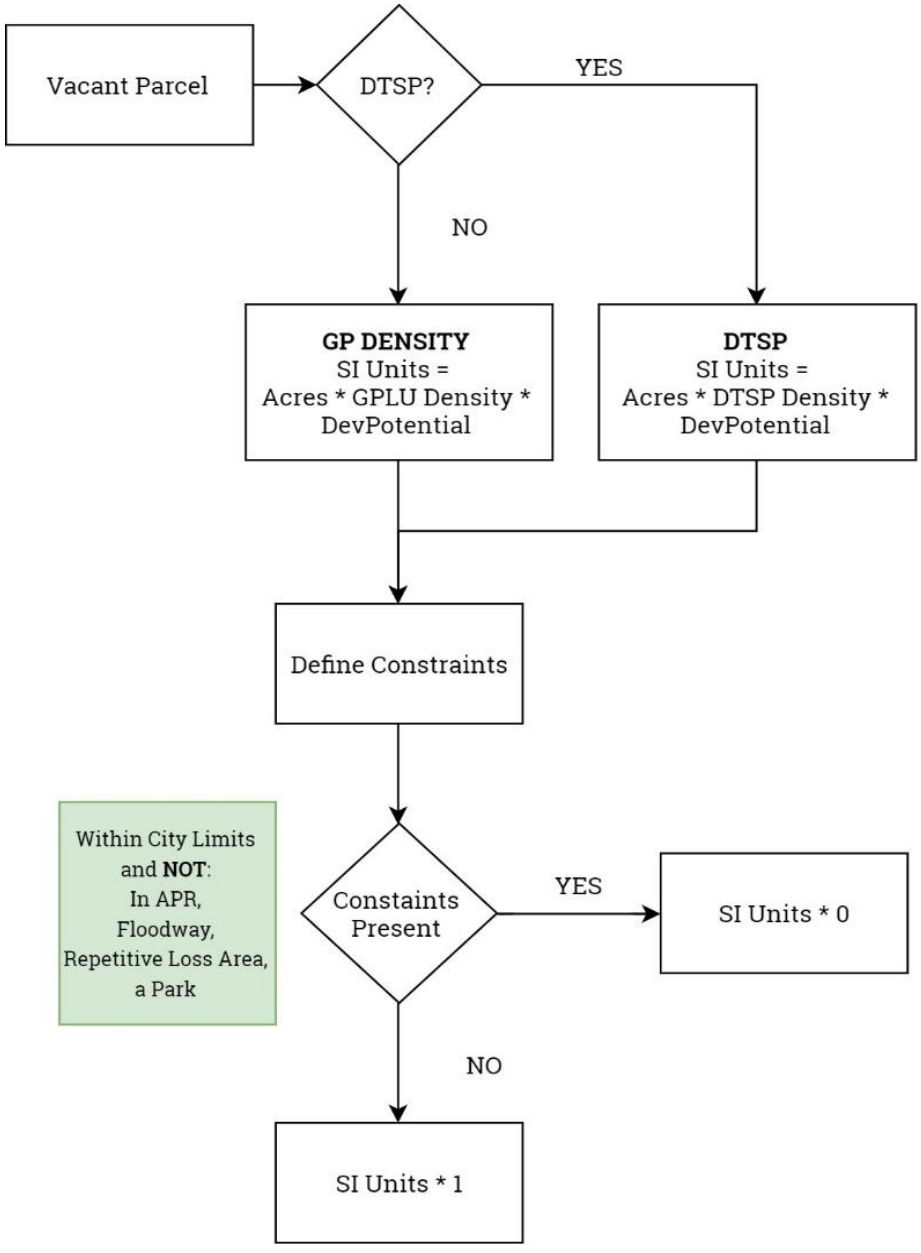


Figure B-7: Vacant Parcel Calculation Method

B.3.5 Underutilized (Nonvacant) Sites

Underutilized parcels have been analyzed on various metrics, focusing on their potential for redevelopment. While the methodology for identifying and including these nonvacant parcels, as well as realistic capacity assumptions for the sites, is outlined in the previous sections, it is important to take a closer look at the potential for revitalization and conversion to higher density residential. We recognize the necessity to elaborate on the existing uses of these nonvacant sites and highlight opportunities for further development during the planning period. A detailed description of existing uses is imperative in formulating an in-depth analysis that underlines the potential for additional development.

In addition to a comprehensive analysis of current uses, it is essential to understand the barriers existing uses may pose to further residential development. To this end, the analysis considers experiences from past redevelopment projects for similar sites to high-density residential and any existing contracts or leases that could affect redevelopment. To provide a well-rounded perspective, current trends and market conditions in the city are also considered in relation to the sites identified for potential redevelopment. Factors such as the age and condition of existing structures, explicit developer interest, and the ratio of improvement-to-land values are incorporated into the analysis. Through this multi-faceted approach, a comprehensive view of the potential for the redevelopment of underutilized parcels emerges, in alignment with city planning goals and market dynamics.

Table B-10 details the underutilized parcels included in the site inventory along with their development potential category and additional notes on redevelopment context. The units provided for each parcel reflect the realistic capacity based on parcel size, constraints, and zoning as calculated for the site inventory.

B.3.5.1 Higher Density Residential Redevelopment

Eight out of eighteen of the underutilized parcels included in Table B-10 represent as potential redevelopment candidates. Although there is no explicit developer interest at this time, the types of uses located on these nonvacant parcels have tended to redevelop into higher density residential in the past. The existing uses of these parcels, as defined by the Napa County Assessor's office, include: four dwelling units, rural residential, single-family residential, and vineyard.

It is worth noting that these present uses, despite being varied, are not alien to the concept of redevelopment. In fact, similar parcels with such usage patterns have previously been successfully transformed into higher density residential properties. A recent example is the Caritas Village affordable housing development which redeveloped from two residential units to 20 (see Caritas Affordable Apartments).

Each of these nine parcels offers unique potential due to their individual characteristics and locations. The parcels with use code "four dwelling units", for instance, already signify a structure that can be further developed or renovated to accommodate more residences. The "rural residential" and "single-

family homes" also offer the opportunity for conversion into multifamily dwelling units, capitalizing on the growing demand for affordable housing options.

Past experiences indicate that these types of sites can indeed undergo successful transitions to higher density residential use.

B.3.5.2 Current Trends and Market Conditions

As part of the analysis, local real estate market trends were investigated, including changes in property prices, rental rates, and vacancy rates. A thorough understanding of these metrics can provide insights into the viability of redevelopment projects. For instance, rising property prices and decreasing vacancy rates might suggest a growing demand for housing, making residential redevelopment projects more attractive. In Napa, the typical home value has increased 138.1 percent from $319,050 to $759,760 since 2001, and vacancy rates are low at two percent for rental units and 1.4 percent for ownership units (see Appendix A).

Market conditions, such as the current demand for specific types of residential or commercial properties, are also studied. This includes examining the performance of different sectors (e.g., multifamily, single-family, commercial) and understanding where the demand is strongest.

Another factor considered is the socio-economic conditions of the city, which include population growth rates, demographic changes, and income levels. For example, a significant increase in population or changes in demographics necessitates the development of more diverse and affordable housing options. In 2020, the population of Napa was estimated to be 79,278, and there was a population increase of 3.1 percent over the most recent decade (2010 to 2020). The population is also aging, and its racial and ethnic mix is becoming more diverse with the Hispanic or Latinx population growing the most since 2000 (see Appendix A).

Finally, the legal and regulatory landscape is scrutinized, including zoning laws and development policies, as these significantly influence the feasibility and profitability of redevelopment projects. The interplay between these factors and the existing use of underutilized parcels is central to the analysis.

B.3.5.3 Planned Development

Ten out of eighteen of the underutilized parcels included in Table B-10 have known developer or owner interest in redevelopment, including pending applications or known planned development. This interest is not merely speculative but has materialized in the form of pending applications or announced plans for redevelopment.

Each of these nine parcels is at varying stages of the development process. Some are in the preliminary phases with owners or developers expressing intent to develop, while others have already advanced to the point of submitting formal applications for redevelopment. This variation in stages allows observation and understanding of the full spectrum of the development process, from initial interest to concrete planning and pre-development actions.

The planned developments for these parcels are diverse, reflecting the varied needs and opportunities within the community. These projects not only offer potential for residential growth but also contribute to the local economy through job creation during construction and subsequent operation phases.

Table B-10: Underutilized Parcel Redevelopment Potential

APN	Type	Units	Dev. Potential	Notes
003-242-007-000	Above Moderate	117	Developer Interest	The owner plans to transform the property into a combination of commercial spaces, hotels, and residential units, with the inclusion of an affordable housing component.
003-262-006-000	Low Income	4	Developer Interest	Owner intent is to develop housing. Owner discussed this intent at a Housing Week event.
003-262-007-000	Low Income	1	Developer Interest	Owner intent is to develop housing. Owner discussed this intent at a Housing Week event.
004-460-030-000	Low Income	53	Developer Interest	There is an interest in redeveloping a majority of the property. The school district is working with some potential buyers to buy and develop a large portion into residential. Anticipated to progress in the near future, this project will increase residential density on the parcel.
038-250-037-000	Above Moderate	11	Developer Interest	Property is the old vintage farm. The city has rezoned the parcel to RI4 allowing 4,000 sq ft lots. There is an active development application on the property. The development plan also includes the property directly adjacent to the south.
038-361-042-000	Moderate	73	Redevelopment Candidate	Parcel is a vacant vineyard and potentially prime residential. The site is zoned RS4 allowing 4,000 square foot lots. This site was identified as "significant but unavoidable" in the GP EIR with analysis on the importance of development within the RUL.
042-331-008-000	Low Income	50	Developer Interest	Interest by church to develop housing on site. The interest includes developing underutilized land on the church not redeveloping the existing structures. 30 units are presented in the site inventory and represent <50% of the 117 units that the undeveloped land can support.
044-062-032-000	Low Income	47	Redevelopment Candidate	The 1.5-acre parcel is zoned for multifamily residences and can support up to 40 units per acre. The site's zoning allows for a considerable increase. Based on the parcel size and zoning, the potential exists to accommodate 47units, significantly enhancing our residential development capacity.
045-062-008-000	Moderate	7	Redevelopment Candidate	Underutilized parcel in the moderate-income category identified as a site that allows significant redevelopment potential.
045-062-014-000	Moderate	12	Redevelopment Candidate	Underutilized parcel in the moderate-income category identified as a site that allows significant redevelopment potential.

APN	Type	Units	Dev. Potential	Notes
045-072-008-000	Moderate	24	Developer Interest	Underutilized parcel in the moderate-income category identified as a site that allows significant redevelopment potential. Trends have shown interest to develop residential capacity on church sites like this.
046-020-024-000	Moderate	5	Redevelopment Candidate	Underutilized parcel in the moderate-income category identified as a site that allows significant redevelopment potential. Underutilized - property to the north just converted to permanent supportive housing (Valley Lodge)
046-050-001-000	Low Income	9	Developer Interest	Parcel owner has expressed interest in redevelopment and site can support significant additional units.
046-050-002-000	Low Income	10	Developer Interest	Parcel owner has expressed interest in redevelopment and site can support significant additional units.
046-061-038-000	Moderate	3	Redevelopment Candidate	The parcel, assigned an RI4 zoning designation, is located in an area notable for recent development activity, especially around Saratoga and the eastern cul-de-sac. As one of the last undeveloped sites amidst a substantially modernized vicinity, it's logical to earmark this parcel for redevelopment to sustain the area's ongoing transformation. Furthermore, the accessibility provided by the adjacent cul-de-sac makes this parcel an attractive prospect for redevelopment, offering at least one additional access point.
046-200-020-000	Low Income	15	Redevelopment Candidate	The site, zoned for multifamily use, is large and located in an area experiencing substantial redevelopment. Currently, the site is significantly underutilized, serving merely as automobile storage. Considering the prevailing trends and the property's potential, it presents a prime opportunity for redevelopment.
046-211-003-000	Low Income	4	Redevelopment Candidate	Given the recent approval of a 10-unit townhome development on the neighboring southern property, the likelihood of redevelopment for the parcel at Wilkins and Shetler is high. Also included in the inventory is Monarch Landing, a recently approved 77 unit Affordable Housing development nearby, suggesting a strong trend towards local property enhancement in the area.
038-370-008-000	Low Income / Moderate	9 low / 13 moderate	Developer Interest	This parcel is not included in the pipeline but has a detailed plan to develop including an exemption under GC 54221(f)(1)(A), which requires at least 40% of units to be affordable to 75% of AMI for lower income households (75% of 80% AMI = 60% AMI). Of the 40%, at least half shall be affordable to very low-income households (50% AMI), and the remaining units will be affordable to moderate income households (120% AM).

B.3.6 Sites Identified in Previous Housing Elements

In general, all sites that have been included in prior housing elements have been removed from the site inventory. However, sites were checked for increasing zoning density from the 2020 General Plan to the 2040 General Plan. Sites that have increased in residential density prior to the beginning of the 6th Cycle planning period were considered for inclusion in the site inventory.

Nine sites in the inventory that are identified as lower-income sites were included in two previous housing element site inventories. These nine sites have all been subject to increased land use densities between the 2020 and 2040 General Plans, and increased densities took effect prior to the 6th Cycle planning period. As Table B-11 details, these sites (by APN) have changed from either Multi-Family Residential (MFR) or Local Commercial (LC) to High Density Residential, resulting in increases in by-right densities of between 10 and 20 units per acre. To demonstrate this, the 2020 and 2040 General Plan densities are presented and compared in Table B-11. Since the 2020 General Plan Pod designations dictated the specific density allowances within the MFR or LC land use designations, the table also includes notes on the previous Westwood (PA 7), Central Napa (PA 8), Beard (PA 5), and Alta heights (PA 6) Pod designations assigned to the previously used sites. For all of the previously used inventory sites that have been kept, the by-right density applied under the new 2040 General Plan is 40 units per acre.

Figure B-8 illustrates the location of each site included in two prior housing elements and included in this site inventory.

Table B-11: Sites Used in Prior Housing Element

APN	Site Inv. Units	2020 General Plan		2040 General Plan		*Density Δ*	Notes
		Land Use	Density	Land Use	Density		
004-081-005-000	37	Multi-Family Residential	30	High Density Residential	40	*+10*	PA 7 Westwood Pod MFR-132 = 20-30
042-312-037-000	13	Multi-Family Residential	20	High Density Residential	40	*+20*	PA 7 Westwood Pod MFR-113 = 15-20
042-312-038-000	14	Multi-Family Residential	20	High Density Residential	40	*+20*	PA 7 Westwood Pod MFR-113 = 15-20
043-111-002-000	17	Multi-Family Residential	20	High Density Residential	40	*+20*	PA 8 Central Napa Pod MFR-151 = 15-20
043-342-005-000	27	Local Commercial	25	High Density Residential	40	*+15*	PA 7 Westwood MFR-126 = 20-30 LC = 25 max per GP narrative
044-062-005-000	48	Multi-Family Residential	25	High Density Residential	40	*+15*	PA 5 Beard Pod MFR-77 = 20-25
045-041-005-000	17	Multi-Family Residential	20	High Density Residential	40	*+20*	PA 6 Alta Heights Pod MFR-104 = 15-20
050-270-033-000	22	Multi-Family Residential	20	High Density Residential	40	*+20*	PA 7 Westwood Pod MFR-114 = 15-20
050-270-034-000	24	Multi-Family Residential	20	High Density Residential	40	*+20*	PA 7 Westwood Pod MFR-114 = 15-20

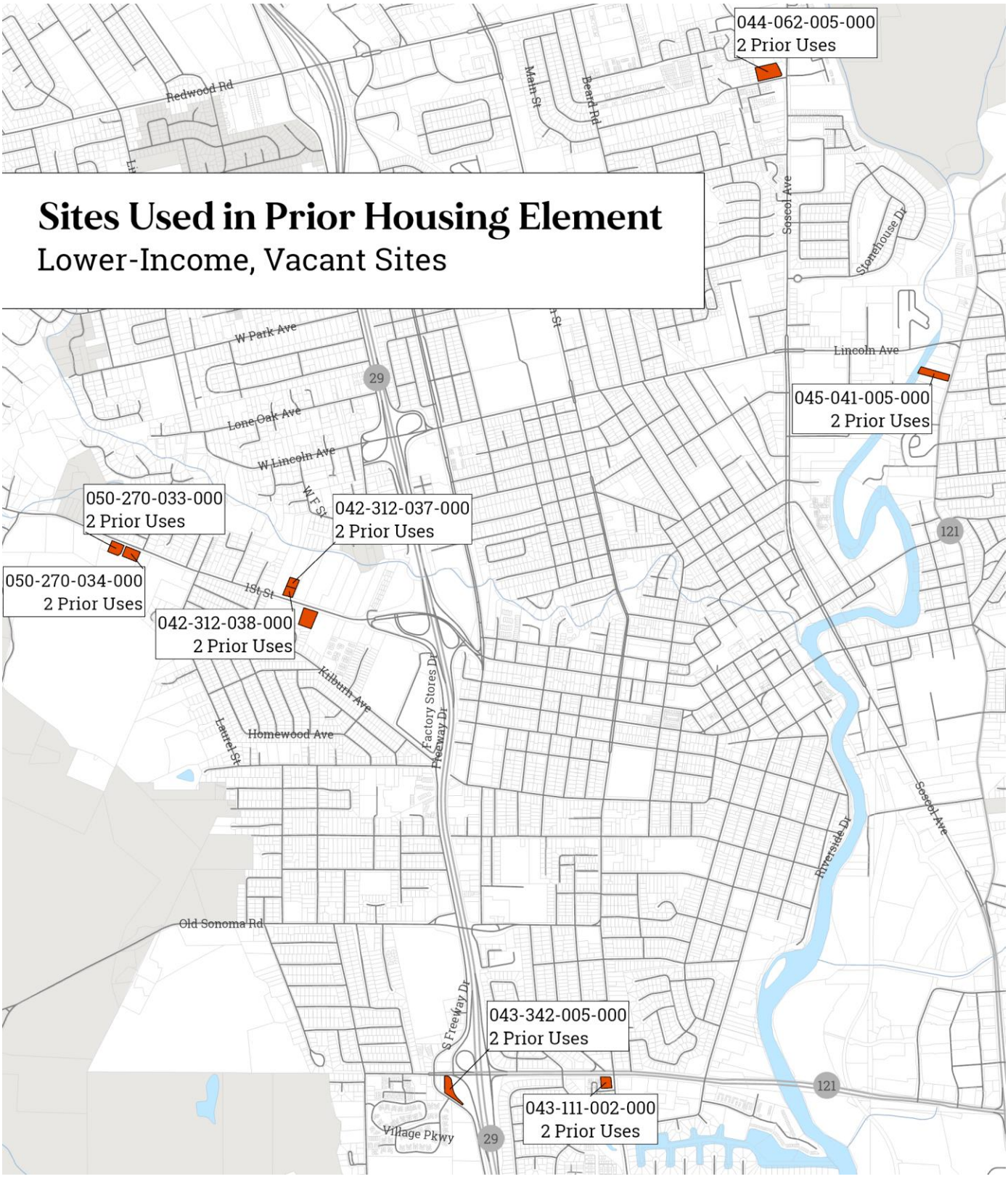


Figure B-8: Sites Used in Prior Housing Elements

B.3.7 Downtown Specific Plan

Some parcels in the site inventory fall within the City of Napa Downtown Specific Plan (DTSP). The DTSP provides the guiding framework for realizing the vision of a vibrant, healthy, and balanced pedestrian-oriented city center. The development standards of the DTSP are targeted towards revitalization by facilitating the redevelopment of underutilized land and simultaneously protecting sensitive neighborhoods situated along the edges of downtown.

The DTSP contains overriding development standards. The maximum density allowed per the residential density standards of the DTSP are identified in Table B-12. The income level and realistic development densities used in the site inventory are shown in Table B-6.

The sites included within the DTSP are shown on Figure B-9. For these sites, the unit capacity calculation used the underlying DTSP residential density allowance in lieu of the 2040 General Plan density.

Table B-12: DTSP Residential Density Standards

Land Use	Max Density (DU/ac)
Downtown Specific Plan	
Downtown I	60
Downtown II	40
Transition	25

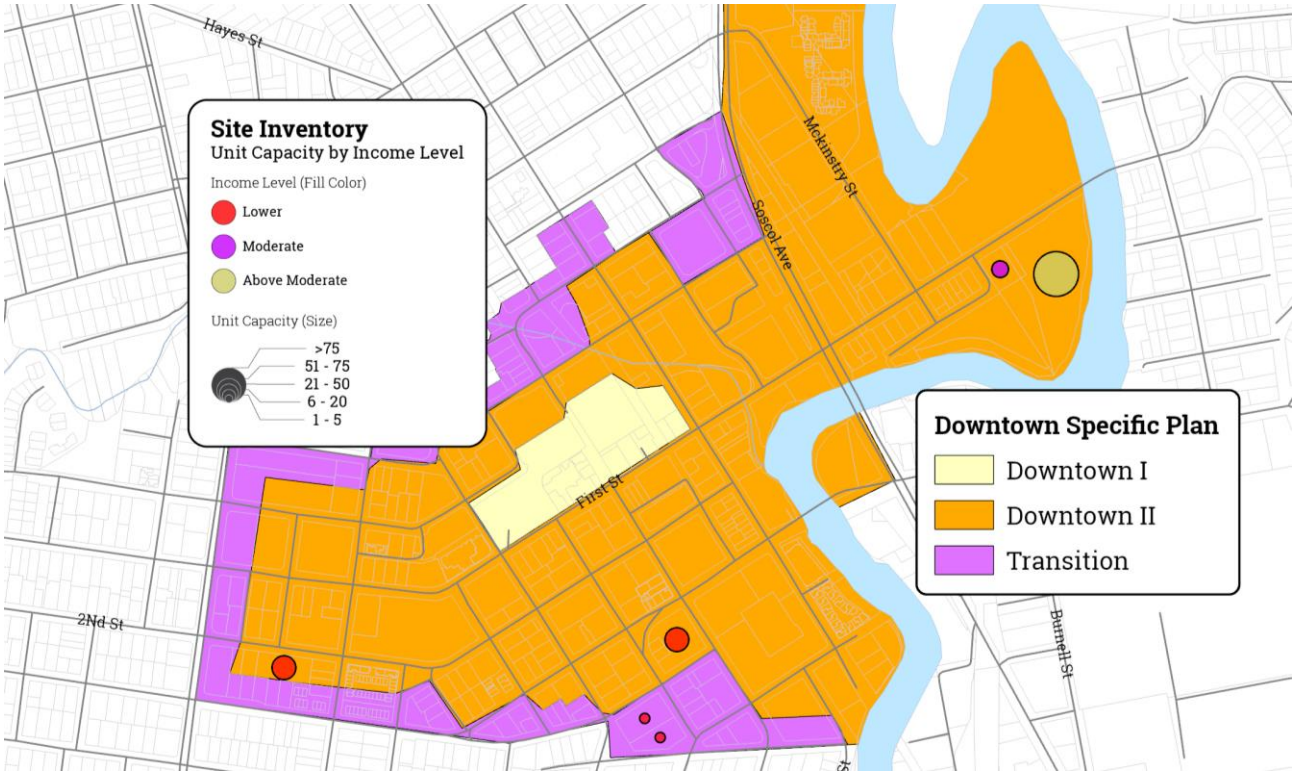


Figure B-9: Sites in the DTSP

B.3.8 Small Sites Accommodating the Lower-Income RHNA

There are two small vacant sites accommodating the lower-income RHNA in the site inventory that are below the half-acre threshold. These sites were included due to their potential of being developed together as a project in the future.



Figure B-10: Sub-Half Acre Vacant Low-Income Parcels in the Site Inventory

As shown in Figure B-10, two parcels on 1st Street, near Chelsea Ave. are included – each of which are around 0.4 acres. These parcels are physically adjacent, characteristically uniform, and share the same owner. As such, these parcels have been analyzed as a single site in the site inventory. In addition, the City of Napa has a record of facilitating affordable housing development on small sites through lot consolidation processes, including for three recent projects: Bridgeview Apartments (approved), SoCo (approved/under construction), and Manzanita Family Apartments (completed). Compared to these recent projects, the two small sites accommodating the lower-income RHNA have similar characteristics, including being relatively flat and being adjacent to other high-density residential communities. Similar to SoCo and Manzanita, the two small sites are zoned for multifamily development and have also benefitted from the recently adopted General Plan with an increased density of up to 40 units per acre. In addition, the sites are similarly located along a major corridor with direct access to existing utilities, transportation, and other services.

B.3.9 Large Sites in Lower Income Vacant Category

One underutilized site in the site inventory accommodating the lower income category is over 10 acres. Due to existing patterns of development and current buildout in the city, there are no recent examples of infill site development on 10 or more acres; although, the Napa Pipe project is a unique example. Almost all of the lands suitable for residential development at higher densities is located centrally since larger greenfill sites on the outskirts of the city have fewer services. The recently approved Old Sonoma Mixed Use site is a prime example of consolidation of parcels followed by subdivision to accommodate a mix of housing types on a total of 8.6 acres.

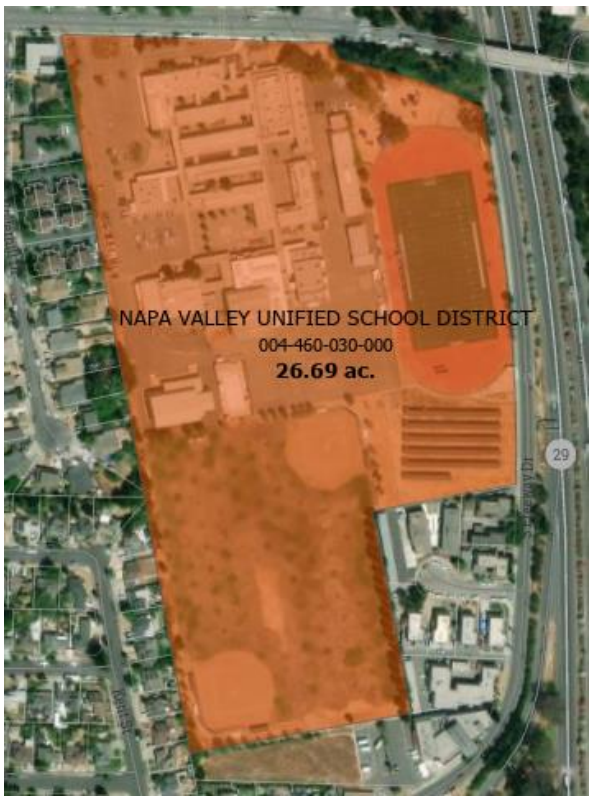


Figure B-12: Former Harvest Middle School Site

This large site included in the inventory is the location of the recently closed Harvest Middle School. The unit calculation for this site is utilizing the buildout analysis from the 2040 General Plan. Realistically, this site would be subdivided and developed at a smaller size; therefore, the buildout unit count used in the site inventory (53) is equivalent to a 2.65-acre vacant lot being developed at 20 units per acre (matching the surrounding density allowances for this parcel). This calculation is the equivalent of approximately 10 percent of the parcel being developed at 20 units per acre. Further, inclusion of the 2.65-acre portion of the Harvest Middle School site in the inventory aligns with recent infill development patterns that have mostly seen activity on sites less than eight acres.

SECTION B.4. ACCESSORY DWELLING UNIT PROJECTION

Per state law, a projection of the number of accessory dwelling units (ADUs) expected to be built within the eight-year planning period can also be considered as part of the inventory. Based on ABAG's June 2022 publication "Using ADUs to Satisfy RHNA[2]," the City has projected ADU development to satisfy the RHNA over the 2023-2031 Housing Element planning period. ABAG's methodology[3] allows for the rate of ADU permits approved and issued between 2019 and 2021 to be used as the baseline average since the City loosened ADU regulations in 2019. Based on ADU permits approved from 2019 to 2021 and excluding permits in 2018, an average of 46 ADUs per year, and total of 368 ADU units in the 2023-2031 Housing Element planning period, are projected. Table B-13 shows the breakdown of ADUs by year permitted by the city.

Table B-13: Napa ADU Permits 2018-2021

Year	ADU Permits
2018	20
2019	34
2020	45
2021	60
Average	**46**
2023-2031 Total	**368**

ABAG guidance includes proportional splits by income level applied to the planning period total at 30 percent for the very low-, low-, and moderate-income levels and 10 percent for the above moderate-income level. Table B-13 shows the total ADU counts by income level that the City of Napa is applying toward meeting its RHNA.

Table B-14: ADU Projections to Satisfy RHNA

Income Category	Very Low	Low	Moderate	Above Moderate	**Total**
Percentage split	30%	30%	30%	10%	
Total Units	**110**	**110**	**110**	**37**	**367**

[2] https://abag.ca.gov/technical-assistance/using-adus-satisfy-rhna
[3] https://abag.ca.gov/sites/default/files/documents/2022-06/ADUs-Projections-Memo_final.pdf

SECTION B.5. SUMMARY OF CAPACITY TO ACCOMMODATE THE RHNA

Table B-15 below provides a summary of total residential capacity included in the site inventory compared to the City of Napa's 6th Cycle RHNA. As shown in the table, the city has a total capacity for 3,351 units within pipeline residential developments and on vacant and underutilized sites, which is sufficient capacity to accommodate the RHNA of 2,669 units. This total unit capacity equates to a surplus of 12 to 43 percent by income category and a total surplus of 25 percent as compared to the RHNA.

Table B-15: Summary of Residential Capacity compared to 2023-2031 RHNA by Income

	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
RHNA	**1,214**	**405**	**1,050**	**2,669**
Pipeline Residential Development	337	135	1,412	**1,884**
Capacity on Vacant Sites	579	74	147	**800**
Capacity on Underutilized Sites	202	137	128	**467**
ADU Projection	220	110	36	**366**
Total Capacity	**1,338**	**456**	**1,723**	**3,517**
Surplus(+) / Deficit(-)	**+124**	**+51**	**+673**	**+848**
Surplus %	*10.2%*	*12.6%*	*64.1%*	*31.8%*

All sites are represented by location and unit capacity as graduated symbols on Figure B-13.

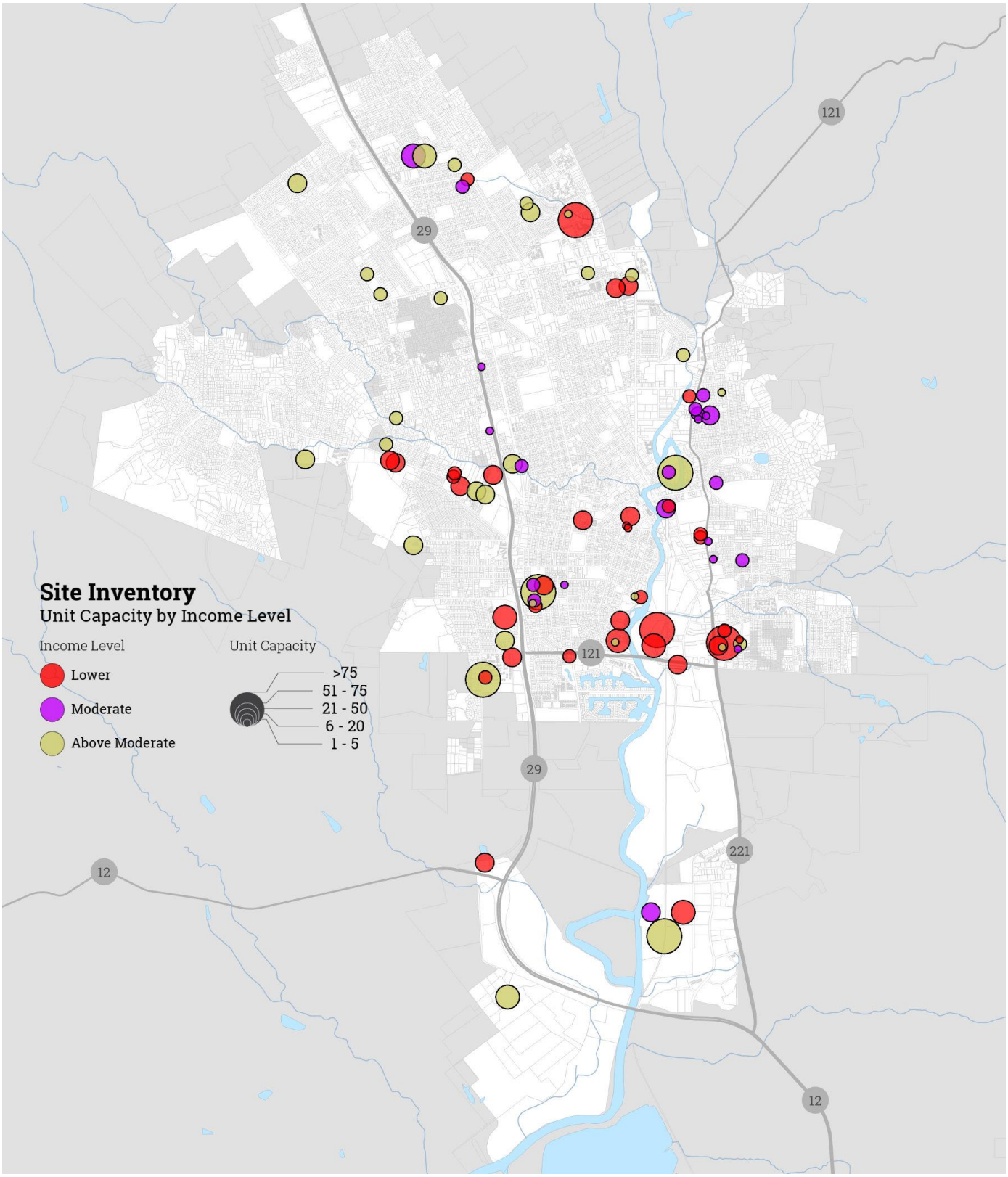


Figure B-13: Napa City Site Inventory – All Sites

SECTION B.6. INFRASTRUCTURE AVAILABILITY

This section addresses the availability of infrastructure to accommodate planned residential growth throughout the Housing Element planning period (2023-2031). The Housing Element includes programs to help support infrastructure improvements in areas targeted for development to ensure that there is enough water, sewer, and dry utility capacity to meet housing units projected in the RHNA.

B.6.1 Water and Sewer

The City of Napa, through the 2040 General Plan, is projecting approximately 7,800 new dwelling units and approximately 10,800 new jobs on the horizon. The Urban Water Management Plan demonstrates that the city's water supplies can meet projected demands during normal years through 2045 and basic five-year droughts from 2020 through 2030. For five-year droughts beginning in 2035, 2040, and 2045, a small supply shortfall could be expected in the second through fifth years; however, the City has determined that it can implement adequate water conservation efforts and public awareness campaigns to achieve necessary demand reductions, which are supported as part of the goals and policies in the 2040 General Plan.

The Napa Sanitation District (NapSan) provides wastewater disposal throughout the city. NapaSan owns and operates the sanitary sewer collection system and wastewater treatment plant that serves the city. There are approximately 38,250 connections within NapaSan's approximately 21 square miles of service area. Through a network of approximately 270 miles of underground sewer mains, assisted by a system of three lift stations, the wastewater makes its way to the Soscol Water Recycling Facility (SWRF) for treatment. The SWRF is a secondary and tertiary biological physical-chemical treatment facility that treats a mixture of domestic and industrial wastewater. NapaSan wastewater processes include primary treatment, activated sludge facilities, oxidation ponds, clarifiers, sludge digestion and solids de-watering facilities. The SWRF has a dry weather treatment design capacity of 15.4 million gallons per day (MGD). The wastewater is treated and discharged in various manners, depending on the source of the wastewater and the time of year. NapaSan's regulating body, the Regional Water Quality Control Board, permits discharge to the Napa River in accordance with a National Pollutant Discharge Elimination System (NPDES) permit. NapaSan provides full secondary treatment and disinfection at its wastewater facility whenever discharging to the Napa River. During the summer months, discharge to the Napa River is prohibited and wastewater is either stored in stabilization ponds or treated and beneficially reused for landscape irrigation in industrial parks, golf courses, parks, pasturelands, and vineyards. This high quality "Title 22 Unrestricted Use" recycled water is provided to all recycled water users (District, 2022).

Information about upgrades and changes to both the collection system and the wastewater treatment plant is covered in NapaSan's Collection System Master Plan (CSMP) and the Wastewater Treatment Plant Master Plan (WWTPMP). City staff shall coordinate with NapaSan when NapaSan updates these documents to ensure that the sewer collection system and wastewater treatment plant can

accommodate future growth within the city. As more housing units are added to the city, additional capacity improvements may be needed to the wastewater treatment plant to accommodate peak flows.

The city's storm drainage system consists of a network of open ditches, culverts, and underground pipes of various sizes and capacities, many of which are maintained by the city's Public Works Department. The ongoing Napa River and Creek Flood Protection Project includes improvements that will help lower the risk of flooding of Napa Creek and the Napa River. Several project components have been completed, and remaining project elements including floodwalls are estimated to be completed by 2027. To help manage stormwater pollution discharge, the city is part of a joint effort with Napa County and neighboring jurisdictions on the Napa Countywide Stormwater Pollution Prevention Program (NCSPPP). Though the county and each of the five cities and towns carry out their own individual stormwater pollution prevention programs, NCSPPP provides for the coordination and consistency of approaches between the individual participants and documents their efforts in annual reports. NCSPPP is funded by the member agencies and is administered by the Napa County Flood Control and Water Conservation District.

B.6.2 Dry Utilities

Pacific Gas and Electric Company (PG&E) provides electrical services and natural gas in the city. Telephone, cable, and broadband services are provided to the City of Napa by a variety of services providers, including AT&T, Xfinity, T-Mobile, and Verizon. Access to dry utilities is available throughout the city.

SECTION B.7. LAND INVENTORY SITES

Table B-16: City of Napa Land Inventory

LOW INCOME

VACANT PARCELS

APN	Land Use	GPLU Max Density	DTSP	DTSP Max Density	Zoning	Unit Method	Acres	Use Code	Use	Vacancy	Previous Site Inventory	Low Income Units	Moderate Income Units	Above-Moderate Units	Total Site Inventory Units
042-312-037-000	High Density Residential	40	N	1	multi family residential	Vacant	0.4	10	VACANT LOT RESIDENTIAL	Vacant	B	13	0	0	13
042-312-038-000	High Density Residential	40	N	1	multi family residential	Vacant	0.4	10	VACANT LOT RESIDENTIAL	Vacant	B	14	0	0	14
003-251-029-000	Downtown Neighborhood	20	Downtown II	40	downtown neighborhood	DTSP	0.9	51	COMMERCIAL IMPROVED	Vacant	N	27	0	0	27
003-213-010-000	Downtown Public	0	Downtown II	40	downtown public	DTSP	1.0	81	IMPRVD LAND NON-TAXABLE	Vacant	N	30	0	0	30
005-180-018-000	Corridor Mixed-Use Low	26	N	1	public or quasi public schools and health facilities	Vacant	6.0	80	VACANT LAND NON-TAXABLE	Vacant	N	125	0	0	125
005-180-016-000	Corridor Mixed-Use Low	26	N	1	public or quasi public schools and health facilities	Vacant	2.7	80	VACANT LAND NON-TAXABLE	Vacant	N	56	0	0	56
005-171-042-000	Corridor Mixed-Use High	35	N	1	mixed use tannery bend	Vacant	0.8	50	VACANT LAND COMMERCIAL	Vacant	N	22	0	0	22
046-211-009-000	Corridor Mixed-Use High	35	N	1	Community Commercial	Vacant	1.0	50	VACANT LAND COMMERCIAL	Vacant	N	28	0	0	28
004-081-005-000	High Density Residential	40	N	1	multi family residential	Vacant	1.2	10	VACANT LOT RESIDENTIAL	Vacant	B	37	0	0	37
045-041-005-000	High Density Residential	40	N	1	multi family residential	Vacant	0.5	20	VACANT LAND MULTIPLE	Vacant	B	17	0	0	17
046-450-002-000	Public-Serving	20	N	1	public or quasi public schools and health facilities	Vacant	2.2	80	VACANT LAND NON-TAXABLE	Vacant	N	35	0	0	35
044-062-005-000	High Density Residential	40	N	1	multi family residential	Vacant	1.5	20	VACANT LAND MULTIPLE	Vacant	B	48	0	0	48
043-111-002-000	High Density Residential	40	N	1	multi family residential	Vacant	0.6	50	VACANT LAND COMMERCIAL	Vacant	B	17	0	0	17
043-342-005-000	High Density Residential	40	N	1	multi family residential	Vacant	0.9	20	VACANT LAND MULTIPLE	Vacant	B	27	0	0	27

APN	Land Use	GPLU Max Density	DTSP	DTSP Max Density	Zoning	Unit Method	Acres	Use Code	Use	Vacancy	Previous Site Inventory	Low Income Units	Moderate Income Units	Above-Moderate Units	Total Site Inventory Units
050-270-033-000	High Density Residential	40	N	1	multi family residential	Vacant	0.7	10	VACANT LOT RESIDENTIAL	Vacant	B	22	0	0	22
047-230-044-000	Public-Serving	20	N	1	park or open space	Vacant	2.3	80	VACANT LAND NON-TAXABLE	Vacant	N	37	0	0	37
050-270-034-000	High Density Residential	40	N	1	multi family residential	Vacant	0.8	10	VACANT LOT RESIDENTIAL	Vacant	B	24	0	0	24

LOW INCOME

UNDERUTILIZED PARCELS

APN	Land Use	GPLU Max Density	DTSP	DTSP Max Density	Zoning	Unit Method	Acres	Use Code	Use	Vacancy	Previous Site Inventory	Low Income Units	Moderate Income Units	Above-Moderate Units	Total Site Inventory Units
042-331-008-000	High Density Residential	40	N	1	multi family residential	Buildout	3.7	51	Church with interest to develop housing on site. The interest includes developing underutilized land on the church not redeveloping the existing structures. 30 units are presented in the site inventory and represent <50% of the 117 units that the undeveloped land can support.		2	50	0	0	50
046-050-002-000	High Density Residential	40	N	1	mixed use - gateway	Buildout	1.0	11	Single-Family Residential. Parcel owner has expressed interest in redevelopment and site can support significant additional units.		2	10	0	0	10
046-050-001-000	High Density Residential	40	N	1	mixed use - gateway	Buildout	1.1	214	Single-Family Residential. Parcel owner has expressed interest in redevelopment and site can support significant additional units.		2	9	0	0	9
046-200-020-000	High Density Residential	40	N	1	multi family residential	Buildout	2.0	11	The site, zoned for multifamily use, is large and located in an area experiencing substantial redevelopment. Currently, the site is significantly underutilized, serving merely as automobile storage. Considering the prevailing trends and the property's potential, it presents a prime opportunity for redevelopment.		2	15	0	0	15
004-460-030-000	Public-Serving	20	N	1	public-quasi public schools and health facilities	Buildout	26.7	81	Former Middle School. There is an interest in redeveloping a majority of the property. The school district is working with some potential buyers to buy and develop a large portion into residential. Anticipated to progress in the near future, this project will increase residential density on the parcel.	N	53	0	0	53	

APN	Land Use	GPLU Max Density	DTSP	DTSP Max Density	Zoning	Unit Method	Acres	Use Code	Use	Vacancy	Previous Site Inventory	Low Income Units	Moderate Income Units	Above-Moderate Units	Total Site Inventory Units
046-211-003-000	High Density Residential	40	N	1	multi family residential	Buildout	0.5	11	Single Family Residential. Given the recent approval of a 10-unit townhome development on the neighboring southern property, the likelihood of redevelopment for the parcel at Wilkins and Shetler is high. Also included in the inventory is Monarch Landing, a recently approved 77 unit Affordable Housing development nearby, suggesting a strong trend towards local property enhancement in the area.		2	4	0	0	4
044-062-032-000	High Density Residential	40	N	1	multi family residential	Buildout	1.5	11	Single Familiy Residential. The 1.5-acre parcel is zoned for multifamily residences and can support up to 40 units per acre. The site's zoning allows for a considerable increase. Based on the parcel size and zoning, the potential exists to accommodate 47units, significantly enhancing our residential development capacity.		2	47	0	0	47
003-262-006-000	Downtown Neighborhood	20	Transition	25	downtown neighborhood	Buildout	0.7	51	Church. Owner intent is to develop housing. Owner discussed this intent at a Housing Week event.		N	4	0	0	4
003-262-007-000	Downtown Neighborhood	20	Transition	25	downtown neighborhood	Buildout	0.5	51	Church. Owner intent is to develop housing. Owner discussed this intent at a Housing Week event.		N	1	0	0	1
038-370-008-000	Low Density Residential	8	N	1	single family residential, minimum lot size 5,000 sq ft	Buildout	2.9	51	Single Family Residential. This parcel is not included in the pipeline but has a detailed plan to develop including an exemption under GC 54221(f)(1)(A), which requires at least 40% of units to be affordable to 75% of AMI for lower income households (75% of 80% AMI = 60% AMI). Of the 40%, at least half shall be affordable to very low-income households (50% AMI), and the remaining units will be affordable to moderate income households (120% AM).		N	9	13	0	9

MODERATE INCOME

VACANT PARCELS

APN	Land Use	GPLU Max Density	DTSP	DTSP Max Density	Zoning	Unit Method	Acres	Use Code	Use	Vacancy	Previous Site Inventory	Low Income Units	Moderate Income Units	Above-Moderate Units	Total Site Inventory Units
003-242-004-000	Oxbow Commercial	10	Downtown II	40	oxbow commercial	DTSP	0.5	5001	VACANT COMM W/MISC IMP	Vacant	N	0	13	0	13
001-022-011-000	Medium Density Residential	18	N	1	single family infill, minimum lot size 5,000 sq ft	Vacant	0.1	80	VACANT LAND NON-TAXABLE	Vacant	N	0	1	0	1
006-152-003-000	Medium Density Residential	18	N	1	single family infill, minimum lot size 5,000 sq ft	Vacant	1.2	10	VACANT LOT RESIDENTIAL	Vacant	N	0	17	0	17
002-082-060-000	Medium Density Residential	18	N	1	single family infill, minimum lot size 4,000 sq ft	Vacant	1.1	10	VACANT LOT RESIDENTIAL	Vacant	N	0	15	0	15
045-072-021-000	Medium Density Residential	18	N	1	single family infill, minimum lot size 5,000 sq ft	Vacant	0.2	10	VACANT LOT RESIDENTIAL	Vacant	N	0	2	0	2
004-303-007-000	Medium Density Residential	18	N	1	single family infill, minimum lot size 4,000 sq ft	Vacant	0.1	10	VACANT LOT RESIDENTIAL	Vacant	N	0	1	0	1
045-062-015-000	Medium Density Residential	18	N	1	single family infill, minimum lot size 5,000 sq ft	Vacant	0.2	10	VACANT LOT RESIDENTIAL	Vacant	N	0	3	0	3
046-262-027-000	Medium Density Residential	18	N	1	single family infill, minimum lot size 5,000 sq ft	Vacant	0.1	10	VACANT LOT RESIDENTIAL	Vacant	N	0	1	0	1
045-042-010-000	Medium Density Residential	18	N	1	single family infill, minimum lot size 5,000 sq ft	Vacant	1.4	50	VACANT LAND COMMERCIAL	Vacant	N	0	20	0	20
042-283-006-000	Medium Density Residential	18	N	1	single family infill, minimum lot size 7,000 sq ft	Vacant	0.1	72	PUD RES COMMON AREA	Vacant	N	0	1	0	1

MODERATE INCOME

UNDERUTILIZED PARCELS

APN	Land Use	GPLU Max Density	DTSP	DTSP Max Density	Zoning	Unit Method	Acres	Use Code	Use	Vacancy	Previous Site Inventory	Low Income Units	Moderate Income Units	Above-Moderate Units	Total Site Inventory Units
038-361-042-000	Medium Density Residential	18	N	1	single family residential, minimum lot size 4,000 sq ft	Buildout	5.1	39	Parcel is a vacant vineyard and potentially prime residential. The site is zoned RS4 allowing 4,000 square foot lots. This site was identified as "significant but unavoidable" in the GP EIR with analysis on the importance of development within the RUL.		N	0	73	0	73
045-072-008-000	Medium Density Residential	18	N	1	single family infill, minimum lot size 5,000 sq ft	Buildout	1.7	51	Church. Underutilized parcel in the moderate-income category identified as a site that allows significant redevelopment potential. Trends have shown interest to develop residential capacity on church sites like this.		N	0	24	0	24
045-062-008-000	Medium Density Residential	18	N	1	single family infill, minimum lot size 5,000 sq ft	Buildout	0.5	11	Single Family Residential. Underutilized parcel in the moderate-income category identified as a site that allows significant redevelopment potential.		N	0	7	0	7
046-061-038-000	Medium Density Residential	18	N	1	single family infill, minimum lot size 4,000 sq ft	Buildout	0.9	214	Four single family units. The parcel, assigned an RI4 zoning designation, is located in an area notable for recent development activity, especially around Saratoga and the eastern cul-de-sac. As one of the last undeveloped sites amidst a substantially modernized vicinity, it's logical to earmark this parcel for redevelopment to sustain the area's ongoing transformation. Furthermore, the accessibility provided by the adjacent cul-de-sac makes this parcel an attractive prospect for redevelopment, offering at least one additional access point.		N	0	3	0	3
045-062-014-000	Medium Density Residential	18	N	1	single family infill, minimum lot size 5,000 sq ft	Buildout	0.9	11	Single Family Residential. Underutilized parcel in the moderate-income category identified as a site that allows significant redevelopment potential.		N	0	12	0	12
046-020-024-000	Medium Density Residential	18	N	1	single family infill, minimum lot size 4,000 sq ft	Buildout	0.4	31	Single Family Residential. Underutilized parcel in the moderate-income category identified as a site that allows significant redevelopment potential. Underutilized - property to the north just converted to permanent supportive housing (Valley Lodge)		N	0	5	0	5
038-370-008-000	Low Density Residential	8	N	1	single family residential, minimum lot size 5,000 sq ft	Buildout	2.9	51	Church & Former Community Space. This parcel is not included in the pipeline but has a detailed plan to develop including an exemption under GC 54221(f)(1)(A), which requires at least 40% of units to be affordable to 75% of AMI for lower income households (75% of 80% AMI = 60% AMI). Of the 40%, at least half shall be affordable to very low-income households (50% AMI), and the remaining units will be affordable to moderate income households (120% AM).		N	9	13	0	13

ABOVE MODERATE INCOME

VACANT PARCELS

APN	Land Use	GPLU Max Density	DTSP	DTSP Max Density	Zoning	Unit Method	Acres	Use Code	Use	Vacancy	Previous Site Inventory	Low Income Units	Moderate Income Units	Above-Moderate Units	Total Site Inventory Units
050-270-010-000	Low Density Residential	8	N	1	single family residential, minimum lot size 40,000 sq ft	Vacant	5.0	30	VACANT LAND RURAL	Vacant	N	0	0	31	31
004-161-020-000	Low Density Residential	8	N	1	single family infill, minimum lot size 5,000 sq ft	Vacant	4.2	81	IMPRVD LAND NON-TAXABLE	Vacant	N	0	0	26	26
038-250-035-000	Low Density Residential	8	N	1	public or quasi public schools and health facilities	Vacant	3.5	80	VACANT LAND NON-TAXABLE	Vacant	N	0	0	22	22
007-282-007-000	Low Density Residential	8	N	1	single family infill, minimum lot size 5,000 sq ft	Vacant	3.0	10	VACANT LOT RESIDENTIAL	Vacant	N	0	0	18	18
044-314-008-000	Low Density Residential	8	N	1	single family residential, minimum lot size 7,000 sq ft	Vacant	2.9	80	VACANT LAND NON-TAXABLE	Vacant	N	0	0	18	18
038-100-018-000	Low Density Residential	8	N	1	single family infill, minimum lot size 5,000 sq ft	Vacant	2.7	341	VINEYARD LAND < 5 AC	Vacant	N	0	0	17	17
007-273-015-000	Low Density Residential	8	N	1	single family infill, minimum lot size 5,000 sq ft	Vacant	2.4	10	VACANT LOT RESIDENTIAL	Vacant	N	0	0	15	15

ABOVE MODERATE INCOME

UNDERUTILIZED PARCELS

APN	Land Use	GPLU Max Density	DTSP	DTSP Max Density	Zoning	Unit Method	Acres	Use Code	Use	Vacancy	Previous Site Inventory	Low Income Units	Moderate Income Units	Above-Moderate Units	Total Site Inventory Units
003-242-007-000	Oxbow Commercial	10	Downtown II	40	oxbow commercial	Buildout	3.6	5001	Oxbow Gardens. The owner plans to transform the property into a combination of commercial spaces, hotels, and residential units, with the inclusion of an affordable housing component.		N	0	0	117	117
038-250-037-000	Low Density Residential	8	N	1	public or quasi public schools and health facilities	Buildout	6.1	80	Property is the old vintage farm. The city has rezoned the parcel to RI4 allowing 4,000 sq ft lots. There is an active development application on the property. The development plan also includes the property directly adjacent to the south.		N	0	0	11	11

SECTION B.8. WORKS CITED

District, N. S. (2022). *Operating and Capital Budget.* Retrieved from www.napasan.com: https://www.napasan.com/DocumentCenter/View/951/FY-2021-22-Operating-and-Capital-Budget-PDF

Kirkeby, M. (2022). *State Income Limits for 2022.* Sacramento, CA: DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT.

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SECTION B.9. ALTERNATIVES SITES CHECKLISTS

In alignment with the housing goals and mandates set forth by the state, the City is dedicated to ensuring that housing units are not only developed but also preserved for the benefit of lower-income households and individuals experiencing homelessness. As part of our commitment to meeting the Regional Housing Needs Allocation (RHNA) and in accordance with the requirements stipulated in the Government Code (§ 65583.1, subd. (c)(2)(D)), the City is presenting the "Alternative Sites Checklists." This checklist is a testament to our dedication to maintaining transparency, adhering to state standards, and ensuring the longevity of housing affordability. It encompasses criteria ranging from the preservation of affordability for a minimum duration to specific requirements for targeted demographics. Detailed information related to each criterion is available in the subsequent section.

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Adequate Sites Program Alternative Checklist
Government Code Section 65583.1(c)

As provided for in Government Code Section 65583.1(c), local governments can rely on existing housing units to address up to 25 percent of their adequate sites requirement by counting existing units made available or preserved through the provision of "committed assistance" to low- and very low-income households at affordable housing costs or affordable rents. The following is a checklist intended to provide guidance in determining whether the provisions of Government Code Section 65583.1(c) can be used to address the adequate sites program requirement. Please be aware, all information must be provided in the housing element to demonstrate compliance.

		HE Page #
65583.1(c)(4) Is the local government providing, or will it provide "committed assistance" during the period of time from the beginning of the RHNA projection period to the end of the first 3 years of the housing element planning period? See the definition of "committed assistance" at the end of the checklist.	☑ Yes ☐ No	B10
65583.1(c)(1)(A) Has the local government identified the specific source of "committed assistance" funds? If yes: specify the amount and date when funds will be dedicated through a (legally enforceable agreement). $: 2,200,000 These are City of Napa funds, there are a series of grants that also support project. Date: June 1, 2022	☑ Yes ☐ No	B10
65583.1(c)(3) Has at least some portion of the regional share housing need for very low-income (VL) or low-income (L) households been met in the current or previous planning period? Specify the number of affordable units permitted/constructed in the previous period. Specify the number affordable units permitted/constructed in the current period and document how affordability was established.	☑ Yes ☐ No 326 0	Affordability is established at the time of the projects are being developed and funding applied for. All units are documented with a covenant and Regulatory Agreement.
65583.1(c)(1)(B) Indicate the total number of units to be assisted with committed assistance funds and specify funding source. Number of units: 90 Funding source: City funds, CDBG-DR, NPLH, County of Napa funds, other funding sources		
65583.1(c)(1)(B) Will the funds be sufficient to develop the identified units at affordable costs or rents?	☑ Yes ☐ No	Yes, project is near complete.
65583.1(c)(1)(C) Do the identified units meet the substantial rehabilitation, conversion, or preservation requirements as defined? Which option? A- Substantial Rehabilitation	☑ Yes ☐ No	
Note: If you cannot answer "yes" to all of the general requirements questions listed above, your jurisdiction is not eligible to utilize the alternate adequate sites program provisions set forth in Government Code Section 65583.1(c).		

SUBSTANTIAL REHABILITATION (65583.1(c)(2)(A))		
Include reference to specific program action in housing element.	Program # H1-2.2	Page # 48
65583.1(c)(2)(A) Will the rehabilitation result in a net increase in the number of housing units available and affordable to very low- and lower-income households? If so, how many units? # of VLI units: 44 # of LI units: 44	X	
65583.1(c)(2)(A)(i) (I) Are units at imminent risk of loss to affordable housing stock? *For example, are the units at-risk of being demolished or removed from the housing stock without the necessary rehabilitation?*	■ Yes ☐ No	Units are vacant due to water damage. If not rehab, property could be sold for other purposes.
65583.1(c)(2)(A)(i) (II) Is the local government providing relocation assistance consistent with Government code 7260 or Health and Safety Code Section 17975, including rent and moving expenses equivalent to four (4) months, to those occupants permanently or temporary displaced?	☐ Yes ☐ No	N/A-Units are vacant.
65583.1(c)(2)(A)(i) (III) Will tenants have the right to reoccupy units?	☐ Yes ☐ No	N/A-Units are vacant
65583.1(c)(2)(A)(i) (IV) Have the units been determined to be unfit for human habitation due the at least four (4) of the following violations (as listed in Health & Safety Code Section 17995.3 (a) through (g))? ■ Termination, extended interruption or serious defects of gas, water or electric utility systems provided such interruptions or termination is not caused by the tenant's failure to pay such gas, water or electric bills. ☐ Serious defects or lack of adequate space and water heating. ☐ Serious rodent, vermin or insect infestation. ■ Severe deterioration, rendering significant portions of the structure unsafe or unsanitary. ☐ Inadequate numbers of garbage receptacles or service. ■ Unsanitary conditions affecting a significant portion of the structure as a result of faulty plumbing or sewage disposal. ■ Inoperable hallway lighting.	■ Yes ☐ No	The site has been vacant for 5+ years due to water damage. The site was non-operable until rehab.
65583.1(c)(2)(A)(ii) Will affordability and occupancy restrictions be maintained for at least 55 years?	■ Yes ☐ No	
65583.1(c)(2)(A)(iii) Note: Prior to occupancy of the rehabilitated units, the local government must issue a certificate that finds the units comply with all local and State building and health and safety requirements.		

CONVERSION OF MULTIFAMILY RENTAL AND OWNERSHIP UNITS OF 3 OR MORE OR FORECLOSED PROPERTIES FROM NON-AFFORDABLE TO AFFORDABLE (65583.1(c)(2)(B))		
Include reference to specific program action in housing element.	Program # _____	Page # _____
65583.1(c)(2)(B) Specify the number of multifamily rental (3 or more units) to be converted. Specify the number multifamily ownership units to be converted. Specify the number of foreclosed properties acquired. Date Acquired? Will these units be for rent?	_____ _____ _____ _____ ☐ Yes ☐ No	
65583.1(c)(2)(B)(i) Will the acquired units be made affordable to low- or very low-income households?	☐ Yes ☐ No	
65583.1(c)(2)(B)(ii) For units to be converted to very-low income, were those units affordable to very low-income households at the time they were identified for acquisition? For units to be converted to low-income, were those units affordable to low-income households at the time they were identified for acquisition?	☐ Yes ☐ No ☐ Yes ☐ No	
65583.1(c)(2)(B)(iii) If the acquisition results in the displacement of very low- or low-income households, is the local government providing relocation assistance consistent with Government Code Section 7260, including rent and moving expenses equivalent to four (4) months, to those occupants permanently or temporary displaced?	☐ Yes ☐ No	
65583.1(c)(2)(B)(iv) Will units be decent, safe, and sanitary upon occupancy?	☐ Yes ☐ No	
65583.1(c)(2)(B)(v) Will affordability and occupancy restrictions be maintained at least 55 years?	☐ Yes ☐ No	
65583.1(c)(2)(B)(vi) **For conversion of multifamily ownership units:** Has at least an equal share of newly constructed multifamily rental units affordable to lower-income households been constructed within the current planning period or will be constructed by the of program completion as the number of ownership units to be converted? (Note: this could be demonstrated by providing certificates of occupancy) Specify the number of affordable multifamily rental units constructed in the planning period.	☐ Yes ☐ No # of lower-income units: _____	

PRESERVATION OF AFFORDABLE UNITS (65583.1(c)(2)(C))		
Include reference to specific program action in housing element.	Program # _____	Page # _____
65583.1(c)(2)(C)(i) Will affordability and occupancy restrictions be maintained for at least 55 years?	☐ Yes ☐ No	
65583.1(c)(2)(C)(ii) Are the units located within an "assisted housing development" as defined in Government Code Section 65863.10(a)(3)? See definition on page 4.	☐ Yes ☐ No	
65583.1(c)(2)(C)(iii) Did the local government hold a public hearing and make a finding that the units are eligible and are reasonably expected to convert to market rate during the next 8 years, due to termination of subsidies, prepayment, or expiration of use?	☐ Yes ☐ No	
65583.1(c)(2)(C)(iv) Will units be decent, safe, and sanitary upon occupancy?	☐ Yes ☐ No	
65583.1(c)(2)(C)(v) Were the units affordable to very low- and low-income households at the time the units were identified for preservation?	☐ Yes ☐ No	

HOTEL, MOTEL, OR HOSTEL CONVERSION (65583.1(c)(2)(D))*		
Include reference to specific program action in housing element.	Program # _____	Page # _____
65583.1(c)(2)(D)(i) Are the units a part of a long-term recovery response to COVID-19?	☐ Yes ■ No	
65583.1(c)(2)(D)(ii) Will the units be made available for people experiencing homelessness as defined in Section 578.3 of Title 24 of the Code of Federal Regulations?	☐ Yes ■ No	
65583.1(c)(2)(D)(iii) Will the units be made available for rent at a cost affordable to low- or very low-income households?	☐ Yes ■ No	
65583.1(c)(2)(D)(iv) Will the units be decent, safe, and sanitary upon occupancy?	☐ Yes ■ No	
65583.1(c)(2)(D)(v) Will the affordability covenants and restrictions be maintained for at least 55 years?	☐ Yes ■ No	
*NOTE: 65583.1(c)(2)(D) will remain in effect for only the 6th Cycle Housing Element pursuant to Section 6588		

MOBILEHOME ACQUISITION WITH COMMITTED ASSISTANCE FROM THE CITY OR COUNTY ***(65583.1(c)(2)(E))***		
Include reference to specific program action in housing element.	Program # _____	Page # _____
65583.1(c)(2)(E)(i) Will the mobilehome park be acquired with financing that includes a loan from the department pursuant to Section 50783 or 50784.5 of the Health and Safety Code?	☐ Yes ☐ No	
65583.1(c)(2)(E)(ii) Are at least 50% of the current residents in the mobilehome park lower-income households and the entity acquiring the park agrees to enter into a regulatory agreement for a minimum of 55 years that requires the following: (I) All vacant spaces shall be rented at a space rent that does not exceed 50% of maximum rent limits established by the California Tax Credit Allocation Committee at 60% of the area median income. (II) The space to rent for existing residents, both during the 12 months preceding the acquisition and during the term of the regulatory agreement, shall not increase more than 5% in any 12-month period.	☐ Yes ☐ No	

NOTE:

- By the end of the fourth year of the planning period, local governments must report on the status of its program implementation for substantial rehabilitation, conversion, and/or preservation (of affordability) as described above (Government Code 65583.1(c)(7)).
- The report must specify and identify those units for which committed assistance has been provided or which have been made available to low- and very low-income households and document how each unit complies with the substantial rehabilitation, conversion, and/or preservation provisions.
- If the local government has not entered into an enforceable agreement of committed assistance for all units specified in the identified program(s), it must amend its element to identify additional appropriately zoned and suitable sites, sufficient to accommodate the number of units for which committed assistance was not provided. This follow-up action must be taken by the end of the fourth year of the planning period.
- If a local government fails to amend its element to identify adequate sites to address any shortfall, or fails to complete the rehabilitation, acquisition, purchase of affordability covenants, or the preservation of any housing unit within three years after committed assistance was provided to that unit, the local government cannot use the alternate adequate sites program provisions of Government Code Section 65583.1(c)(1) in it next housing element update, beyond the number of units actually provided or preserved due to committed assistance.

DEFINITIONS:

Committed Assistance: When a local government (City or County) has entered into a legally enforceable agreement within a specific timeframe spanning from the beginning of the RHNA projection period through the end of the third year of the housing element planning period, obligating funds or other in-kind services for affordable units available for occupancy within two years of the agreement.

Assisted Housing Development: A multifamily rental housing development that receives governmental assistance under any of the following programs:

(A) New construction, substantial rehabilitation, moderate rehabilitation, property disposition, and loan management set-aside programs, or any other program providing project-based assistance, under Section 8 of the United States Housing Act of 1937, as amended (42 U.S.C. Sec. 1437f).
(B) The following federal programs:
(i) The Below-Market-Interest-Rate Program under Section 221(d)(3) of the National Housing Act (12 U.S.C. Sec. 1715l(d)(3) and (5)).
(ii) Section 236 of the National Housing Act (12 U.S.C. Sec.1715z-1).
(iii) Section 202 of the Housing Act of 1959 (12 U.S.C. Sec. 1701q).
(C) Programs for rent supplement assistance under Section 101 of the Housing and Urban Development Act of 1965, as amended (12 U.S.C. Sec. 1701s).
(D) Programs under Sections 514, 515, 516, 533, and 538 of the Housing Act of 1949, as amended (42 U.S.C. Sec. 1485).
(E) Section 42 of the Internal Revenue Code.
(F) Section 142(d) of the Internal Revenue Code (tax-exempt private activity mortgage revenue bonds).
(G) Section 147 of the Internal Revenue Code (Section 501(c)(3) bonds).
(H) Title I of the Housing and Community Development Act of 1974, as amended (Community Development Block Grant Program).
(I) Title II of the Cranston-Gonzales National Affordable Housing Act of 1990, as amended (HOME Investment Partnership Program).
(J) Titles IV and V of the McKinney-Vento Homeless Assistance Act of 1987, as amended, including the Department of Housing and Urban Development's Supportive Housing Program, Shelter Plus Care program, and surplus federal property disposition program.
(K) Grants and loans made by the Department of Housing and Community Development, including the Rental Housing Construction Program, CHRP-R, and other rental housing finance programs.
(L) Chapter 1138 of the Statutes of 1987.
(M) The following assistance provided by counties or cities in exchange for restrictions on the maximum rents that may be charged for units within a multifamily rental housing development and on the maximum tenant income as a condition of eligibility for occupancy of the unit subject to the rent restriction, as reflected by a recorded agreement with a county or city:
    (i) Loans or grants provided using tax increment financing pursuant to the Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the Health and Safety Code).
    (ii) Local housing trust funds, as referred to in paragraph (3) of subdivision (a) of Section 50843 of the Health and Safety Code.
    (iii) The sale or lease of public property at or below market rates.
    (iv) The granting of density bonuses, or concessions or incentives, including fee waivers, parking variances, or amendments to general plans, zoning, or redevelopment project area plans, pursuant to Chapter 4.3 (commencing with Section 65915).

    Assistance pursuant to this subparagraph shall not include the use of tenant-based Housing Choice Vouchers (Section 8(o)) of the United States Housing Act of 1937, 42 U.S.C. Sec. 1437f(o), excluding subparagraph (13) relating to project-based assistance). Restrictions shall not include any rent control or rent stabilization ordinance imposed by a county, city, or city and county.

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Adequate Sites Program Alternative Checklist
Government Code Section 65583.1(c)

As provided for in Government Code Section 65583.1(c), local governments can rely on existing housing units to address up to 25 percent of their adequate sites requirement by counting existing units made available or preserved through the provision of "committed assistance" to low- and very low-income households at affordable housing costs or affordable rents. The following is a checklist intended to provide guidance in determining whether the provisions of Government Code Section 65583.1(c) can be used to address the adequate sites program requirement. Please be aware, all information must be provided in the housing element to demonstrate compliance.

		HE Page #
65583.1(c)(4) Is the local government providing, or will it provide "committed assistance" during the period of time from the beginning of the RHNA projection period to the end of the first 3 years of the housing element planning period? See the definition of "committed assistance" at the end of the checklist.	☑ Yes ☐ No	B16-B17
65583.1(c)(1)(A) Has the local government identified the specific source of "committed assistance" funds? If yes: specify the amount and date when funds will be dedicated through a (legally enforceable agreement). $: 2,200,000 These are City of Napa funds, there are a series of grants that also support project. Date: August 1, 2022	☑ Yes ☐ No	B16-B17
65583.1(c)(3) Has at least some portion of the regional share housing need for very low-income (VL) or low-income (L) households been met in the current or previous planning period? Specify the number of affordable units permitted/constructed in the previous period. Specify the number affordable units permitted/constructed in the current period and document how affordability was established.	☑ Yes ☐ No 326 0	Affordability is established at the time of the projects are being developed and funding applied for. All units are documented with a covenant and Regulatory Agreement.
65583.1(c)(1)(B) Indicate the total number of units to be assisted with committed assistance funds and specify funding source. Number of units: 54 Funding source: City funds, CDBG-DR, Project Homekey, County of Napa funds		
65583.1(c)(1)(B) Will the funds be sufficient to develop the identified units at affordable costs or rents?	☑ Yes ☐ No	Yes, project is near complete.
65583.1(c)(1)(C) Do the identified units meet the substantial rehabilitation, conversion, or preservation requirements as defined? Which option? D- Motel/hotel conversion	☑ Yes ☐ No	
Note: If you cannot answer "yes" to all of the general requirements questions listed above, your jurisdiction is not eligible to utilize the alternate adequate sites program provisions set forth in Government Code Section 65583.1(c).		

SUBSTANTIAL REHABILITATION (65583.1(c)(2)(A))		
Include reference to specific program action in housing element.	Program # _____	Page # _____
65583.1(c)(2)(A) Will the rehabilitation result in a net increase in the number of housing units available and affordable to very low- and lower-income households? If so, how many units? # of VLI units:____ # of LI units: _____		
65583.1(c)(2)(A)(i) (I) Are units at imminent risk of loss to affordable housing stock? *For example, are the units at-risk of being demolished or removed from the housing stock without the necessary rehabilitation?*	☐ Yes ☐ No	
65583.1(c)(2)(A)(i) (II) Is the local government providing relocation assistance consistent with Government code 7260 or Health and Safety Code Section 17975, including rent and moving expenses equivalent to four (4) months, to those occupants permanently or temporary displaced?	☐ Yes ☐ No	
65583.1(c)(2)(A)(i) (III) Will tenants have the right to reoccupy units?	☐ Yes ☐ No	
65583.1(c)(2)(A)(i) (IV) Have the units been determined to be unfit for human habitation due the at least four (4) of the following violations (as listed in Health & Safety Code Section 17995.3 (a) through (g))? ☐ Termination, extended interruption or serious defects of gas, water or electric utility systems provided such interruptions or termination is not caused by the tenant's failure to pay such gas, water or electric bills. ☐ Serious defects or lack of adequate space and water heating. ☐ Serious rodent, vermin or insect infestation. ☐ Severe deterioration, rendering significant portions of the structure unsafe or unsanitary. ☐ Inadequate numbers of garbage receptacles or service. ☐ Unsanitary conditions affecting a significant portion of the structure as a result of faulty plumbing or sewage disposal. ☐ Inoperable hallway lighting.	☐ Yes ☐ No	
65583.1(c)(2)(A)(ii) Will affordability and occupancy restrictions be maintained for at least 55 years?	☐ Yes ☐ No	
65583.1(c)(2)(A)(iii) Note: Prior to occupancy of the rehabilitated units, the local government must issue a certificate that finds the units comply with all local and State building and health and safety requirements.		

CONVERSION OF MULTIFAMILY RENTAL AND OWNERSHIP UNITS OF 3 OR MORE OR FORECLOSED PROPERTIES FROM NON-AFFORDABLE TO AFFORDABLE (65583.1(c)(2)(B))		
Include reference to specific program action in housing element.	Program # _____	Page # _____
65583.1(c)(2)(B) Specify the number of multifamily rental (3 or more units) to be converted. Specify the number multifamily ownership units to be converted. Specify the number of foreclosed properties acquired. Date Acquired? Will these units be for rent?	_____ _____ _____ _____ ☐ Yes ☐ No	
65583.1(c)(2)(B)(i) Will the acquired units be made affordable to low- or very low-income households?	☐ Yes ☐ No	
65583.1(c)(2)(B)(ii) For units to be converted to very-low income, were those units affordable to very low-income households at the time they were identified for acquisition? For units to be converted to low-income, were those units affordable to low-income households at the time they were identified for acquisition?	☐ Yes ☐ No ☐ Yes ☐ No	
65583.1(c)(2)(B)(iii) If the acquisition results in the displacement of very low- or low-income households, is the local government providing relocation assistance consistent with Government Code Section 7260, including rent and moving expenses equivalent to four (4) months, to those occupants permanently or temporary displaced?	☐ Yes ☐ No	
65583.1(c)(2)(B)(iv) Will units be decent, safe, and sanitary upon occupancy?	☐ Yes ☐ No	
65583.1(c)(2)(B)(v) Will affordability and occupancy restrictions be maintained at least 55 years?	☐ Yes ☐ No	
65583.1(c)(2)(B)(vi) **For conversion of multifamily ownership units:** Has at least an equal share of newly constructed multifamily rental units affordable to lower-income households been constructed within the current planning period or will be constructed by the of program completion as the number of ownership units to be converted? (Note: this could be demonstrated by providing certificates of occupancy) Specify the number of affordable multifamily rental units constructed in the planning period.	☐ Yes ☐ No # of lower-income units: _____	

PRESERVATION OF AFFORDABLE UNITS (65583.1(c)(2)(C))		
Include reference to specific program action in housing element.	Program # _____	Page # _____
65583.1(c)(2)(C)(i) Will affordability and occupancy restrictions be maintained for at least 55 years?	☐ Yes ☐ No	
65583.1(c)(2)(C)(ii) Are the units located within an "assisted housing development" as defined in Government Code Section 65863.10(a)(3)? See definition on page 4.	☐ Yes ☐ No	
65583.1(c)(2)(C)(iii) Did the local government hold a public hearing and make a finding that the units are eligible and are reasonably expected to convert to market rate during the next 8 years, due to termination of subsidies, prepayment, or expiration of use?	☐ Yes ☐ No	
65583.1(c)(2)(C)(iv) Will units be decent, safe, and sanitary upon occupancy?	☐ Yes ☐ No	
65583.1(c)(2)(C)(v) Were the units affordable to very low- and low-income households at the time the units were identified for preservation?	☐ Yes ☐ No	

*HOTEL, MOTEL, OR HOSTEL CONVERSION (65583.1(c)(2)(D))**		
Include reference to specific program action in housing element.	Program # _____	Page # _____
65583.1(c)(2)(D)(i) Are the units a part of a long-term recovery response to COVID-19?	■ Yes ☐ No	
65583.1(c)(2)(D)(ii) Will the units be made available for people experiencing homelessness as defined in Section 578.3 of Title 24 of the Code of Federal Regulations?	■ Yes ☐ No	
65583.1(c)(2)(D)(iii) Will the units be made available for rent at a cost affordable to low- or very low-income households?	■ Yes ☐ No	
65583.1(c)(2)(D)(iv) Will the units be decent, safe, and sanitary upon occupancy?	■ Yes ☐ No	
65583.1(c)(2)(D)(v) Will the affordability covenants and restrictions be maintained for at least 55 years?	■ Yes ☐ No	
*NOTE: 65583.1(c)(2)(D) will remain in effect for only the 6th Cycle Housing Element pursuant to Section 6588		

MOBILEHOME ACQUISITION WITH COMMITTED ASSISTANCE FROM THE CITY OR COUNTY ***(65583.1(c)(2)(E))***		
Include reference to specific program action in housing element.	Program # _____	Page # _____
65583.1(c)(2)(E)(i) Will the mobilehome park be acquired with financing that includes a loan from the department pursuant to Section 50783 or 50784.5 of the Health and Safety Code?	☐ Yes ☐ No	
65583.1(c)(2)(E)(ii) Are at least 50% of the current residents in the mobilehome park lower-income households and the entity acquiring the park agrees to enter into a regulatory agreement for a minimum of 55 years that requires the following: (I) All vacant spaces shall be rented at a space rent that does not exceed 50% of maximum rent limits established by the California Tax Credit Allocation Committee at 60% of the area median income. (II) The space to rent for existing residents, both during the 12 months preceding the acquisition and during the term of the regulatory agreement, shall not increase more than 5% in any 12-month period.	☐ Yes ☐ No	

NOTE:

- By the end of the fourth year of the planning period, local governments must report on the status of its program implementation for substantial rehabilitation, conversion, and/or preservation (of affordability) as described above (Government Code 65583.1(c)(7)).
- The report must specify and identify those units for which committed assistance has been provided or which have been made available to low- and very low-income households and document how each unit complies with the substantial rehabilitation, conversion, and/or preservation provisions.
- If the local government has not entered into an enforceable agreement of committed assistance for all units specified in the identified program(s), it must amend its element to identify additional appropriately zoned and suitable sites, sufficient to accommodate the number of units for which committed assistance was not provided. This follow-up action must be taken by the end of the fourth year of the planning period.
- If a local government fails to amend its element to identify adequate sites to address any shortfall, or fails to complete the rehabilitation, acquisition, purchase of affordability covenants, or the preservation of any housing unit within three years after committed assistance was provided to that unit, the local government cannot use the alternate adequate sites program provisions of Government Code Section 65583.1(c)(1) in it next housing element update, beyond the number of units actually provided or preserved due to committed assistance.

DEFINITIONS:

Committed Assistance: When a local government (City or County) has entered into a legally enforceable agreement within a specific timeframe spanning from the beginning of the RHNA projection period through the end of the third year of the housing element planning period, obligating funds or other in-kind services for affordable units available for occupancy within two years of the agreement.

Assisted Housing Development: A multifamily rental housing development that receives governmental assistance under any of the following programs:

(A) New construction, substantial rehabilitation, moderate rehabilitation, property disposition, and loan management set-aside programs, or any other program providing project-based assistance, under Section 8 of the United States Housing Act of 1937, as amended (42 U.S.C. Sec. 1437f).
(B) The following federal programs:
(i) The Below-Market-Interest-Rate Program under Section 221(d)(3) of the National Housing Act (12 U.S.C. Sec. 1715l(d)(3) and (5)).
(ii) Section 236 of the National Housing Act (12 U.S.C. Sec.1715z-1).
(iii) Section 202 of the Housing Act of 1959 (12 U.S.C. Sec. 1701q).
(C) Programs for rent supplement assistance under Section 101 of the Housing and Urban Development Act of 1965, as amended (12 U.S.C. Sec. 1701s).
(D) Programs under Sections 514, 515, 516, 533, and 538 of the Housing Act of 1949, as amended (42 U.S.C. Sec. 1485).
(E) Section 42 of the Internal Revenue Code.
(F) Section 142(d) of the Internal Revenue Code (tax-exempt private activity mortgage revenue bonds).
(G) Section 147 of the Internal Revenue Code (Section 501(c)(3) bonds).
(H) Title I of the Housing and Community Development Act of 1974, as amended (Community Development Block Grant Program).
(I) Title II of the Cranston-Gonzales National Affordable Housing Act of 1990, as amended (HOME Investment Partnership Program).
(J) Titles IV and V of the McKinney-Vento Homeless Assistance Act of 1987, as amended, including the Department of Housing and Urban Development's Supportive Housing Program, Shelter Plus Care program, and surplus federal property disposition program.
(K) Grants and loans made by the Department of Housing and Community Development, including the Rental Housing Construction Program, CHRP-R, and other rental housing finance programs.
(L) Chapter 1138 of the Statutes of 1987.
(M) The following assistance provided by counties or cities in exchange for restrictions on the maximum rents that may be charged for units within a multifamily rental housing development and on the maximum tenant income as a condition of eligibility for occupancy of the unit subject to the rent restriction, as reflected by a recorded agreement with a county or city:
    (i) Loans or grants provided using tax increment financing pursuant to the Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the Health and Safety Code).
    (ii) Local housing trust funds, as referred to in paragraph (3) of subdivision (a) of Section 50843 of the Health and Safety Code.
    (iii) The sale or lease of public property at or below market rates.
    (iv) The granting of density bonuses, or concessions or incentives, including fee waivers, parking variances, or amendments to general plans, zoning, or redevelopment project area plans, pursuant to Chapter 4.3 (commencing with Section 65915).

    Assistance pursuant to this subparagraph shall not include the use of tenant-based Housing Choice Vouchers (Section 8(o)) of the United States Housing Act of 1937, 42 U.S.C. Sec. 1437f(o), excluding subparagraph (13) relating to project-based assistance). Restrictions shall not include any rent control or rent stabilization ordinance imposed by a county, city, or city and county.

CITY OF NAPA

2023-2031 HOUSING ELEMENT

Appendix C
Fair Housing



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City of Napa | **General Plan Housing Element 6th Cycle Update 2023-2031**

Appendix C. Fair Housing

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SECTION C.1. INTRODUCTION

In developing a Housing Element, local governments are charged with the important work of affirmatively furthering fair housing, defined in the California Department of Housing and Community Development's (HCD) Affirmatively Furthering Fair Housing (AFFH) guidelines as "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics." (HCD, 2021)

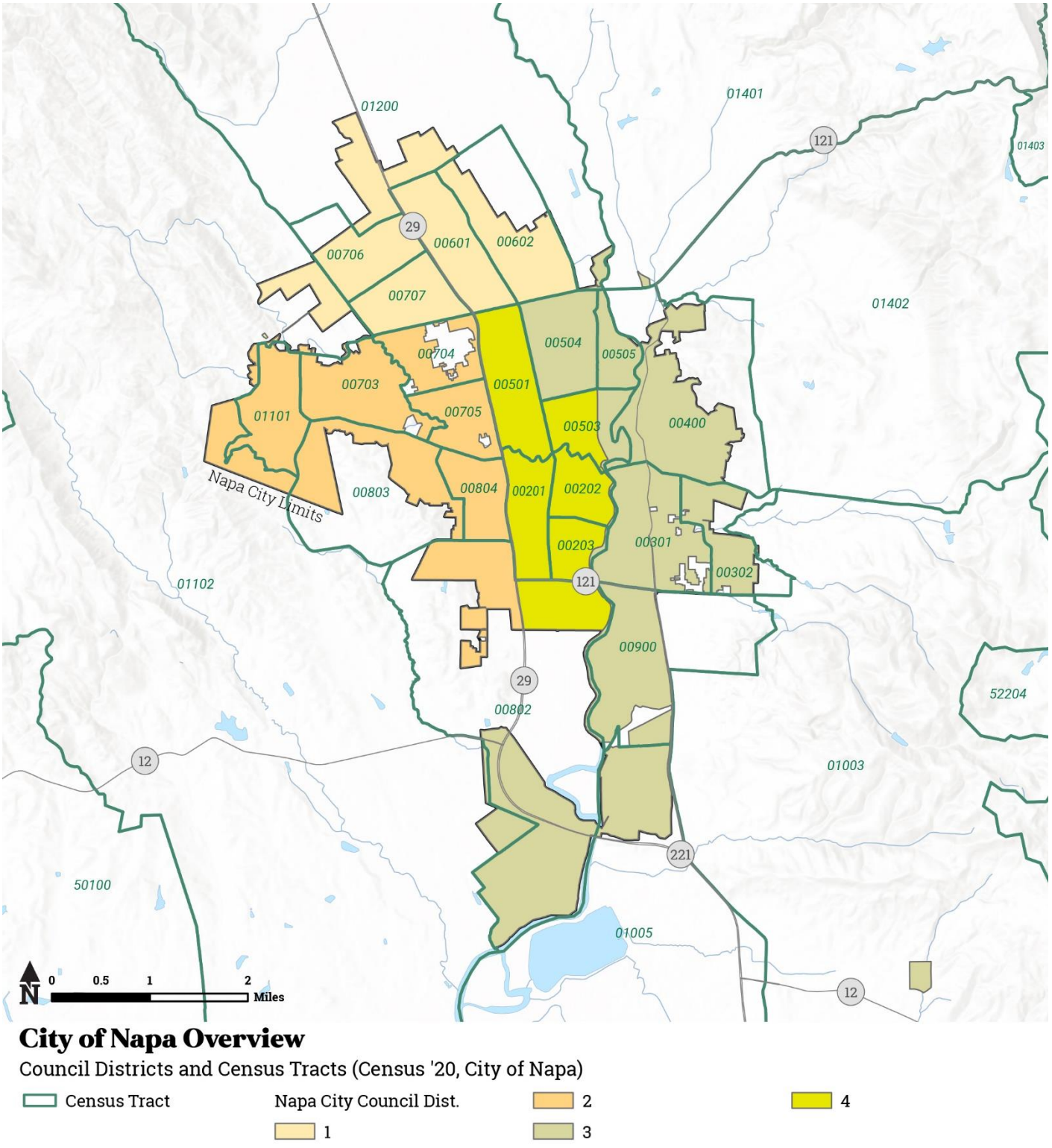
This Fair Housing Assessment (FHA) considers the elements and factors that cause, increase, contribute to, maintain, or perpetuate segregation, racially or ethnically concentrated areas of poverty, significant disparities in access to opportunity, and disproportionate housing needs, consistent with new state requirements in California Government Code Section 65583(c)(10). It examines local existing conditions and demographic patterns including areas of poverty within the city and the social opportunity available for residents. It also provides an analysis from a regional perspective, describing settlement patterns across the region.

Fair Housing Issues: This assessment analyzes the following five issues both regionally and within the City of Napa: 1) patterns of segregation and integration; 2) fair housing enforcement and outreach; 3) access to opportunity; 4) disproportionate housing needs; and 5) other factors relevant to fair housing.

Sites Inventory Impact: A primary goal of the assessment is to ensure that available sites for lower income housing are located equitably with fair access to opportunities and resources. Ensuring that sites for housing, particularly lower income units, are in high resource areas rather than concentrated in areas of high segregation and poverty requires jurisdictions to consider the accessibility of various opportunities when planning for housing, including jobs, transportation, good education, and health services. Each section of this assessment includes an assessment of how the sites inventory impacts fair housing issues and vice versa.

Contributing Factors and Meaningful Actions: The final section of this assessment summarizes the primary factors that contribute to the fair housing issues analyzed in this assessment. Those contributing factors are prioritized based on the impacts to fair housing, and meaningful actions in the Housing Element (i.e., programs) are identified to address the factors.

The Napa Housing Element, including this Fair Housing Assessment, considers housing as divided into 12 neighborhoods in Napa, as shown in Figure C-2. Much of the data presented in this FHA is also shown according to City Council Districts and U.S. Census tracts, which are shown on Figure C-1.



City of Napa Overview

Council Districts and Census Tracts (Census '20, City of Napa)

Census Tract

Napa City Council Dist.

1

2

3

4

Figure C-1: Census Tracts and Council Districts

Source: U.S. Census 2010; City of Napa 2022; Adapted by Dynamic Planning + Science

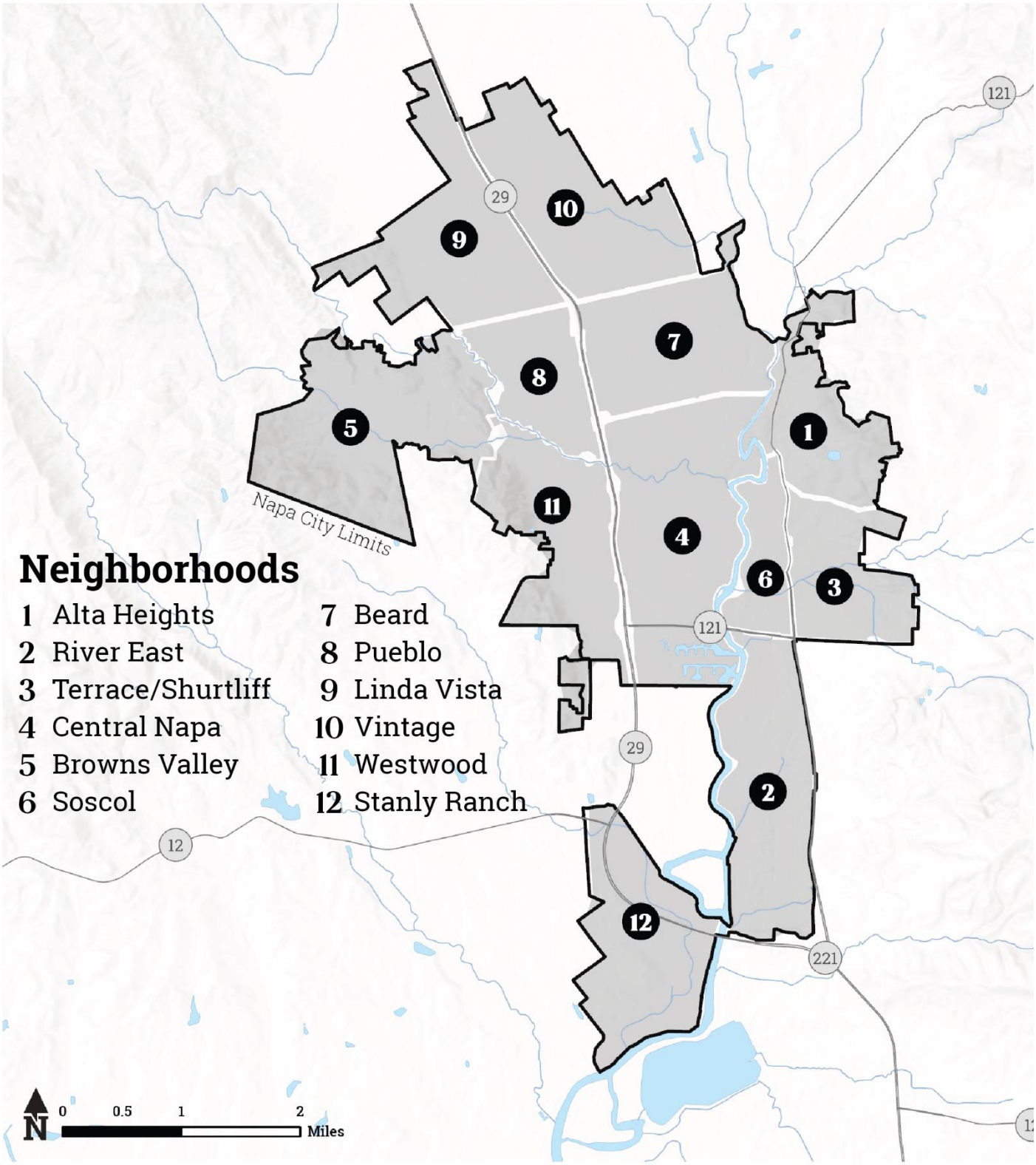
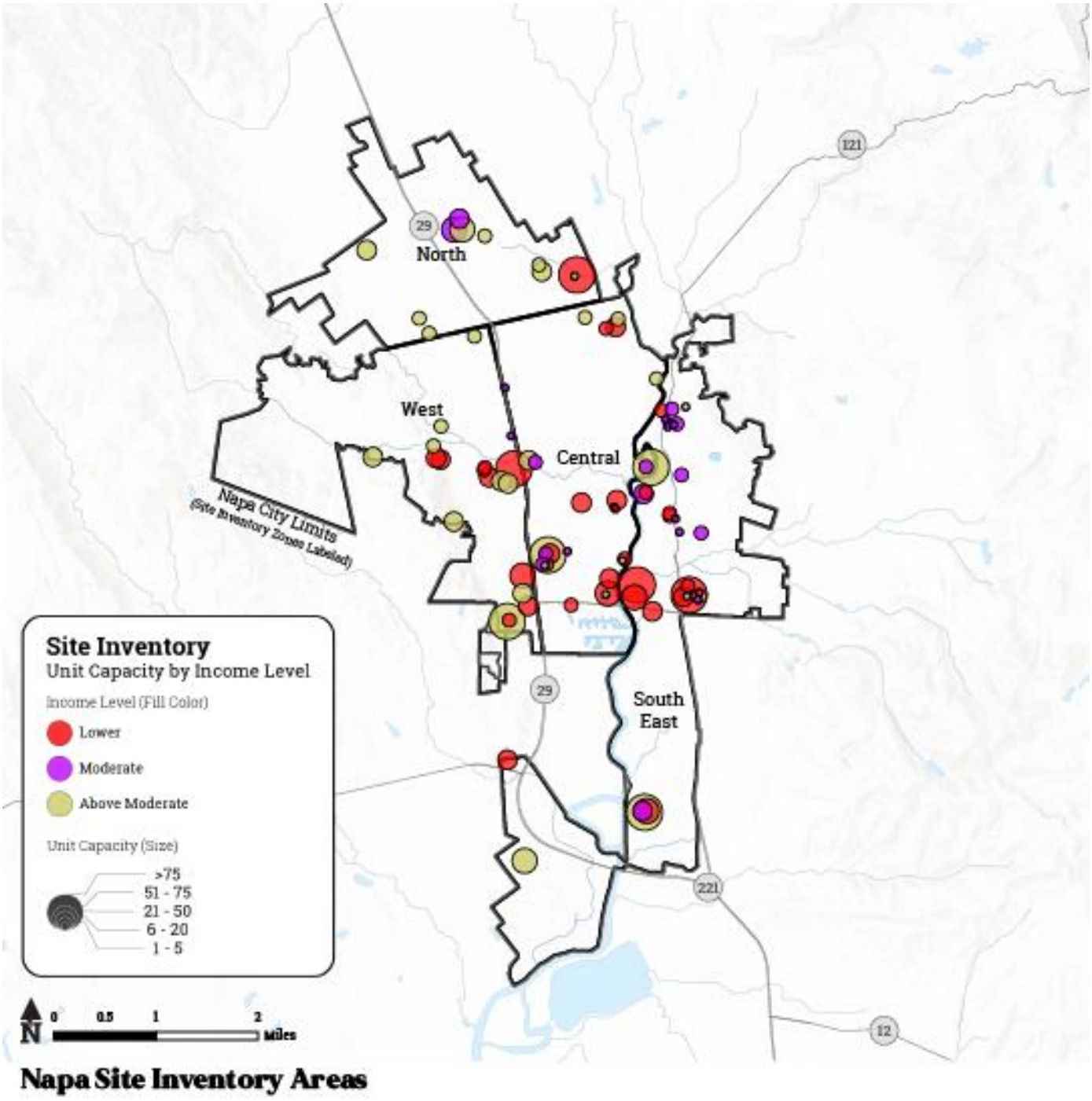


Figure C-2: City of Napa Neighborhoods

Source: City of Napa 2022; Adapted by Dynamic Planning + Science



Napa Site Inventory Areas

Figure C-3: Site Inventory Areas

SECTION C.2. COMMUNITY PARTICIPATION PROCESS

Appendix H. of the City of Napa Housing Element discusses community participation efforts and results generally and is incorporated herein by reference. The City hosted a "Housing Week" series of events in July 2022 focused on housing affordability in Napa. Housing Week included extensive public outreach, meetings with affordable housing collaborators in the region, and meetings with Spanish-speaking residents.

The City conducted extensive public outreach focused on fair housing issues identified in the City's 2019 Analysis of Impediments to Fair Housing Choice, which was publicly vetted and adopted by the City Council in 2019. The outreach process for the 2019 impediments report included the 2019 Fair Housing Survey, two Fair Housing Forums, and a public review meeting. A total of 303 responses were received, with 28 of those completed in Spanish. A Fair Housing Forum occurred on August 19, 2019; the three primary comments from the forum,[1] along with the results of the Fair Housing Survey, are integrated into this FHA.

[1] The three primary comments from the Forum are 1) Rents have continued to rise in Napa, making it difficult to afford for even middle-class households; 2) Income is not a protected class, and people can be discriminated against based on their perceived income level; and 3) Access to credit is a barrier to accessing housing.

SECTION C.3. PATTERNS OF INTEGRATION AND SEGREGATION

In the decades preceding the federal Fair Housing Act (FHA) of 1968, government policies and private market actions, including redlining, racially restrictive covenants, and biased mortgage lending practices, created spatial inequality based on race throughout California. The FHA mandated broad protections prohibiting housing discrimination based upon "race, color, religion, sex, disability, familial status or national origin." Although the FHA and other federal mandates prohibited overt forms of discrimination in housing, racially explicit practices were subtly replaced by "race-neutral" methods to exclude people of color from predominately white neighborhoods. Over time, single-family zoning emerged and replaced race-based zoning as a tool for segregating communities. This section analyzes the patterns of integration and segregation in Napa and in the region related to people with protected characteristics (e.g., race and ethnicity, disability status, familial status).

C.3.1 Understanding Segregation

Segregation is the separation of different demographic groups into different geographic locations or communities, meaning that groups are unevenly distributed across geographic space. This FHA examines two spatial forms of segregation: 1) neighborhood-level segregation within the City of Napa and 2) regional segregation, comparing Napa to other nearby communities in the Bay Area.

There are many factors that have contributed to the creation and maintenance of segregation. Historically, racial segregation stemmed from explicit discrimination against people of color, such as restrictive covenants, redlining, and discrimination in mortgage lending. This history includes many overtly discriminatory policies made by federal, state, and local governments. (Rothstein, 2017) Segregation patterns are also affected by policies that appear race-neutral, such as land use decisions and the regulation of housing development.

Segregation has resulted in vastly unequal access to public goods such as quality schools, neighborhood services and amenities, parks and playgrounds, clean air and water, and public safety. (Trounstine, Segregation and Inequality in Public Goods, 2015) This generational lack of access for many communities, particularly people of color and lower income residents, has often resulted in poor life outcomes, including lower educational attainment, higher morbidity rates, and higher mortality rates. (Chetty & Hendren, 2018) (Ananat, 2011) (Burch, 2014) (Cutler & Glaeser, 1997) (Sampson, 2012) (Sharkey, 2013)

The City of Napa has taken steps to address systemic discrimination and segregation in the city. In September 2020, the Napa City Council unanimously adopted Resolution R2020-116 "affirming that discrimination and systemic racism is a public health crisis that results in disparities in family stability, health and mental wellness, education, employment, economic development, public safety,

criminal justice experience and housing." New, multi-year, mandatory training programs for City staff covering topics including Implicit Bias; Cultural Awareness and Celebrating Diversity; Racial Justice and Equality; Age and Ability; LGBTQ+; and Gender Identity and Equality help support the City to be more accessible, equitable, and inclusive. The City also launched the Equity Initiative, partially funded through a partnership with the National League of Cities' (NLC) Cities of Opportunity Initiative, to tackle the root causes of social injustice in the community through deep collaboration with community stakeholders and meaningful community engagement. The City of Napa has also participated in the Government Alliance on Race and Equity (GARE) to cement its long-term commitment to achieve racial equity and advance opportunities for all.

It is difficult to address segregation patterns without an analysis of both historical and existing land use policies that impact segregation patterns. Land use regulations influence what kind of housing is built in a city or neighborhood. (Lens & Monkkonen, 2016) (Pendall, 2000) These land use regulations in turn impact demographics; they can be used to affect the number of houses in a community, the number of people who live in the community, the wealth of the people who live in the community, and where residents live within the community. (Trounstine, 2018) Given disparities in wealth by race and ethnicity, the ability to afford housing in different neighborhoods as influenced by land use regulations is highly differentiated across racial and ethnic groups. (Bayer, McMillan, & Rueben, 2004)[2]

The U.S. Census Bureau classifies racial groups (e.g., White or Black/African American) separately from Hispanic/Latino ethnicity.[3] This report combines U.S. Census Bureau definitions for race and ethnicity into the following racial groups:

- White: Non-Hispanic White
- Latinx: Hispanic or Latino of any race[4]
- Black: Non-Hispanic Black/African American
- Asian/Pacific Islander: Non-Hispanic Asian/Asian American, or Non-Hispanic Pacific Islander
- Native American: Non-Hispanic Native American
- People of Color: All who are not Non-Hispanic White (including people who identify as "some other race" or "two or more races")[5]

---

[2] Using a household-weighted median of Bay Area county median household incomes, regional values were $61,050 for Black residents, $122,174 for Asian/Pacific Islander residents, $121,794 for White residents, and $76,306 for Latinx residents. For the source data, see U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B19013B, Table B19013D, B19013H, and B19013I.

[3] More information about the Census Bureau's definitions of racial groups is available here: https://www.census.gov/topics/population/race/about.html.

[4] The term Hispanic has historically been used to describe people from numerous Central American, South American, and Caribbean countries. In recent years, the term Latino or Latinx has become preferred. This report generally uses Latinx to refer to this racial/ethnic group.

[5] Given the uncertainty in the data for population size estimates for racial and ethnic groups not included in the Latinx, Black, or Asian/Pacific Islander categories, this report only analyzes these racial groups in the aggregate People of Color category.

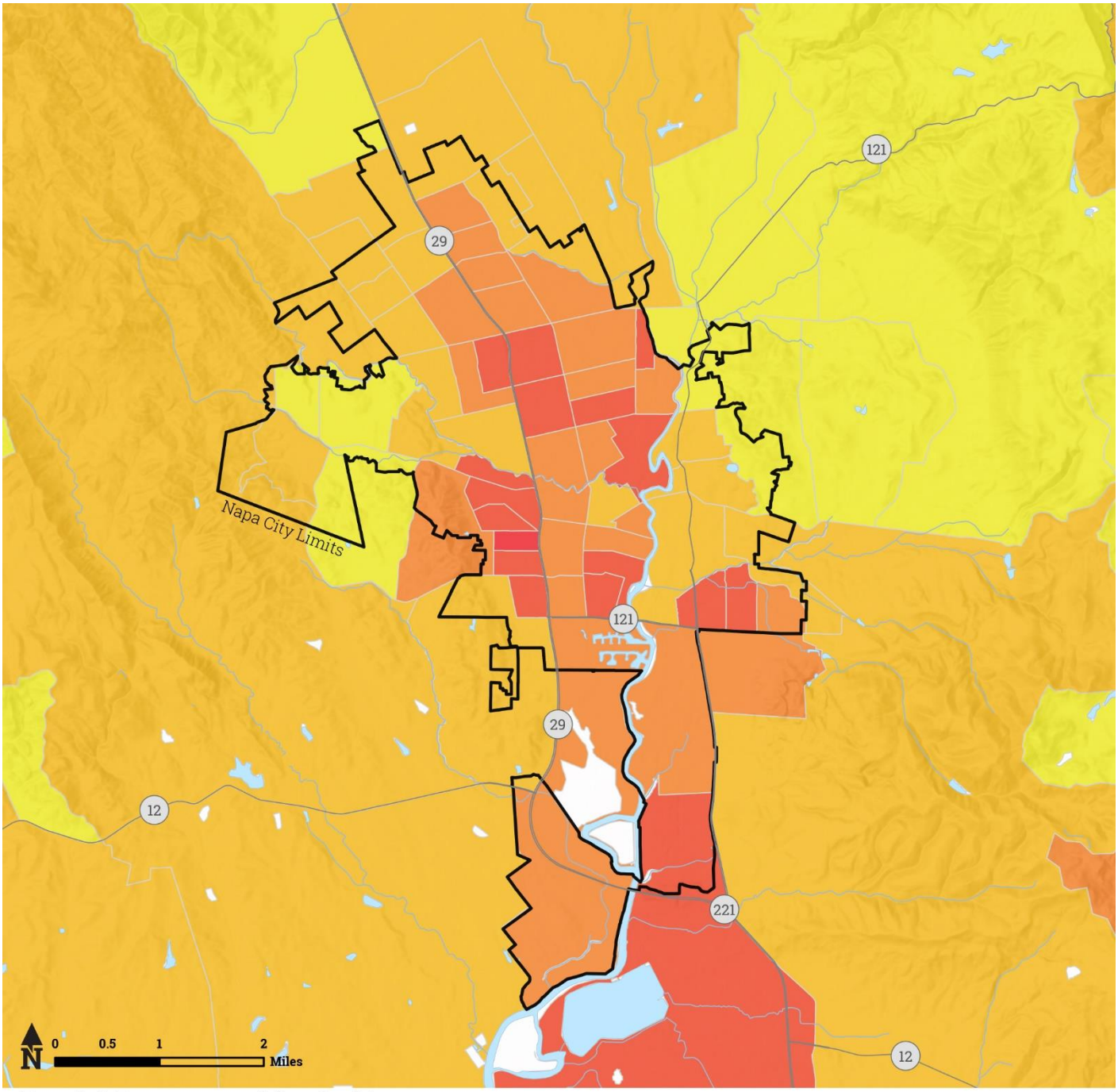
C.3.2 Racial Segregation

C.3.2.1 Neighborhood Level Racial Segregation

Approximately half the city's population is White while 40 percent of the population is Latinx. Less than 10 percent of the city's population is Asian/Pacific-Islander, Black, or of other races. There are some geographic differences in the racial demographics of the city, as shown in Figure C-1.

There are many ways to quantitatively measure racial segregation. Each measure captures a different aspect of the ways in which groups are divided within a community. One way to measure segregation is by using an **isolation index**.

The isolation index compares each neighborhood's composition to the jurisdiction's demographics as a whole and ranges from 0 to 1. Higher values indicate that a particular group is more isolated from other groups. Isolation indices indicate the potential for contact between different groups, and the index can be interpreted as the experience of the average member of that group. For example, if the isolation index is 0.65 for Latinx residents in a city, then the average Latinx resident in that city lives in a neighborhood that is made up of 65 percent Latinx persons.



Racial Demographics in Napa

Percent of Total Non-White Population by Block Group (HCD AFFH, Esri '18)

<20%	40 - 60%	80 - 100%
20 - 40%	60 - 80%	

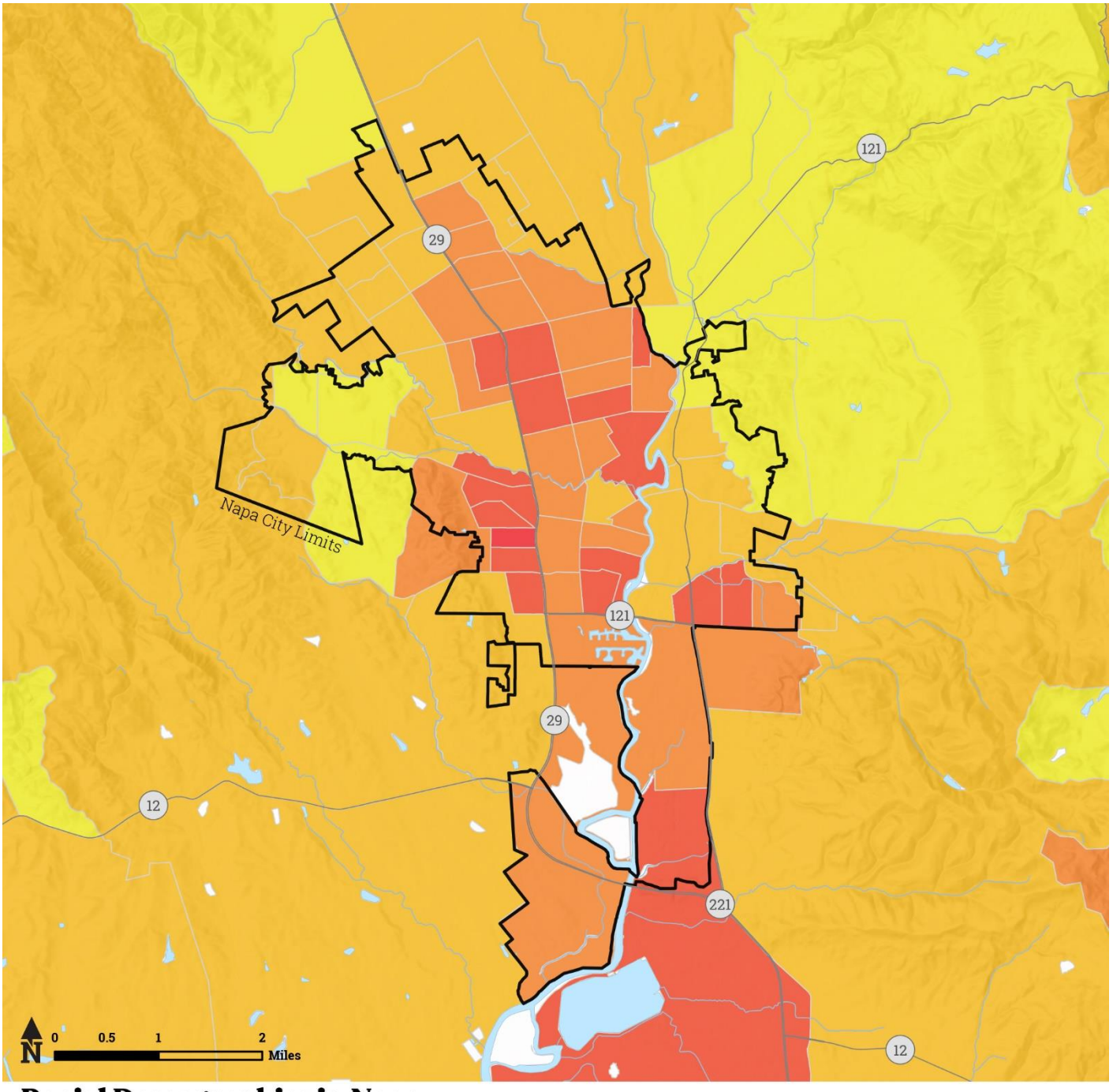


Figure C-1: Racial Demographics in Napa

Source: HCD AFFH Mapping Tool (2022); ESRI Demographic Estimates (2018).

Within the City of Napa, the most isolated racial group is White residents. Napa's isolation index of 0.555 for White residents means that the average White resident lives in a neighborhood that is 55.5 percent White. Other racial groups are less isolated, meaning they may be more likely to encounter other racial groups in their neighborhoods. The isolation index values for all racial groups in Napa for the years 2000, 2010, and 2020 can be found in Table C-1. Among all racial groups in this jurisdiction, the White population's isolation index has changed the most over time, becoming less segregated from other racial groups between 2000 and 2020.

The "Bay Area Average" column in Table C-1 provides the average isolation index value across Bay Area jurisdictions for different racial groups in 2020.[6] The data in this column can be used as a comparison to provide context for the levels of segregation experienced by racial groups in the City of Napa. For example, Table C-1 indicates the average isolation index value for White residents in 2020 across all Bay Area jurisdictions is 0.491, meaning that, in the average Bay Area jurisdiction a White resident lives in a neighborhood that is 49.1 percent White.

Table C-1: Racial Isolation Index Values for Segregation within Napa

Racial Group	City of Napa 2000	2010	2020	Bay Area Average 2020
Asian/Pacific Islander	0.023	0.029	0.029	0.245
Black	0.086	0.090	0.010	0.053
Latinx	0.339	0.432	0.454	0.251
White	0.722	0.628	0.555	0.491

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Another way to measure segregation is by using a **dissimilarity index**. This index measures how evenly any two groups are distributed across neighborhoods relative to their representation in a city overall. The dissimilarity index at the city level can be interpreted as the share of one group that would have to move neighborhoods to create an even distribution for these two groups. The dissimilarity index ranges from 0 to 1. Higher values indicate that groups are more unevenly distributed (i.e., they tend to live in different neighborhoods).

[6] This average only includes the 104 jurisdictions that have more than one census tract, which is true for all comparisons of Bay Area jurisdictions' segregation measures in this report. The segregation measures in this report are calculated by comparing the demographics of a jurisdiction's census tracts to the jurisdiction's demographics, and such calculations cannot be made for the five jurisdictions with only one census tract (Brisbane, Calistoga, Portola Valley, Rio Vista, and Yountville).

Table C-2 provides the dissimilarity index values indicating the level of segregation in Napa between White residents and residents who are Black, Latinx, or Asian/Pacific Islander. The table also provides the dissimilarity index between White residents and all residents of color in the City. All dissimilarity index values are shown across three time periods: 2000, 2010, and 2020.

In Napa, the highest segregation is between Black and White residents (see Table C-2). Napa's Black vs. White dissimilarity index of 0.261 means that 26.1 percent of Black (or White) residents would need to move to a different neighborhood to create even distribution between the two racial groups. However, this dissimilarity index value is not a reliable data point due to a small Black population size in Napa. See Table C-2 notes.

The "Bay Area Average" column in Table C-2 provides the average dissimilarity index values for these racial group pairings across Bay Area jurisdictions in 2020. The data in this column can be used as a comparison to provide context for the levels of segregation between communities of color and White residents in Napa.

For example, Table C-2 indicates that the average Latinx vs. White dissimilarity index for a Bay Area jurisdiction is 0.207, so on average 20.7 percent of Latinx (or White) residents in a Bay Area jurisdiction would need to move to a different neighborhood within the jurisdiction to create an even distribution between the two racial groups in that jurisdiction.

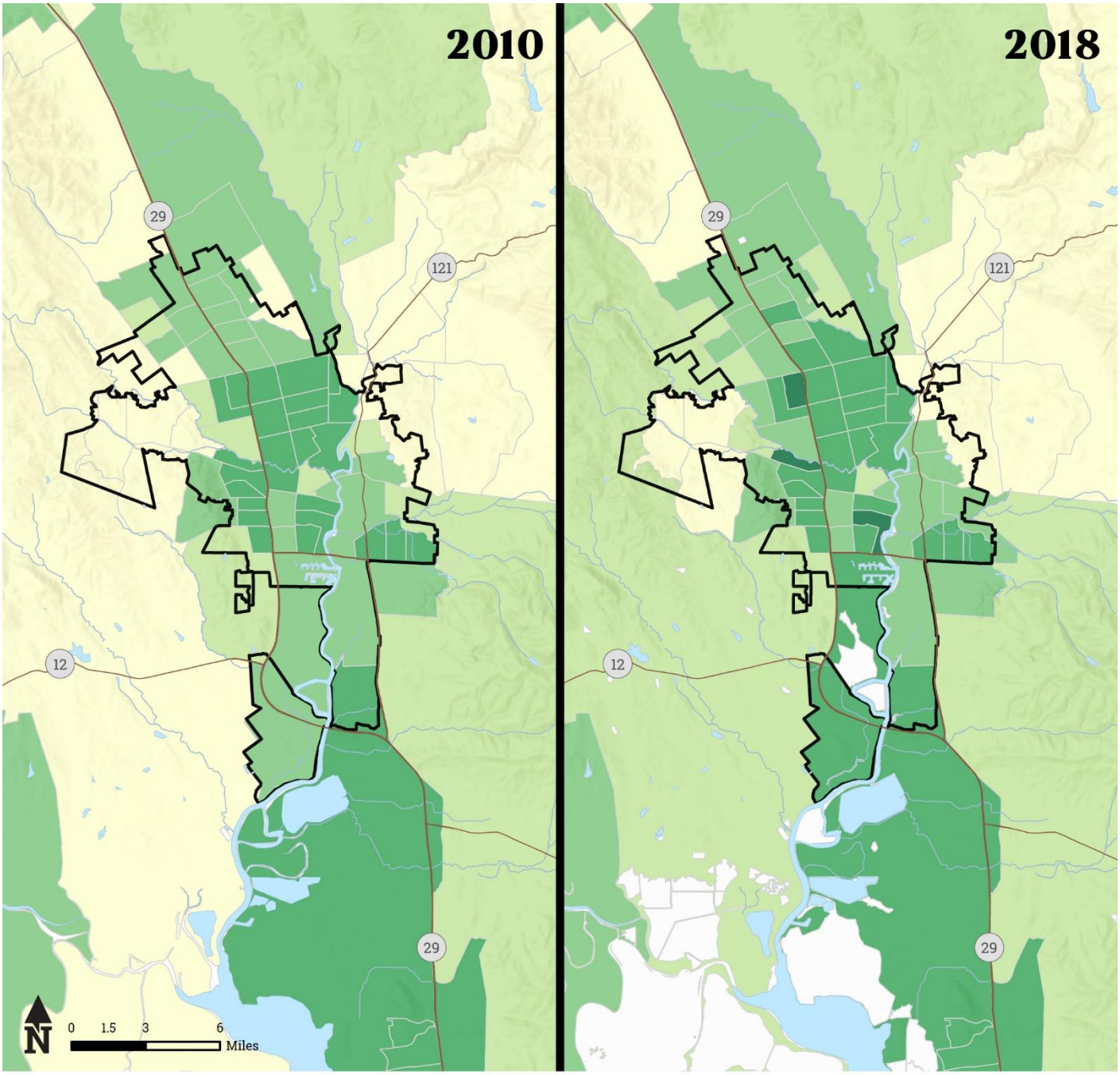
Notably, diversity in Napa has increased over the past decade, as captured in ESRI's Diversity Index from the span of 2010 to 2018 in Figure C-2.

Table C-2: Racial Dissimilarity Index Values for Segregation within Napa

Racial Group	City of Napa 2000	City of Napa 2010	City of Napa 2020	Bay Area Average 2020
Asian/Pacific Islander vs. White	0.160*	0.166*	0.103*	0.185
Black vs. White	0.419*	0.425*	0.261*	0.244
Latinx vs. White	0.331	0.286	0.247	0.207
People of Color vs. White	0.290	0.256	0.215	0.168

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

NOTE: Asterisk (*) indicates index is based on a racial group making up less than five percent of the jurisdiction population, leading to unreliable numbers.



City of Napa Diversity Index Comparison 2010 | 2018

Index Rating (HCD AFFH, Esri)

Lower Diversity
40 -55
55 - 70
70 - 85
Higher Diversity

Figure C-2: Diversity Index Comparison, 2010 and 2018

Source: HCD AFFH Mapping Tool, 2022; ESRI Diversity Index (2010; 2018)

C.3.2.2 Regional Racial Segregation

The map in Figure C-3 illustrates regional racial segregation, demonstrating how the percentage of People of Color in Napa and surrounding jurisdictions compares to the Bay Area as a whole, including:

- **Orange-Shaded Jurisdictions:** Have a share of People of Color that is less than the Bay Area as a whole, and the degree of difference is greater than five percentage points.
- **White-Shaded Jurisdictions:** Have a share of People of Color comparable to the regional percentage of People of Color (within five percentage points).
- **Grey-Shaded Jurisdictions:** Have a share of People of Color that is more than five percentage points greater than the regional percentage of People of Color.

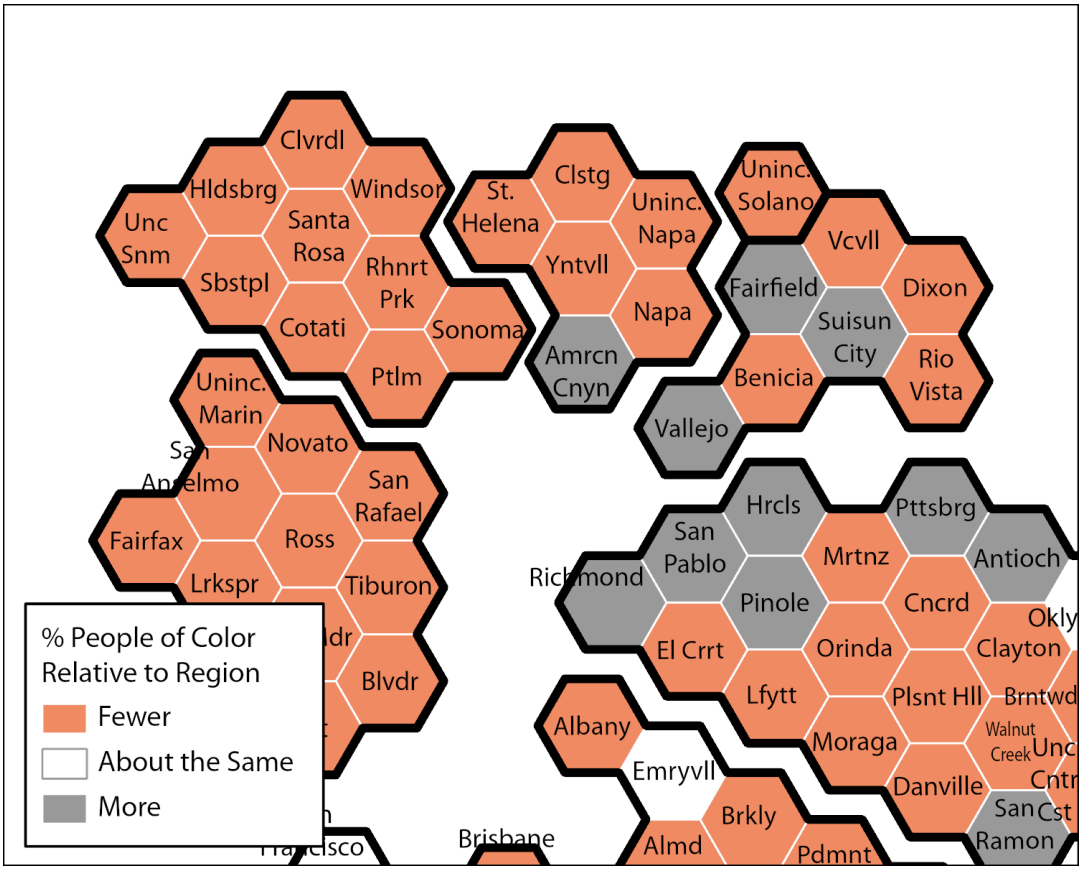


Figure C-3: Comparing the Share of People of Color in Napa and Vicinity to the Bay Area (2020)

Source: MTC/ABAG (2022); U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

Note: People of Color refer to persons not identifying as non-Hispanic White. The nine-county Bay Area is the reference region for this map.

Segregation among jurisdictions in the region can also be analyzed by calculating regional values for the segregation indices discussed previously. Table C-3 presents dissimilarity index, isolation index, and Theil's H multi-racial index values for racial segregation for the entire nine-county Bay Area in 2010 and 2020. The previous section of this report focused on neighborhood level racial segregation. These indices were calculated by comparing the racial demographics of the census tracts within a jurisdiction to the demographics of the jurisdiction as a whole. In Table C-3, these measures are calculated by comparing the racial demographics of local jurisdictions to the region's racial makeup.

In looking at the 2020 data, for example, Table C-3 shows the White isolation index value for the region is 0.429, meaning that on average White Bay Area residents lived in a jurisdiction that is 42.9 percent White in 2020. An example of regional dissimilarity index values in Table C-3 is the Black vs. White dissimilarity index value of 0.459, which means that across the region 45.9 percent of Black (or White) residents would need to move to a different jurisdiction to evenly distribute the two racial groups across Bay Area jurisdictions. The dissimilarity index values in Table C-3 reflect recommendations made in HCD's AFFH guidance for calculating dissimilarity at the region level.[7] The regional value for the Theil's H index measures how diverse each Bay Area jurisdiction is compared to the racial diversity of the whole region. A Theil's H Index value of zero would mean all *jurisdictions* within the Bay Area have the same racial demographics as the entire region, while a value of one would mean each racial group lives exclusively in their own separate jurisdiction. The regional Theil's H index value for racial segregation decreased slightly between 2010 and 2020, meaning that racial groups in the Bay Area are now slightly less separated by the borders between jurisdictions.

Table C-3: Regional Racial Segregation Measures

Index	Racial Group	2010	2020
Isolation Index Regional Level	Asian/Pacific Islander	0.317	0.378
	Black	0.144	0.118
	Latinx	0.283	0.291
	White	0.496	0.429
	People of Color	0.629	0.682
Dissimilarity Index Regional Level	Asian/Pacific Islander vs. White	0.384	0.369
	Black vs. White	0.475	0.459
	Latinx vs. White	0.301	0.297
	People of Color vs. White	0.296	0.293
Theil's H Multi-Racial	All Racial Groups	0.103	0.097

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, 2010 Census of Population and Housing, Table P4.

[7] For more information on HCD's recommendations regarding data considerations for analyzing integration and segregation patterns, see page 31 of the AFFH Guidance Memo.

C.3.3 Income

C.3.3.1 Neighborhood Income Segregation

Cost of housing compared to income is a particular challenge in Napa. Residents feel that rents have continued to rise, making the city difficult to afford for even middle-class households. This sentiment was captured in a Fair Housing Forum in 2019 and is confirmed with the Fair Housing Survey and outreach for this Housing Element. Residents are understandably frustrated because income is not a protected class for whom housing discrimination is legally prohibited; landlords and realtors may treat residents differently because of perceived income status.

Income segregation can be measured using similar indices as racial segregation. Income maps, similar to the racial segregation maps shown in Figure C-1, are useful for visualizing segregation between multiple income groups at the same time. Figure C-4, Figure C-5, and Figure C-6 offer visual representations of the spatial distribution of poverty and income groups within Napa.

Poverty levels are low through much of the City of Napa, with increased instances in parts of the Central Napa, Pueblo, and Westwood neighborhoods, as shown in Figure C-4 (see Figure C-2 for a map of neighborhoods). The highest concentrations of those living in poverty are in the southeast portions of the city; this may be because the Napa State Hospital, which houses civilly committed individuals is located there, as well as the Napa Valley College, which may draw students with little to no income to the surrounding neighborhoods.

Figure C-5 shows the percentage of low- and moderate-income populations living in census block groups within Napa. It confirms that there are very low percentages of low- to moderate-income persons living in the Browns Valley and Linda Vista neighborhoods. Low- to moderate-income populations are gathered more in the center of the city. Similarly, mapping of median incomes in Figure C-6 confirms the highest median incomes are on the north, east, and west boundaries of the city, while lower incomes are concentrated towards the center of the city. Again, the highest concentration of very low-income households are in the River East neighborhood (southeast portion of the city); this can also be explained by concentrations of civilly committed individuals associated with the Napa State Hospital and students attending Napa Valley College.

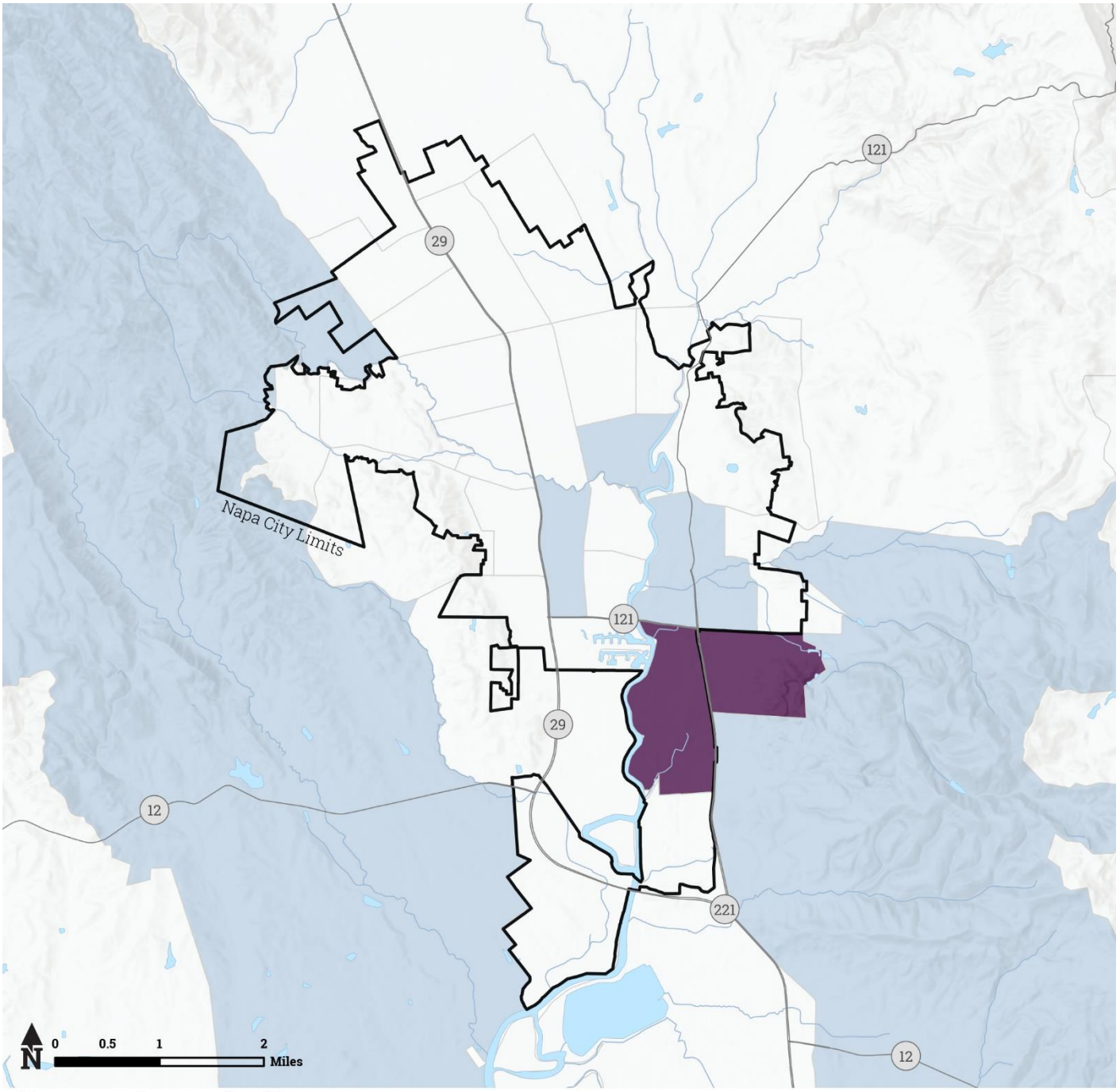


Figure C-4: Poverty Status by Tract

Source: HCD AFFH Mapping Tool (2022); ACS (2015-2019)

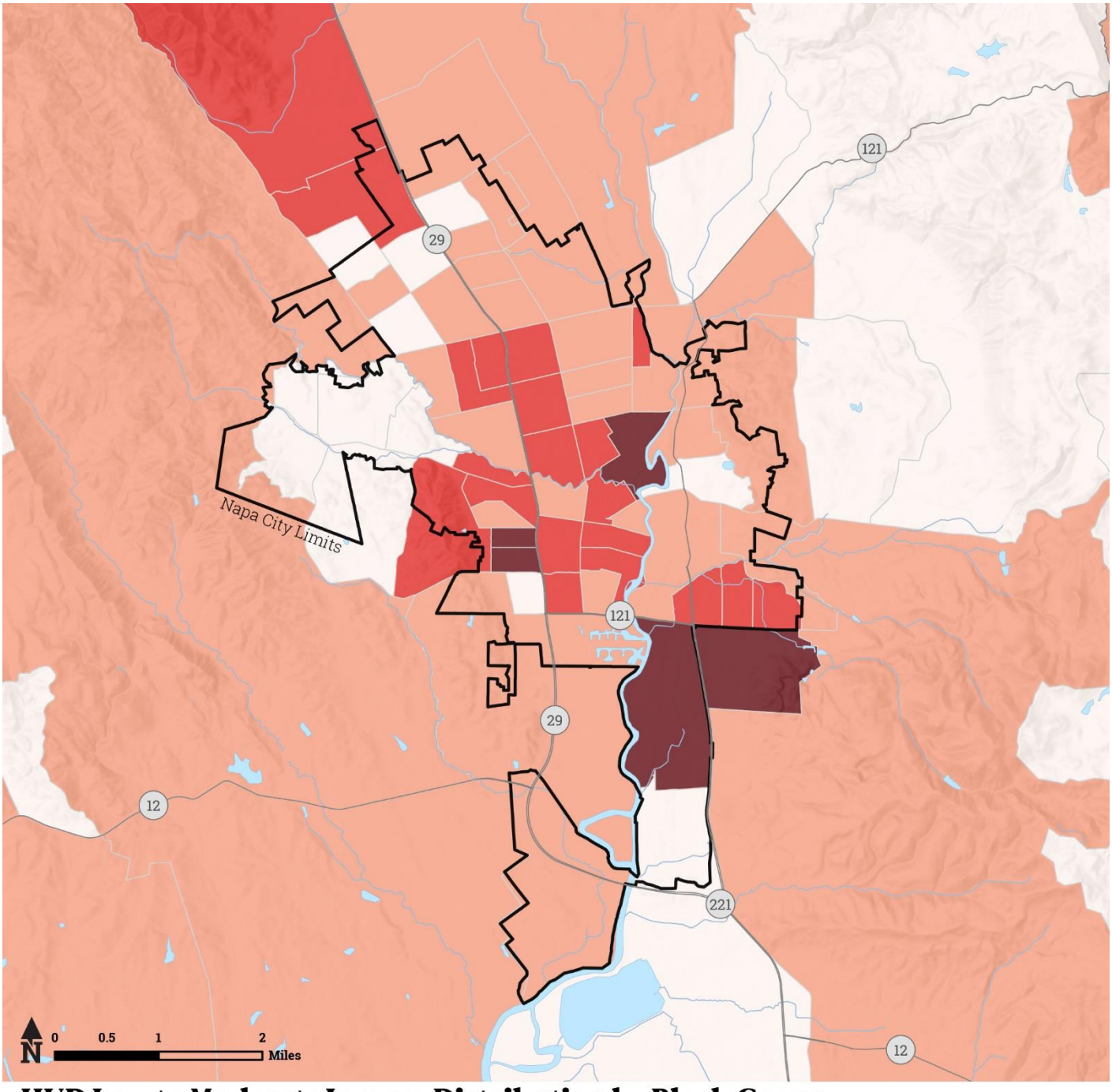


Figure C-5: HUD Low to Moderate Income Distribution by Block Group

Source: HCD AFFH Mapping Tool, 2022; ACS (2011-2015) compiled by HUD.

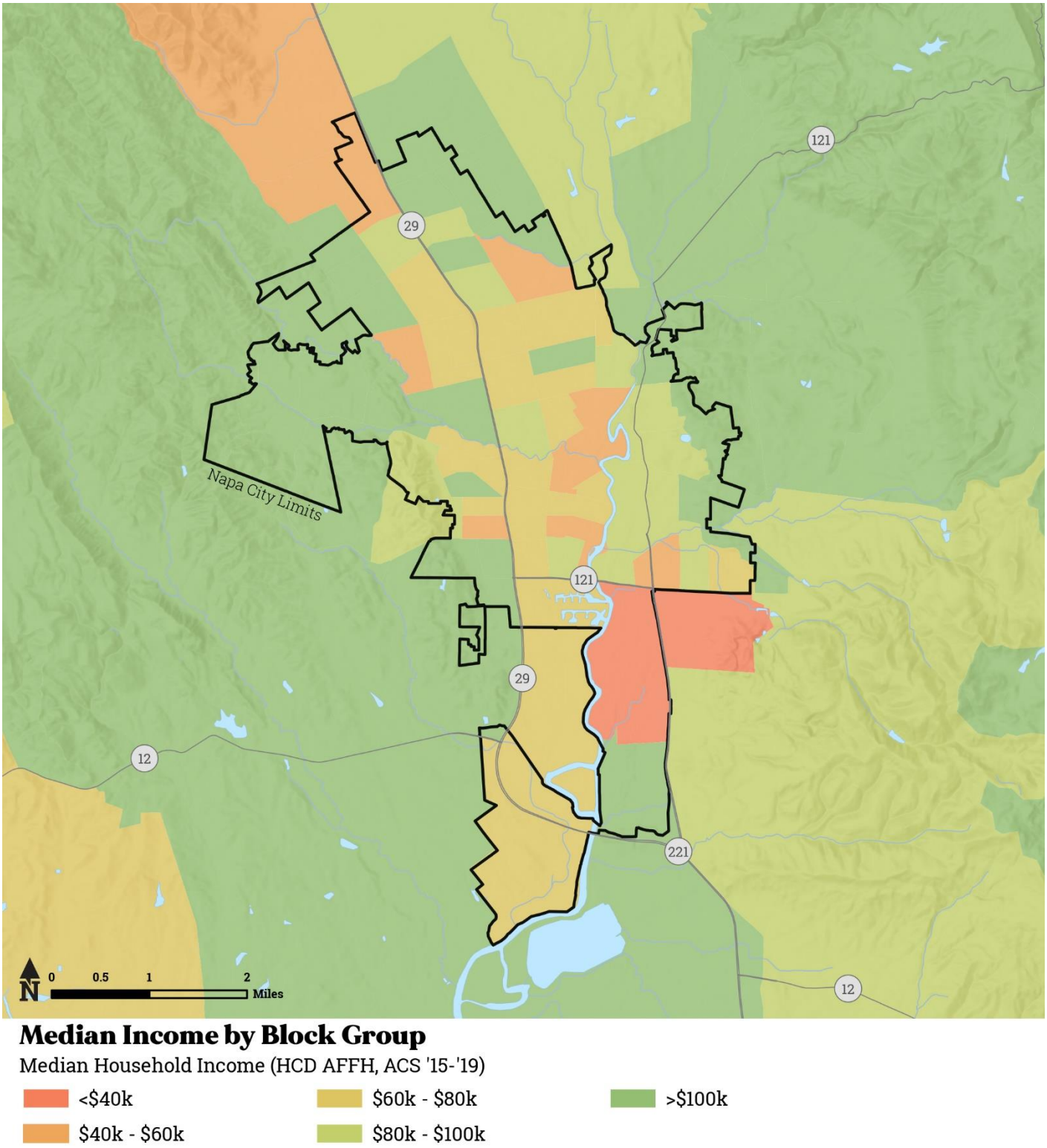


Figure C-6: Median Income Levels by Block Group

Source: AFFH Mapping Tool (2022); ACS (2015-2019)

The isolation index values for all income groups in Napa for the years 2010 and 2015 are shown in Table C-4.[8] Above moderate-income residents are the most isolated income group in Napa. Napa's isolation index of 0.404 for these residents means that the average above moderate-income resident in Napa lives in a neighborhood that is 40.4 percent above moderate-income. Among all income groups, the very low-income population's isolation index has changed the most over time, becoming less segregated from other income groups between 2010 and 2015.

Like the tables presented earlier for neighborhood racial segregation, the "Bay Area Average" column in Table C-4 provides the average isolation index value across Bay Area jurisdictions for different income groups in 2015. The data in this column can be used as a comparison to provide context for the levels of segregation experienced by income groups in Napa. For example, Table C-4 indicates the average isolation index value for very low-income residents across Bay Area jurisdictions is 0.269, meaning that, in the average Bay Area jurisdiction a very low-income resident lives in a neighborhood that is 26.9 percent very low-income.

Table C-4: Income Group Isolation Index Values for Segregation within Napa

Income Group	City of Napa 2010	City of Napa 2015	Bay Area Average 2015
Very Low-Income (<50% AMI)	0.327	0.295	0.269
Low-Income (50%-80% AMI)	0.221	0.215	0.145
Moderate-Income (80%-120% AMI)	0.219	0.218	0.183
Above Moderate-Income (>120% AMI)	0.428	0.404	0.507

Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Table C-5 provides the dissimilarity index values indicating the level of segregation in Napa between residents who are lower income (earning less than 80 percent of area median income (AMI)) and those who are not lower income (earning above 80 percent of AMI). This data aligns with the requirements described in HCD's AFFH Guidance Memo for identifying dissimilarity for lower income households.[9] Segregation in Napa between lower income residents and residents who are not lower income decreased between 2010 and 2015. Additionally, Table C-5 shows dissimilarity index values for the level of segregation in Napa between residents who are very low-income (earning less than 50 percent of AMI) and those who are above moderate-income (earning above 120 percent of AMI). This supplementary data point provides additional nuance to an analysis of income segregation, as this

[8] This report presents data for income segregation for the years 2010 and 2015, which is different than the time periods used for racial segregation. This deviation stems from the data source recommended for income segregation calculations in HCD's AFFH Guidelines. This data source most recently updated with data from the 2011-2015 American Community Survey 5-year estimates. For more information on HCD's recommendations for calculating income segregation, see page 32 of HCD's AFFH Guidelines.

[9] For more information, see page 32 of HCD's AFFH Guidance Memo.

index value indicates the extent to which a jurisdiction's lowest and highest income residents live in separate neighborhoods.

Similar to other tables in this report, the "Bay Area Average" column shows the average dissimilarity index values for these income group pairings across Bay Area jurisdictions in 2015. For example, Table C-5 indicates that the average dissimilarity index between lower income residents and other residents in a Bay Area jurisdiction is 0.198, so on average 19.8 percent of lower income residents in a Bay Area jurisdiction would need to move to a different neighborhood within the jurisdiction to create an even distribution of these income groups.

In 2015, the income segregation in Napa between lower income residents and other residents was higher than the average value for Bay Area jurisdictions (see Table C-5). This means that the lower income residents are more segregated from other residents within Napa compared to other jurisdictions in the region.

Table C-5: Income Group Dissimilarity Index Values for Segregation within Napa

Income Group	City of Napa 2010	City of Napa 2015	Bay Area Average 2015
Below 80% AMI vs. Above 80% AMI	0.291	0.234	0.198
Below 50% AMI vs. Above 120% AMI	0.369	0.287	0.253

Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Finally, examining the use of the U.S. Department of Housing and Urban Development's (HUD) housing choice program paints a slightly different picture of where residents live who need federal income support in the city. The HUD 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 can find their own housing, including single-family homes, townhouses, or apartments. (HUD, 2022) Figure C-7 shows that the highest numbers of housing choice vouchers are being utilized in the northeast portion of the city, with high numbers in the center of the city as well.

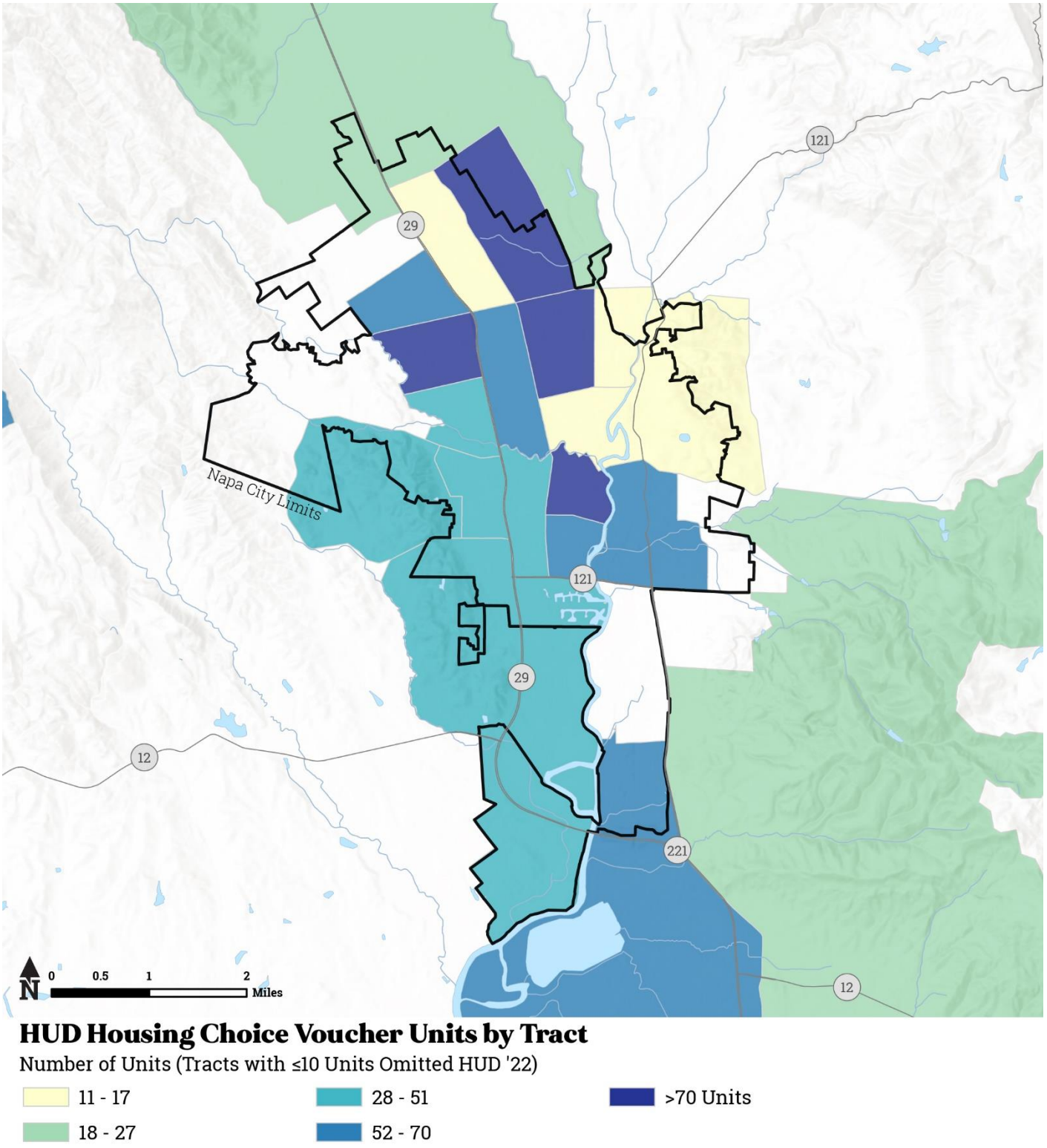


Figure C-7: HUD Housing Choice Voucher Units

Source: 2022 HUD

C.3.3.2 Regional Income Segregation

At the regional level, segregation is measured between jurisdictions instead of between neighborhoods. When looking at income segregation between jurisdictions in the Bay Area, one can examine how Napa differs from the region. The income demographics in Napa for the years 2010 and 2015 can be found in Table C-6. The table also provides the income composition of the nine-county Bay Area in 2015. As of that year, compared to the Bay Area as a whole, Napa had a lower share of very low-income residents, a higher share of low-income residents, a higher share of moderate-income residents, and a lower share of above moderate-income residents.

Table C-6: Population by Income Group, Napa and the Region

Income Group	City of Napa 2010	2015	Bay Area Average 2015
Very Low-Income (<50% AMI)	27.77%	26.4%	28.7%
Low-Income (50%-80% AMI)	18.61%	18.82%	14.3%
Moderate-Income (80%-120% AMI)	19.04%	20.53%	17.6%
Above Moderate-Income (>120% AMI)	34.58%	34.25%	39.4%

Source: Data for 2015 is from Housing U.S. Department of and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

C.3.4 Concentrated Areas of Poverty and Affluence

C.3.4.1 Racially or Ethnically Concentrated Areas of Poverty

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) are neighborhoods in which there are both racial concentrations and high poverty rates. HUD defines R/ECAPs one of two ways, as census tracts with whichever measure is lower:

- A non-White population of 50 percent or more (majority-minority) for urban areas or 20 percent for non-urban areas, AND a poverty rate of 40 percent or more; or
- A non-White population of 50 percent or more (majority-minority) AND the poverty rate is three times the average poverty rate for the county.

Households within R/ECAP tracts frequently represent the most disadvantaged households within a community and often face a multitude of housing challenges. R/ECAPs are also meant to identify where residents may have historically faced discrimination and continue to be challenged by limited economic opportunity.

There are no areas in Napa that meet the criteria to be considered a R/ECAP. There are no R/ECAPs in Sonoma or Napa Counties, but they are present in Solano County (Fairfield and Vallejo) and in Contra Costa County (Pleasant Hill), as shown in Figure C-13.

C.3.4.2 Racially Concentrated Areas of Affluence

Conversely, affluence is most typically defined as an abundance of wealth or money. A spatial analysis of affluence by race or ethnicity can be used to determine a Racially or Ethnically Concentrated Area of Affluence (RCAA). Although HCD and HUD have not established standard definitions for RCAAs, they are generally understood to be neighborhoods in which there are both high concentrations of White households and high household incomes.

Napa contains RCAA areas in the northwest portion of the city, approximately in the neighborhoods of Browns Valley and Linda Vista, as shown in Figure C-9 (see Figure C-2 for a map of neighborhoods).

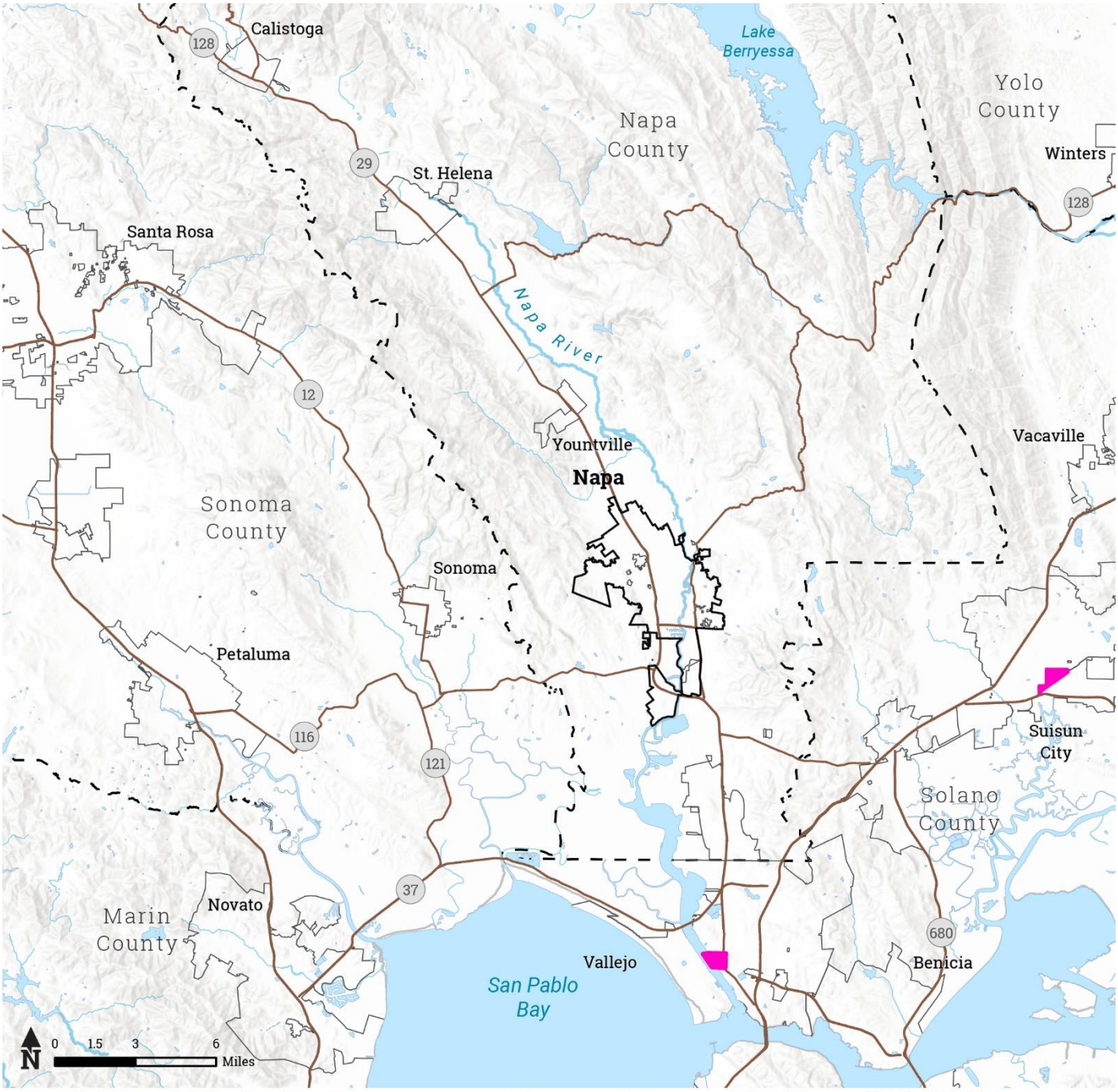


Figure C-8: Regional R/ECAPs

Source: HCD AHHF Mapping Tool (2022); HUD (2022)

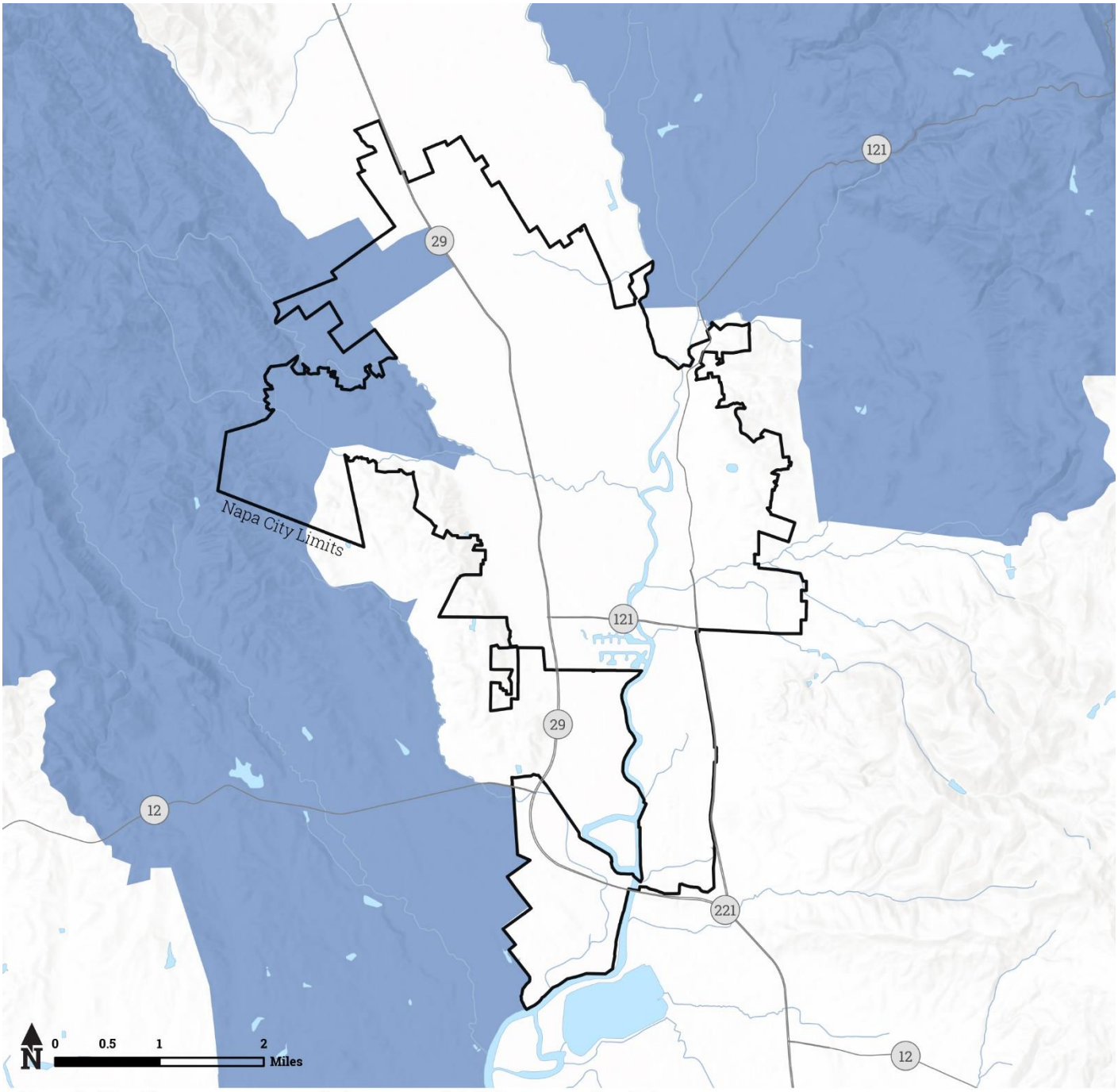


Figure C-9: Racially Concentrated Areas of Affluence (RCAA) by Tract

Source: HCD AFFH Mapping Tool; ACS, 2015-2019.

C.3.5 Disability Status

The U.S. Census Bureau defines disability as having one or more of the following: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and/or independent living difficulty. Eleven percent of residents in Napa have a disability of some kind and may require accessible housing that is compliant with the Americans with Disabilities Act (ADA).[10] The Community Profile, Appendix A, shows a more specific breakdown of disability by type.

Residents living with a disability are found throughout Napa and do not align with areas of higher poverty rates or higher segregation rates. Figure C-10 illustrates population percentage rates living with disabilities. The area in the southeast portion of town, shown in red as more than 40 percent of the population living with a disability, is a very low population area of the city which includes the Napa State Hospital, with approximately 1,255 beds for civilly committed patients with disabilities.

There are no adult residential facilities in Napa County for those 18 and older living with a disability. There are eight facilities listed with the California Department of Social Services in Sonoma County and two listed in Solano County. There are several day services available in Napa County for adults with disabilities, including Napa Valley Support Services in the city. There are more assisted living and services available for elderly populations who often also have a disability.

Napa residents experiencing homelessness are disproportionately disabled; those obstacles to housing choice and opportunity are discussed in Section C.6.4.1.

The City of Napa continues to work towards providing additional housing choices for persons with disabilities. The City administers a rehabilitation program that works in part to make accessibility upgrades to affordable housing in the city. Since the previous Housing Element, the Housing Division provided ADA improvements to 10 units as part of its Emergency Grant and Rehabilitation program. The City of Napa's Municipal Code does not contain any known barriers for housing for those with a disability; group homes are allowed by right and residential zoning does not include a definition of "family" that could exclude other patterns of living. While Napa's Municipal Code does not serve as a barrier to accessible housing, the City will continue to encourage additional accessible accessory dwelling units (ADUs) and multi-family housing that includes more accessible units than required by law when feasible.

[10] These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

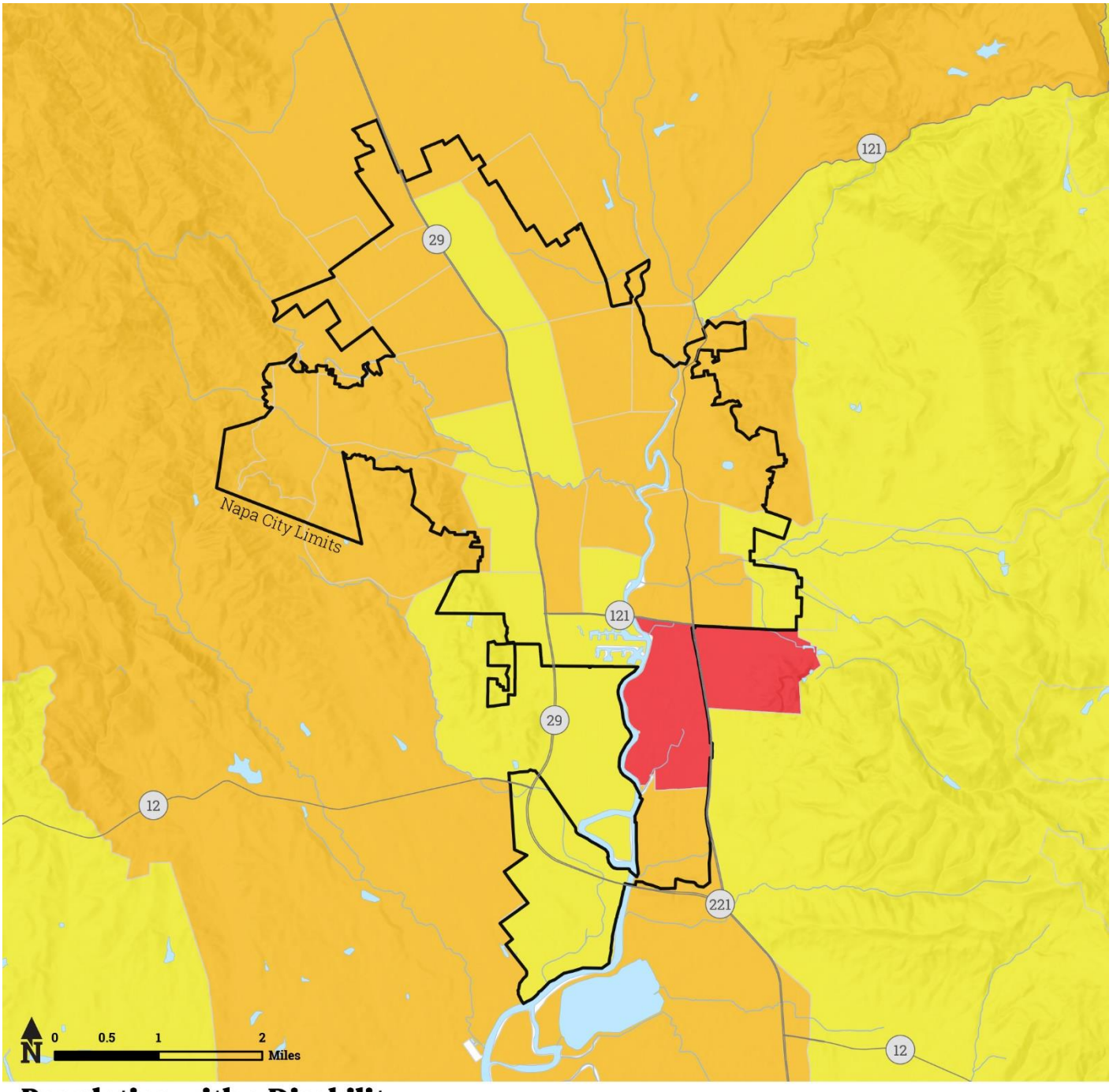


Figure C-10: Population with a Disability

Source: HCD AFFH Mapping Tool (2022); ACS (2015-2019)

C.3.6 Familial Status

The Fair Housing Act bans housing discrimination based on "familial status," which means the presence of at least one child under 18 years old. Housing discrimination based on familial status can occur when a landlord, property manager, real estate agent, or property owner treats someone or a group of people differently because they have a family with children under the age of 18. Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households who may be supporting children or a family with only one source of income. Female-headed households with children may face housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for paid childcare can make finding a home that is affordable more challenging.

As discussed in more detail in the Housing Needs Assessment of the Community Profile, Appendix A, more than half of the households in Napa have residents who are married. Geographically, most of those households are in the north, northeast, and northwest parts of the city but also found throughout central Napa, as shown in Figure C-11. This geographic location somewhat aligns with the areas of highest median income (Figure C-6).

Ten percent of households in Napa are female-headed, and 19.8 percent of female-headed households fall below the federal poverty line. There is a high concentration of female-headed households in the southeast region of the city, in the River East and Terrace/Shurtleff neighborhoods (Figure C-12) (see Figure C-2 for a map of neighborhoods). The rest of the city does not contain concentrations of female-headed households. The high concentration of female-headed households in the southeast portion of the city may be because the Napa State Hospital for civilly committed individuals is located there as well as Napa Valley College which could have higher instances of females living alone in the surrounding neighborhoods. However, other factors may include that the housing stock in this area is also older, smaller, and less expensive, and there are also a high number of multifamily housing complexes.

From January 1, 2008, through the end of 2018, the City of Napa received a total of 16 complaints of discrimination based on familial status. In a city with over 28,000 households, this probably does not indicate a pattern of housing discrimination based on familial status.

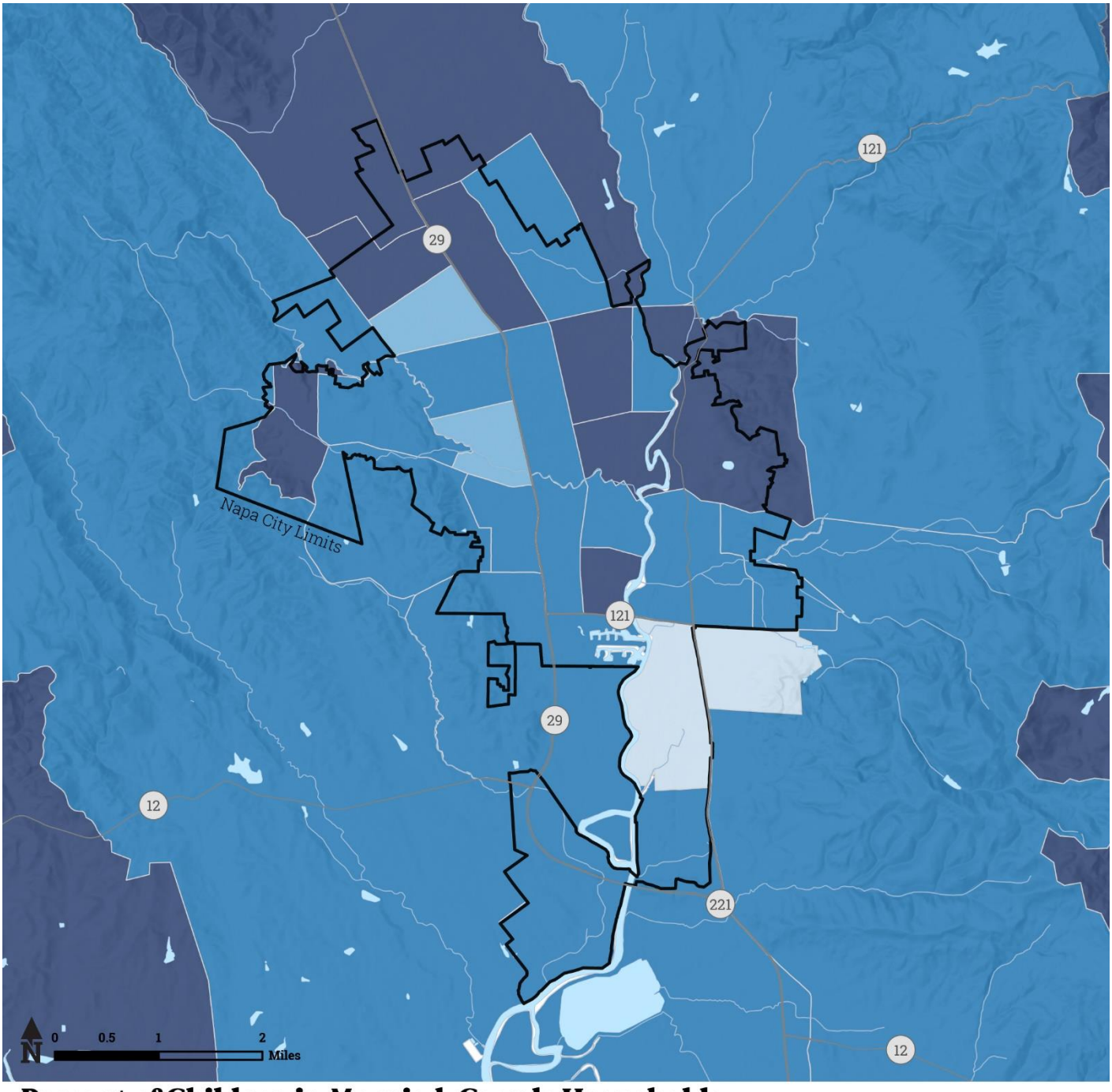


Figure C-11: Percent of Children in Married-Couple Households

Source: HCD AFFH Mapping Tool (2022); ACS (2015-2019)

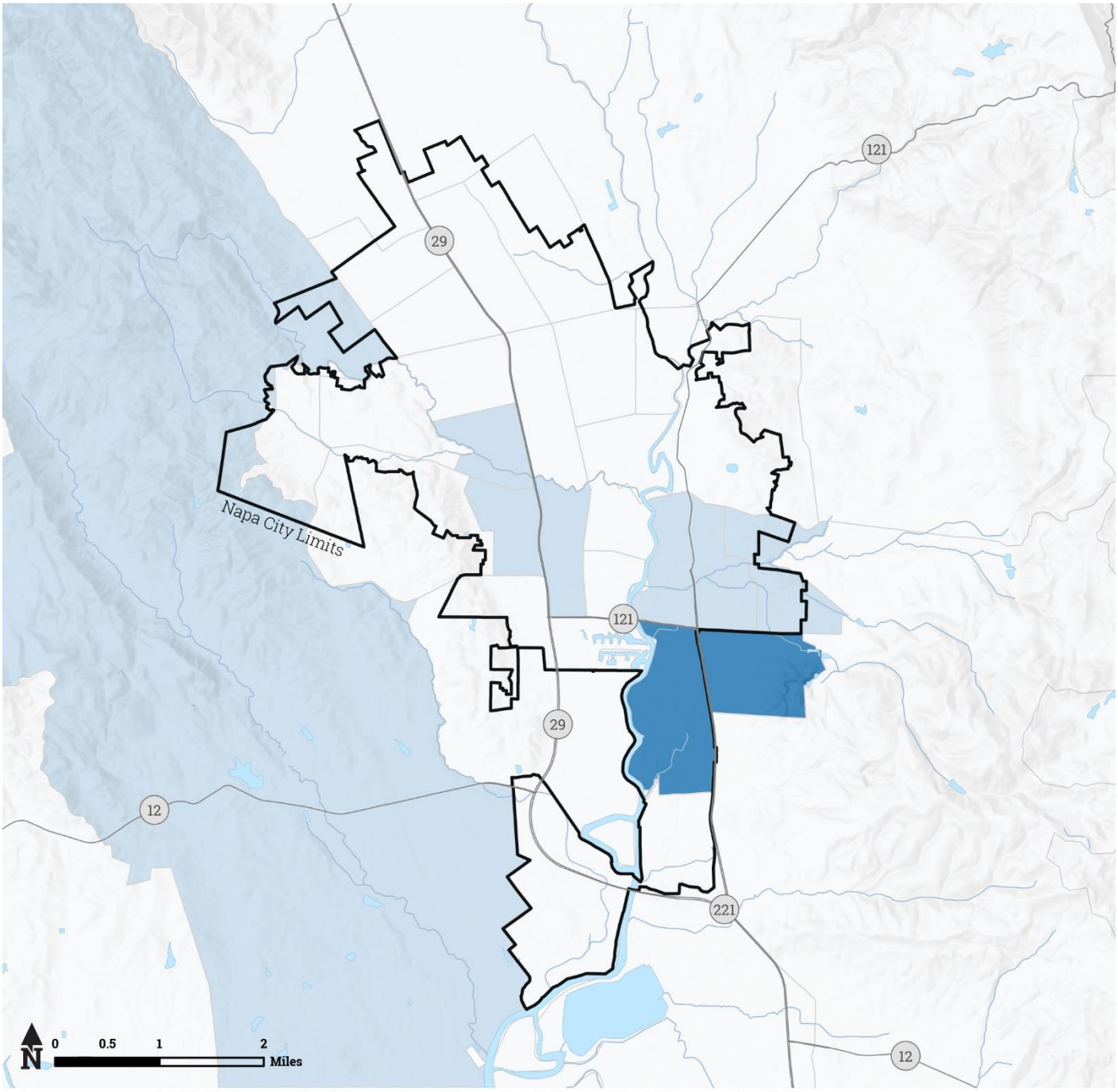


Figure C-12: Percent of Children in Female-Headed Family Households

Source: HCD AFFH Mapping Tool (2022); ACS (2015-2019)

SECTION C.4. FAIR HOUSING ENFORCEMENT AND OUTREACH

The California Fair Employment and Housing Act prohibits discrimination, harassment, and retaliation on the basis of "race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, or any other basis prohibited by Section 51 of the Civil Code." (Cal. Gov't. Code § 12921(a)) Similarly, the Federal Fair Housing Act prohibits such actions federally.

Examining fair housing enforcement and outreach in the City can help inform the City's efforts to disseminate information related to fair housing and provide outreach and education to assure community members are aware of fair housing laws and rights. The City of Napa made great strides in fair housing outreach and assessing community fair housing understanding in 2019 when the City completed its Impediments to Fair Housing Choice assessment. This section contains valuable feedback received through that 2019 effort.

C.4.1 Fair Housing Laws and City Compliance

The City of Napa complies with most applicable fair housing laws. For the few laws for which the City is currently out of compliance, the CIty has included a policy or program within the Housing Element to achieve compliance as soon as feasible. Table C-1 lists applicable laws and describes the methods of compliance.

Table C-1: Fair Housing Laws and City Compliance

California Fair Housing Laws	Napa Activities and Actions
Cal. Fair Employment and Housing Act (Cal. Gov't Code § 12900 *et seq.*) and Regulations (Cal. Code of Regs. § 12005 *et seq.*)	The City of Napa does not engage in any discrimination of a protected class in housing (or employment) decision-making.
Cal. Gov't Code § 65008. Equal treatment in local decision-making.	City decision-making, in particular development approvals, are conducted with objective standards that do not treat affordable housing adversely. The City does provide incentives and other preferential treatment to affordable housing consistent with CA Gov't Code 65008(e).
Cal. Gov't Code § 8899.50. Administer programs and activities relating to housing	The City of Napa administers all related programs and activities in a manner consistent with this provision. The City is conducting this FHA within its Housing Element

California Fair Housing Laws	Napa Activities and Actions
and community development in a manner to affirmatively further fair housing.	Update to further this provision, and the City also completed the 2019 Impediments to Fair Housing Choice assessment.
Cal. Gov't Code § 11135 *et seq.* Equal access to all city programs and activities.	The City of Napa provides full access to all programs and activities, regardless of actual or perceived membership in a protected class.
Density Bonus Law (Gov. Code § 65915)	The City of Napa provides a density bonus in Napa Municipal Code Section 17.52.130 *et seq.* Legislation approved in 2020 increased the maximum density bonus and concession amounts for very-low-, low-, and moderate-income housing. The city has a policy in its Housing Element to update its density bonus for consistency with current state law.
Housing Accountability Act (Gov. Code, § 65589.5.)	The City of Napa will not disapprove, or condition approval, in a manner than renders infeasible, a housing development project for very low-, low-, or moderate-income households or an emergency shelter unless specified written findings are made. In addition, the City does not deny or reduce the density of housing development projects that are consistent with the City's objective standards, unless specified written findings are made.
No-Net-Loss/Least Cost Law (Gov. Code § § 65913.1; 65863)	The City of Napa is designating and will maintain sufficient land to maintain adequate sites for its assigned RHNA allocation with appropriate standards and will periodically review its land inventory to ensure site availability.
Objective Design Standards (Gov. Code § 65913.2-.4)	The development of objective design standards is currently ongoing . The City recently adopted a new General Plan, which sets the foundation for this work. The Housing Element contains a policy to complete this effort soon.
Limits on growth controls (Gov. Code § 65302.8)	The City of Napa does not have any intention of "limiting the number of housing units which may be constructed on an annual basis" but would only do so (1) after making findings consistent with this state law provision, and (2) if Government code 66300's prohibition on adopting new growth control measures expires..
Housing Element Law (Gov. Code § 65583)	This Housing Element update complies with all related state requirements, as indicated by HCD certification.

California Fair Housing Laws	Napa Activities and Actions
Homeless Accommodation (Gov. Code §§ 65582, 65583, and 65660 *et seq*)	The city's zoning code allows for emergency shelters in two zoning districts (NMC Sections17.32.150 and 17.32.070) and transitional and supportive housing (NMC Section 17.52.505) in all residential zones. The City will amend its Zoning Code to allow for low-barrier navigation centers as a by-right land use. Emergency shelters are allowed as a permitted use, either explicitly in the Public, Quasi-Public (PQ-P) Zoning District or as "community care facilities" in other districts according to the definition, which is also planned to be updated.
Farmworker and Employee Housing (Cal. Health & Safety Code §§ 17021.5-6)	City code allows for employee housing as a permitted residential use (NMC Section 17.52.505). Agricultural worker housing is allowed as a type of "small employee housing."
Streamlined Affordable Housing Applications (Gov. Code § 65589.5)	The City of Napa follows state law for processing preliminary applications for housing development projects, conducting no more than five hearings for housing projects that comply with objective General Plan and development standards and making a decision on a project within 90 days after certification of an environmental impact report (EIR) or 60 days after adoption of a mitigated negative declaration (MND) or EIR for affordable housing projects.

C.4.2 Processing Fair Housing Complaints

The City conducts outreach and complies with fair housing laws and regulations through the following:

1. Conducting outreach and education regarding fair housing;
2. Displaying fair housing and complaint information WHERE;
    a. The city website also displays information on fair housing OR The city also has a policy in this Housing Element to update the city's website to include fair housing information.
3. Reviewing City code and policies for compliance with state and federal housing laws; and
4. Referring discrimination complaints to the appropriate agencies, primarily the California Department of Fair Employment and Housing (DFEH).

The City refers discrimination complaints to DFEH. Fair housing complaints can also be submitted directly through HUD or Fair Housing Napa Valley (FHNV). Complaints filed with HUD will either be subsequently filed with DFEH or FHNV or investigated by HUD. Both the FHNV and DFEH may file signed complaints with HUD since they are considered substantially equivalent agencies.

If FHNV investigates the complaint and determines that there is sufficient evidence to file a formal complaint, the complainant has three options:

1. Negotiate with the housing provider to restore the Fair Housing Right and educate the provider about the discriminatory act(s) in question;
2. File an administrative complaint with HUD or DFEH; or
3. With assistance from FHNV, file a federal or state case on behalf of the complainant.

In the City of Napa, approximately half of the 51 complaints filed between 2008 and 2018 obtained successful conciliation or settlement, while about 10 percent had a no cause determination. The rest of the complaints were withdrawn, left open, or dismissed for various reasons. (City of Napa, 2019)

C.4.3 Fair Housing Complaint Data

From 2008 to 2018, 51 fair housing complaints were made in the City of Napa on 73 different bases. Most bases for fair housing complaints were disability followed by familial status. Those bases are shown in detail in Table C-2. In 2018, there were 169 fair housing complaints submitted to FHNV, as shown in Table C-3. The most common complaints to FHNV were due to disability, national origin, and familial status. Fair housing complaints sorted by issue reveal that the most common issue cited was beingHispanic, followed by a physical disability, then a mental disability.

Table C-2: Fair Housing Complaints by Basis

Basis	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Total
Disability	2	3	1	1	1	8	0	3	1	2	9	31
Familial Status	0	2	2	0	2	0	8	0	0	2	0	16
Retaliation	0	0	1	1	0	5	0	3	1	0	2	13
National Origin	0	0	0	0	3	0	0	3	0	1	0	7
Race	0	0	0	0	0	0	0	1	0	1	2	4
Sex	0	0	0	0	0	0	0	0	0	1	1	2
Total Basis	**2**	**5**	**4**	**2**	**6**	**13**	**8**	**10**	**2**	**7**	**14**	**73**
Total Complaints	**2**	**5**	**3**	**1**	**4**	**8**	**8**	**6**	**1**	**3**	**10**	**51**

Source: HUD Fair Housing Complaints (2008-2018); Napa Impediments to Fair Housing Choice (2019)

Table C-3: Fair Housing Napa Valley Complaints by Basis

Basis	2018
Disability	82
National Origin	60
Familial Status	18
Sex	8
Race	7
State Classes	7
Source of Income	4
Sexual Orientation/Gender Identity	1
Total Basis	**187**
Total Complaints	**169**

Source: HUD Fair Housing Complaints (2008-2018); Napa Impediments to Fair Housing Choice (2019)

Table C-4 shows fair housing complaints to HUD by issue. The most common issues were:

- Discriminatory acts under section 818 of the Fair Housing Act, which is essentially retaliation for making a fair housing claim or assisting someone with a claim;
- Discriminatory refusal to rent;
- Discriminatory advertising;
- Discrimination in terms, conditions, or privileges relating to rental; and
- Failure to make reasonable accommodation.

Table C-4: Fair Housing Complaints by Issue

Issue	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Total
Discrimination in the terms /conditions for making loans	0	1	0	0	0	0	0	0	0	0	0	1
Discrimination in terms/conditions for making loans	0	0	0	0	0	1	0	0	0	0	0	1
Discriminatory refusal to rent and negotiate for rental	0	0	0	1	1	0	0	0	0	0	0	2
Discriminatory refusal to negotiate for rental	0	0	0	0	0	0	0	0	0	1	1	2
Discriminatory refusal to sell	0	0	0	0	0	1	0	3	0	0	0	4
Discriminatory financing (includes real estate transactions)	0	0	0	0	0	1	0	3	0	0	0	4
Discriminatory terms, conditions, privileges, or services and facilities	0	0	0	0	0	0	0	5	0	3	5	13
Failure to make reasonable accommodation	2	1	0	1	0	5	0	3	0	2	5	19
Discrimination in terms/conditions/privileges relating to rental	0	0	0	0	0	7	8	0	1	0	4	20
Discriminatory advertising, statements, and notices	0	1	1	0	0	6	8	1	1	3	2	23
Discriminatory refusal to rent	0	2	3	0	3	3	8	2	1	2	2	26
Discriminatory acts under section 818 (coercion, etc.)	0	0	0	1	0	6	8	6	1	1	5	28
Total Issues	**2**	**5**	**4**	**3**	**4**	**30**	**32**	**23**	**4**	**12**	**24**	**143**
Total Complaints	**2**	**5**	**3**	**1**	**4**	**8**	**8**	**6**	**1**	**3**	**10**	**51**

Source: HUD Fair Housing Complaints (2008-2018); Napa Impediments to Fair Housing Choice (2019)

C.4.4 Community Outreach and Perceptions

The City of Napa conducted a fair housing survey in 2019 to better understand fair housing impacts on the community and community perceptions of fair housing, with 303 total respondents and 28 surveys completed in Spanish. More than half of respondents were renters (172 respondents).

Overall, respondents had a moderate to low understanding of Fair Housing laws:

- Almost a quarter of respondents were unfamiliar with Fair Housing laws, while only 30% of respondents rated their familiarity a 4/5 or 5/5 (most familiar). (City of Napa, 2019, p. 99)
- Of the 247 respondents that answered the question, "how easy Fair Housing laws are to understand," some 41% said it was difficult or moderately difficult (1/5 or 2/5) and 11% said it was easy to understand (5/5).
- When asked "how familiar are you with your options if your Fair Housing rights have been violated," some 50% were unfamiliar or moderately unfamiliar with their options (1/5 or 2/5), while 27% were familiar or moderately familiar (5/5 or 4/5).

Respondents were asked if they or their community faced a lack of access to any factors in the city, as shown in Table C-5. Respondents identified lack of access to affordable housing as the most significant factor and access for acceptance of housing choice vouchers as the second factor. Notably for this FHA, access for persons with disabilities and access to public transportation also scored high.

Table C-5: Community Access and Fair Housing Survey Responses

Survey Question: Are you and/or your community affected by lack of access to any of these factors listed below?					
Factors	**Not at All**	**Slightly**	**Moderately**	**Significantly**	**Don't Know**
Access for acceptance of housing choice vouchers	28	8	17	53	31
Access to mental health care	27	19	26	34	15
Access for seniors and/or people with disabilities to public transportation	35	22	27	29	23
Access to public transportation to schools, work, health care, services	43	17	35	27	17
Access to education about Fair Housing laws	31	22	34	27	25
Collaboration between agencies	32	18	19	25	41
Access to school choice	52	17	21	22	25
Access to health care	46	28	29	22	12
Access to proficient public schools	53	14	27	19	24
Access to good nutrition, healthy food, fresh vegetables, etc.	52	22	31	18	15
Access to parks, libraries, other public facilities	76	16	15	13	18
Other	24	2	1	5	37

Source: Napa Impediments to Fair Housing Choice, Table IV.61 (2019)

Respondents were also asked to identify issues related to fair housing that they believed were happening in the City of Napa, as shown in Table C-6. Respondents identified the lack of affordable rental and single-family housing as top issues occurring in the city, while respondents also believed a

greater share of housing problems were faced by those at lower incomes and those of a specific race, ethnicity, or national origin; sexual orientation; gender, gender identity, or gender expression; disability; or family status.

Table C-6: Community Issues Related to Fair Housing

Survey Question: Do you believe these issues are happening in the City of Napa? If so, how much are the issues impacting your community?					
Issue	**Not at All**	**Slightly**	**Moderately**	**Significantly**	**Don't Know**
Lack of affordable rental housing	10	1	10	108	9
Lack of affordable single-family houses	10	4	12	100	10
Greater share of housing problems for those at lower incomes, of a specific race or ethnicity or national origin, sexual orientation, gender identity, gender expression, disability, gender, or family status.	16	10	27	70	17
Lack of acceptance of housing choice vouchers	12	7	9	69	42
Gentrification and displacement due to economic pressures	14	10	19	67	25
Concentrations of poverty	12	15	26	62	18
Differences in access to housing opportunities for people of various incomes, of a specific race or ethnicity, or national origin, sexual orientation, gender identity, gender expression, disability, gender, or family status	14	13	27	62	19
Concentrations of racial or ethnic minorities	17	22	26	55	15
Challenges for persons with disabilities	16	23	23	45	33
Lack of housing discrimination enforcement	24	11	18	43	43
Segregation	22	18	26	42	17
No or limited education about Fair Housing laws	21	13	30	38	36
Other	9	0	1	10	31

Source: Napa Impediments to Fair Housing Choice, Table IV.62 (2019)

SECTION C.5. ACCESS TO OPPORTUNITY

One important aspect of fair housing is whether housing provides residents access to opportunities within the community. Access to opportunity means housing is located such that residents have access to critical life resources by improving the quality of life for residents of low-income communities and supporting mobility and access to "high resource" neighborhoods. This encompasses education, transportation, economic development, environmental factors (e.g., air, water, neighborhood safety, safety from environmental hazards), social services, cultural institutions, and other important opportunities based on socio-economic characteristics such as race, income, familial status, or disability.

HUD and HCD, in coordination with the California Tax Credit Allocation Committee (TCAC), have developed a series of indices to analyze access to opportunity. The primary role of TCAC is to oversee the Low-Income Housing Tax Credit (LIHTC) Program, which funds affordable rental housing. The opportunity maps influence the future distribution of affordable housing in areas with the highest opportunity. High resource areas are those areas, according to research, that offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

C.5.1 Overall Access to Opportunity

The indices are combined to provide an overall access to opportunity score according to U.S. Census tract. The composite scoring considers TCAC scores for economic, job proximity, educational, transportation, and health/environmental opportunities.

The City of Napa is comprised of low resource areas through much of central and southern Napa with moderate resource areas further north, as shown in Figure C-1. There are a few portions of larger unincorporated census tracts that are highest resource areas, but negligible portions of those tracts are located in the city.

Regionally, Napa has a range of low to moderate resources fairly comparable to nearby cities such as Sonoma, Fairfield, and Vacaville. Vallejo and American Canyon are notably lower resource areas, while Yountville has a significant area of high resources. Unincorporated Napa and Sonoma Counties have a large percentage of highest resource areas that typically correspond to high median incomes and concentrated areas of affluence as well. Regional opportunity areas are shown in Figure C-2.

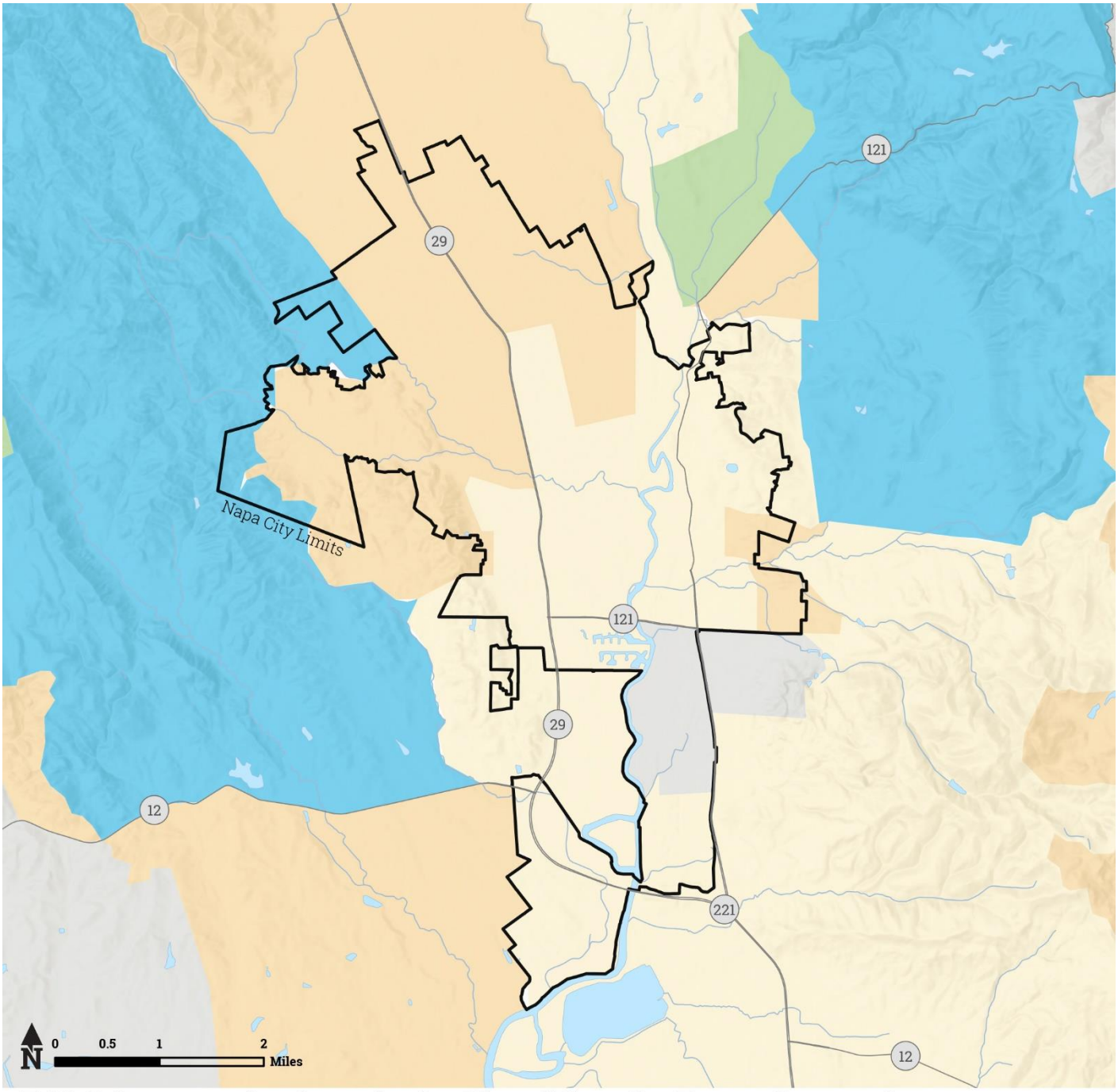


Figure C-1: TCAC Opportunity Areas in the City of Napa

Source: HCD AFFH Mapping Tool (2022); TCAC Opportunity Areas Mapping Analysis (2021).

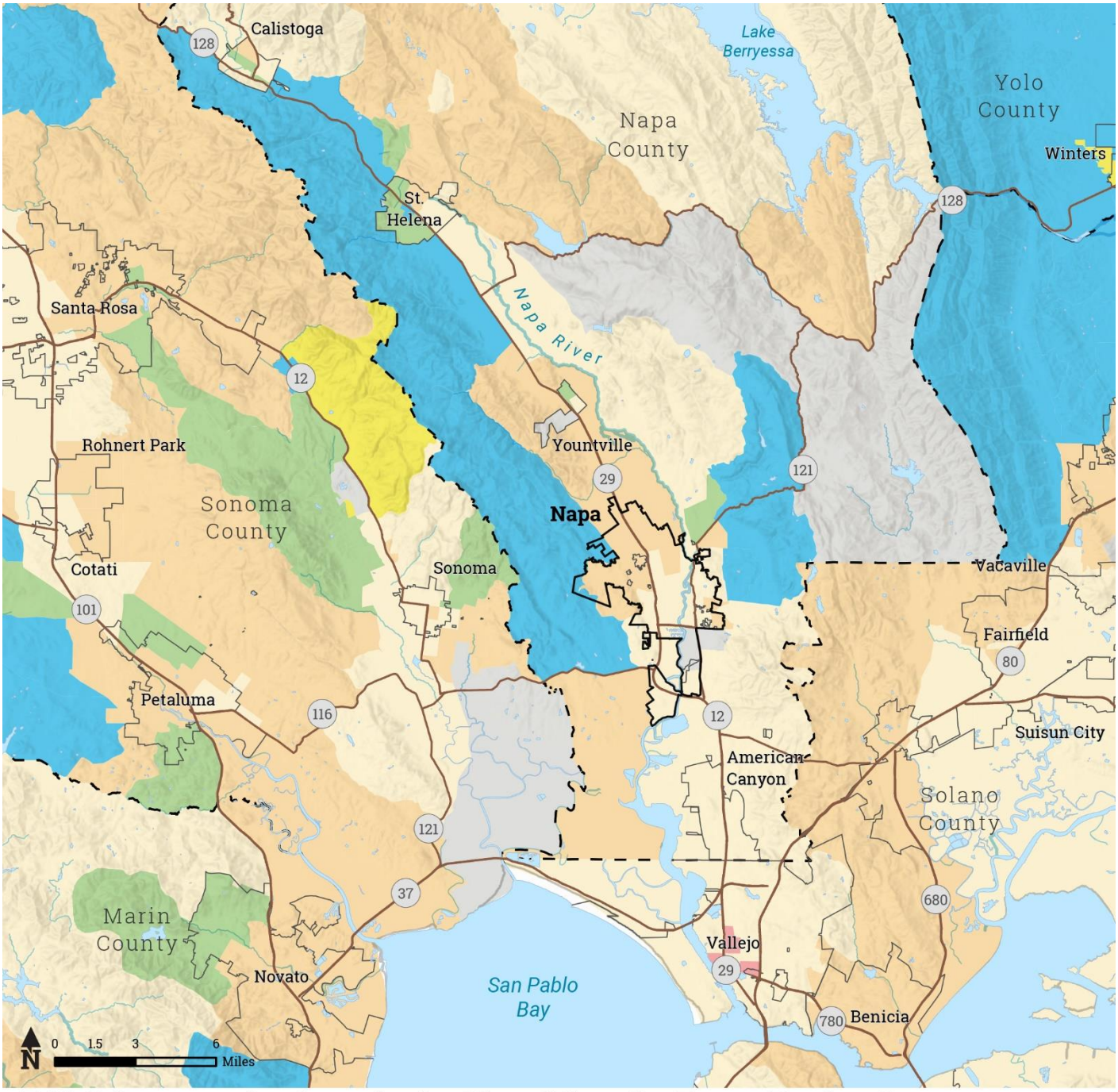


Figure C-2: Regional TCAC Opportunity Zones

Source: HCD AFFH Mapping Tool (2022); TCAC Opportunity Areas Mapping Analysis (2021).

C.5.2 Educational Opportunity

HCD/TCAC quantifies educational opportunity through a series of indicators measuring math proficiency, reading proficiency, high school graduation rates, and student poverty rates. Educational opportunity scores for Napa are shown in Figure C-3.

Southern and central portions of Napa have the lowest education scores, meaning that children in these areas receive less positive educational outcomes. Lower education scores, unfortunately, roughly align with lower median incomes (Figure C-6) and higher percentages of People of Color populations (Figure C-1). The best opportunities for positive educational outcomes are in northwestern parts of the city, in the Browns Valley, Alta Heights, and Pueblo neighborhoods (see Figure C-2 for a map of neighborhoods).

All Napa schools are within the Napa Valley Unified School District (NVUSD or the District), which is the largest district in Napa County. District enrollment was 16,971 in 2021, with 53 percent of those enrolled categorized as economically disadvantaged, 22 percent English learners, and 13 percent students with disabilities. (Cal Dep't of Education, 2021) The district is 57 percent Latinx, 27 percent White, seven percent Filipino, and various other races for the remainder. (*Id.*)

The District has adopted an equity policy that provides "a framework for guiding decision-making around instilling equity in our district" so that the district can "focus on closing the opportunity and achievement gaps our students undoubtedly face." (NVUSD, 2022) The policy states:

> ***Valuing Diversity, Equity and Inclusion***
>
> - *Promote equity by increasing institutional access to historically underserved groups.*
> - *Promote diversity and actively create a community of inclusion for all students, families and staff.*
> - *Create systems across all departments and schools that intentionally ensure everyone is respected and feels that they are part of an inclusive organization. (Id.)*

The policy includes measures like routine assessments disaggregated by race and ethnicity, equitable expenditures, and inclusive curriculum, to name a few. Despite these policies, however, schools within the District tend to perform worse than those in surrounding districts.

Educational opportunity is a primary issue for fair housing in Napa; policies to address this issue and contributing factors are discussed in Table C-2.

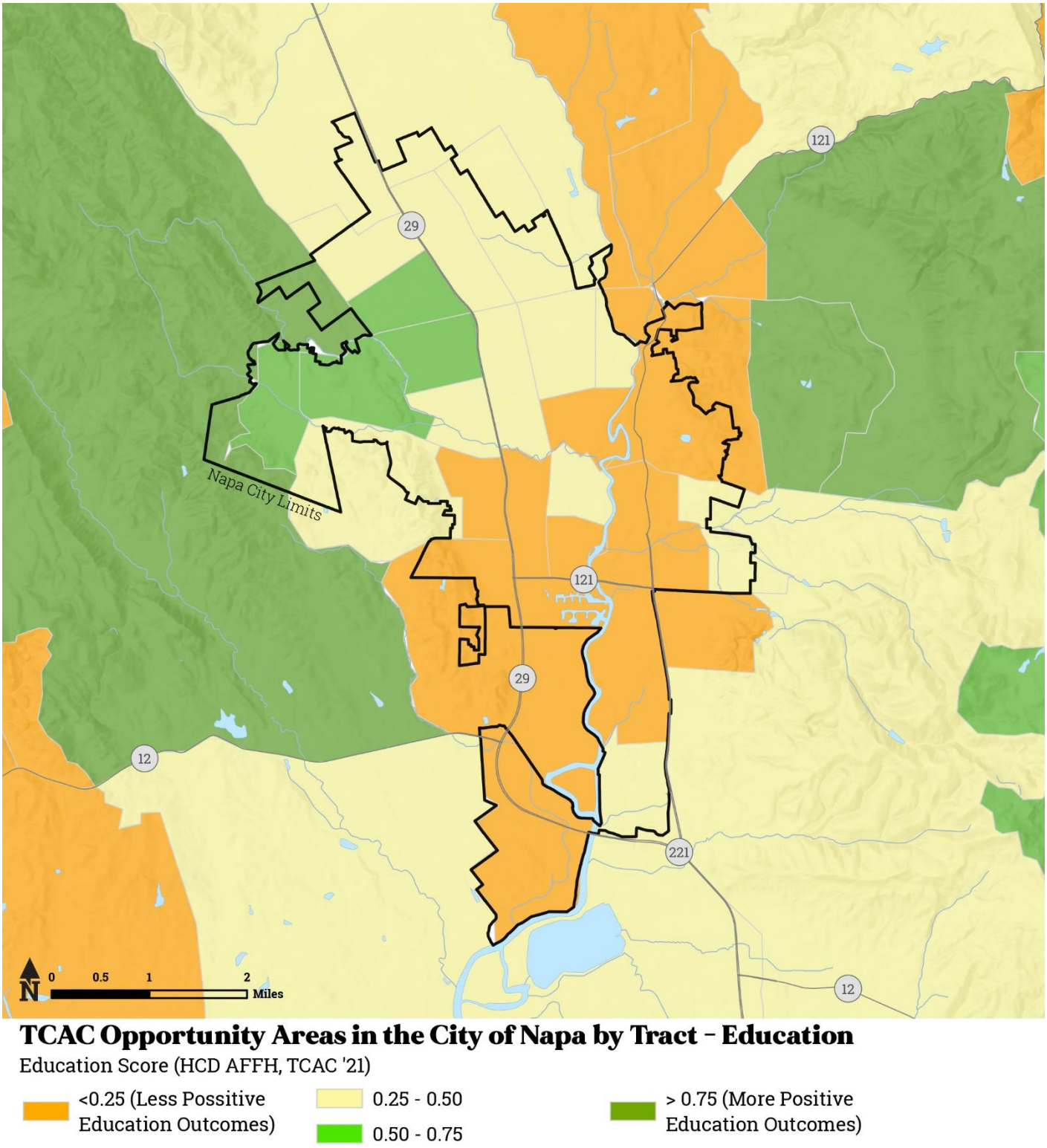


Figure C-3: TCAC Opportunity Areas by Tract: Education Score

Source: HCD AFFH Mapping Tool (2022); TCAC Opportunity Areas Mapping Analysis (2021).

C.5.3 Economic Opportunity and Jobs Proximity

The vast majority of census tracts in Napa receive the bottom half of economic opportunity scores, as shown in Figure C-4. The lowest economic opportunity scores roughly mirror the overall access to opportunity in Napa, as well and median incomes and racial diversity in the central and southern parts of the city. The most positive economic outcomes are on the northwestern outskirts of Napa, parts of census tracts located primarily outside of city limits.

Access to employment at a livable wage is an integral component of broader access to opportunity. Where one lives can affect one's access to and the quality of employment opportunities. This can happen both through proximity of residential areas to places with high concentrations (or low concentrations) of jobs and through barriers to residents of particular neighborhoods in accessing jobs, even when they are close by.

The HUD Jobs Proximity Index quantifies the accessibility of a given neighborhood to all jobs within a core-based statistical area (CBSA). CBSAs tend to be larger in size and do not follow city boundaries. CBSAs are anchored by at least one urban center with a population of 10,000 or more along with adjacent counties that are socioeconomically tied to the urban center by commuting. Accessibility to jobs is measured by distance "as the crow flies" to employment centers and does not integrate transportation and commuter data. Moreover, this index positively weighs larger employment centers as opposed to small neighborhood commercial centers, inversely weighs the labor supply or competition in a location and does not account for agricultural job centers.

As shown in Figure C-5 , jobs proximity index values are lowest in the northwest part of the city, meaning residents are the farthest distances to jobs. The eastern and central parts of the city have the highest index values, which makes sense as those areas are closest to the city's job centers. These parts of the city also have high population density. In Napa, Latinx and Black populations have the highest jobs proximity index values (i.e., they are the closest to job locations). Latinx immigrants are the largest immigrant population in the City of Napa. These residents tend to live in the central and eastern portions of the city, which have high index values. White populations are the farthest away from jobs (see Table C-1).

Table C-1: Jobs Proximity Index, City of Napa

Racial Group	Jobs Proximity Index
White	37.03
Black	43.00
Latinx	43.46
Asian/Pacific Islander	39.43
Native American	40.95

Source: HUD Jobs Proximity Index (2014-2017)

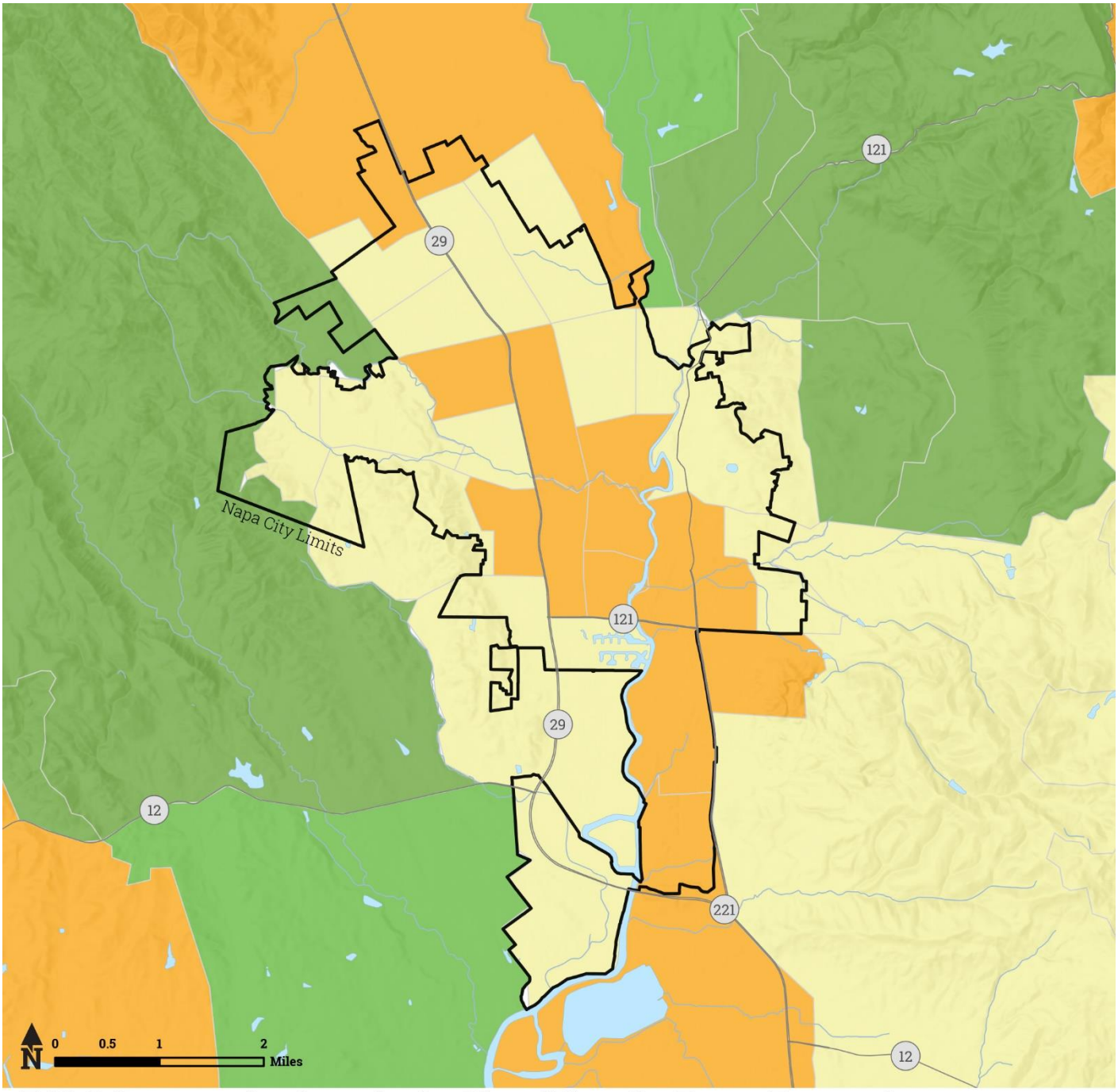


Figure C-4: TCAC Opportunity Areas: Economic Score

Source: HCD AFFH Mapping Tool (2022); TCAC Opportunity Areas Mapping Analysis (2021).

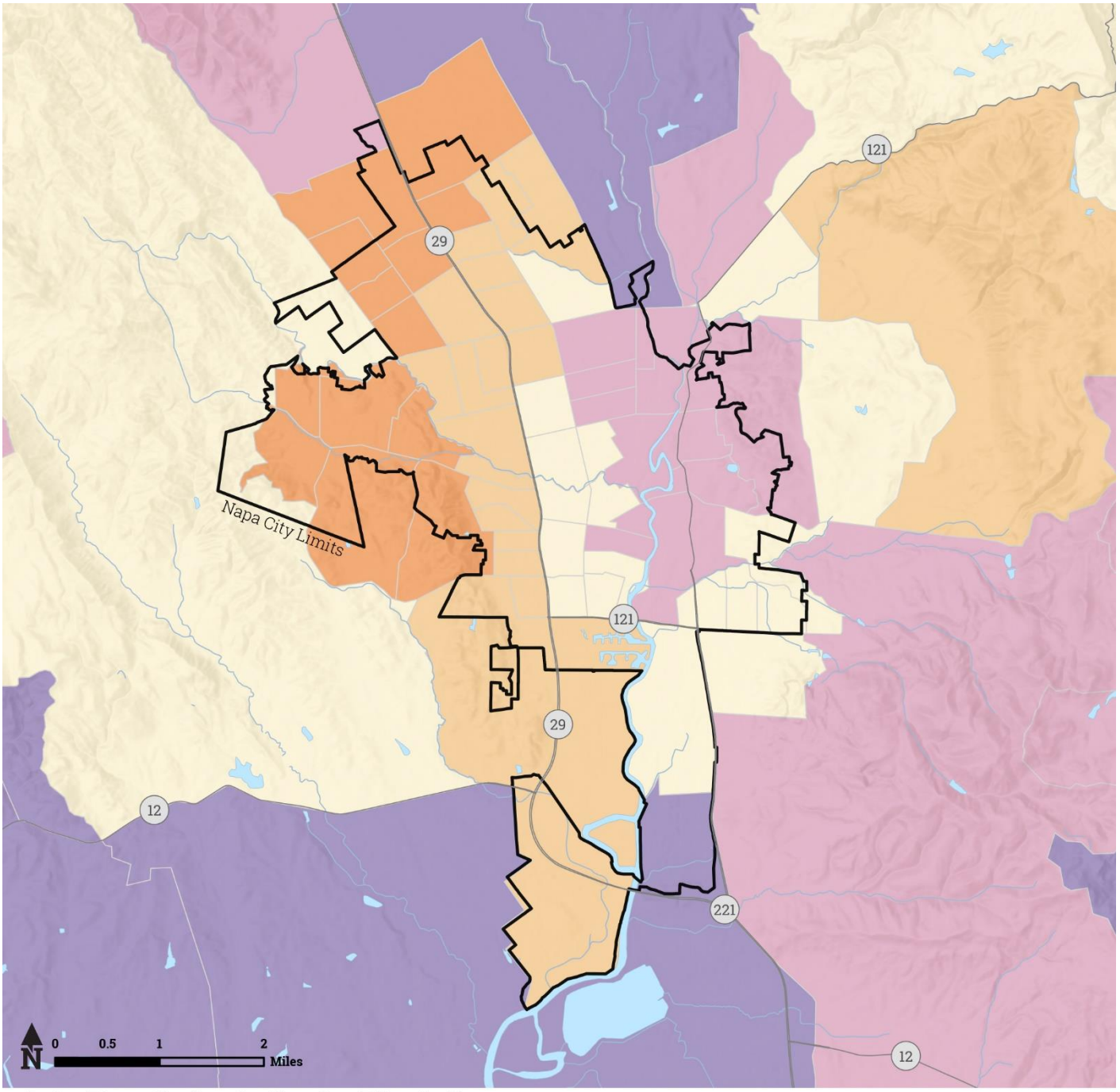


Figure C-5: Jobs Proximity Index (HUD)

Source: HCD AFFH Mapping Tool (2022); HUD (2014-2017).

C.5.4 Access to Transportation

HUD has developed the Low Transportation Cost Index, which is based on estimates of transportation expenses for a three-person, single-parent family earning 50 percent of the median income for renters in the surrounding region. The higher an area's index score, the lower the cost of transportation, which can be influenced by factors such as access to public transportation, housing density, and proximity of employment centers and other services.

As shown in Figure C-6, all census tracts in the City of Napa score in the top 25 percent of the low-cost transportation index (75 or better), which demonstrates a low cost of transportation throughout the city. Most of the central and southern parts of Napa score into the 80s, while those that pay the most for transportation are the more affluent areas in the north and northwest. Income levels generally match these results, with lower income households living in areas with better transportation cost scores. Familial status and disability do not have clear geographic patterns, and thus cost of transportation should not impact affordability for these groups. Likewise, transportation costs by race and ethnicity do not show any clear clustering or disadvantages for any ethnicity or race, as shown in Table C-2.

Regional transportation planning and services are coordinated by the Napa Valley Transportation Authority (NVTA), a joint powers authority. NVTA manages the Vine Transit system, which serves over one million passengers each year, providing fixed-route service in the city and regional express bus service throughout the Napa Valley. Vine Transit offers eight local routes within the City of Napa and four regional routes to locations in Napa County and the greater Bay Area. (NVTA, 2022) Roughly 65 percent of the trips within Napa County originate in the City of Napa, and 40 percent of weekday trips originate and end in the city. (NVTA, 2020, p. 4)

NVTA also provides a paratransit service called VineGo to persons with disabilities and elderly riders, providing them with curb to curb drop off service at a cost ranging from $3.20 to $6.40 per trip depending on distance traveled, with discounts available for individuals who meet certain income limits. (NVTA, 2022) The success of the NVTA contributes to lower transportation costs within the city. Moreover, NVTA public transportation services are available in most areas with higher percentages of persons with disabilities, as shown in Figure C-7.

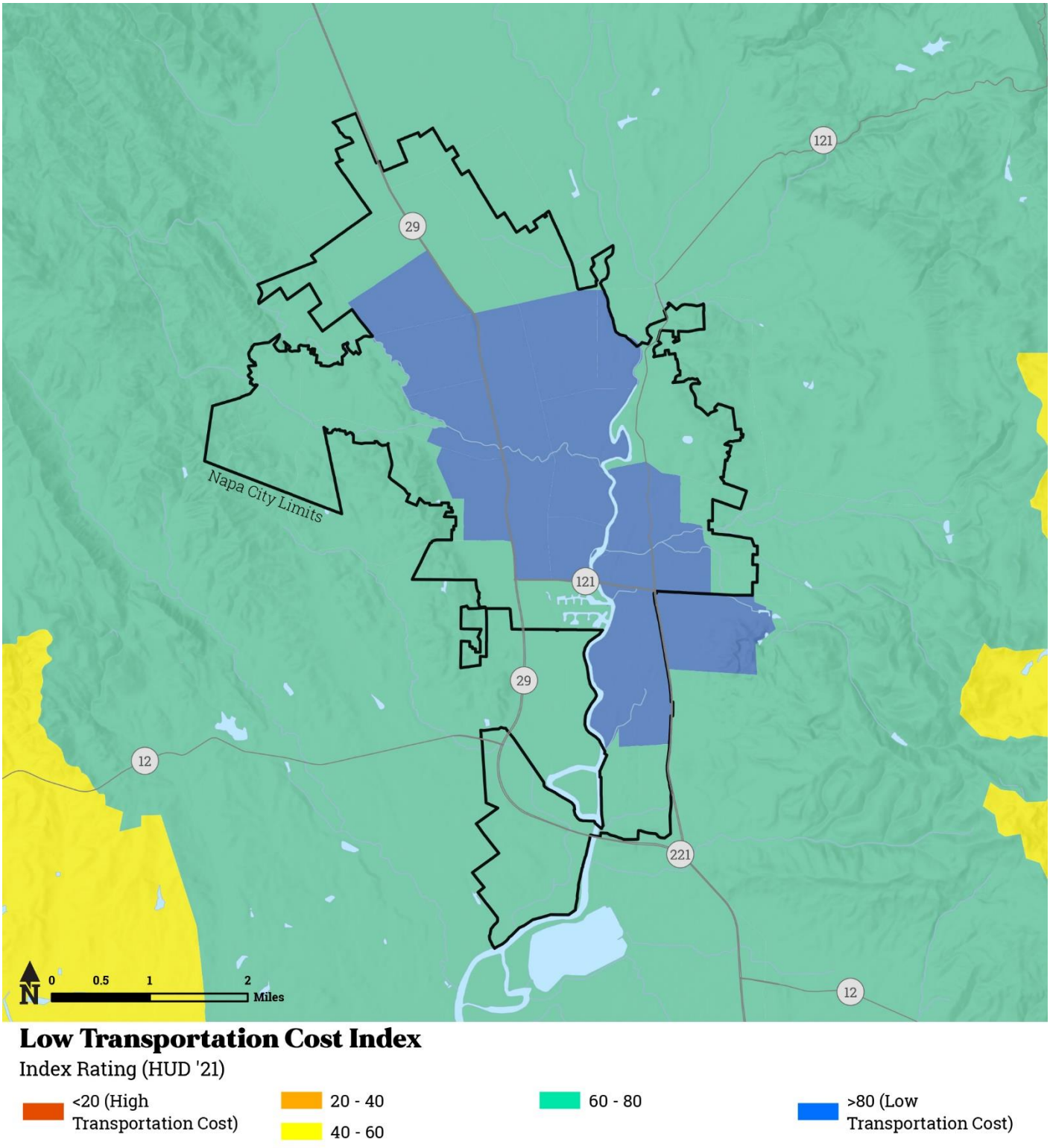


Figure C-6: Low Transportation Cost Index

Source: HUD Low Transportation Cost Index Mapping Tool (2021)

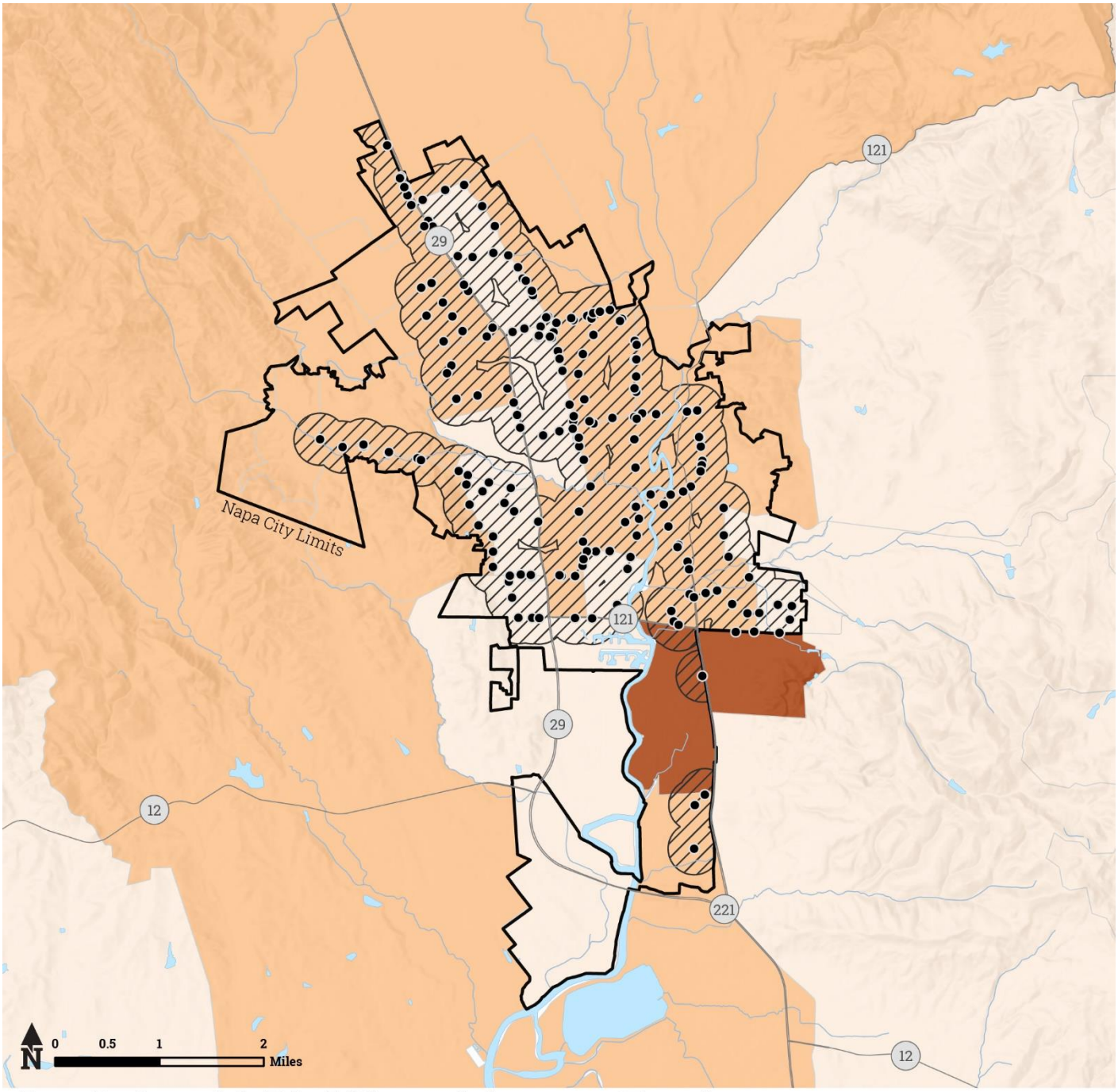


Figure C-7: Population with Disability and Access to Transit

Source: HUD Low Transportation Cost Index Mapping Tool; ACS (2015-2019)

Table C-2: Transit and Low Transportation Cost Indices

Racial Group	Low Transportation Cost Index
Total Population	
White	79.16
Black	80.97
Latinx	82.02
Asian/Pacific Islander	79.73
Native American	80.49
Population Below Federal Poverty Line	
White	82.24
Black	89.00
Latinx	83.16
Asian/Pacific Islander	86.03
Native American	81.88

Source: HUD Low Transportation Cost Index (2020).

C.5.5 Health and Environmental Opportunity

Environmental health, or lack thereof, can impact a person's health and wellbeing which can in turn impact their job prospects, income levels, and ability to afford housing. Less affluent areas have historically borne a disproportionate share of negative environmental consequences resulting from industrial, residential, governmental, and commercial operations and policies. Affording all people equal access to environmental health opportunities, regardless of protected class, is a key component of furthering fair and affordable housing.

The California Office for Environmental Health Hazard Assessment maintains a tool that uses environmental, health, and socioeconomic indicators to map and compare community environmental scores, known as CalEnviroScreen. Higher scores on a scale of one to 100 indicate increased amounts of environmental adversity while lower scores indicate higher environmental health. The composite environmental scores for a census tract are calculated from a host of factors related to pollution burden and population characteristics. Pollution amounts are considered for the following pollutants:

- Ozone
- Particulates (diesel)
- Hazardous waste
- Particulates (at 2.5 parts per million)
- Drinking water contaminants
- Pesticide use
- Impaired waters
- Children's lead risk from housing
- Toxic release from facilities
- Traffic impacts
- Groundwater threats
- Cleanup sites

Population characteristics considered include:

- Asthma
- Education
- Poverty
- Cardiovascular disease
- Housing burden
- Unemployment
- Low birth weight
- Linguistic isolation

Overall, environmental scores in the City of Napa range from a lower-mid score of 69 to a low score of six. The lowest scores are concentrated in the northwest portion of town, which aligns with the highest income levels and concentrations of affluence. Six census tracts in the city have a CalEnviroScreen Pollution Burden score above 50 percent. These tracts are primarily located east of the Napa River but also include the southern Downtown Napa area.

The issues that contribute most to these high-ranking scores include proximity to solid waste, hazardous waste, and cleanup sites. Issues with a citywide median percentile score above 50 include the potential for groundwater threats and exposure to cleanup sites, hazardous waste, and toxic releases. Lead from housing scored more than 80 in several tracts. Air quality exposures were highest for diesel particulates, particulates over 2.5 parts per million, and traffic more generally. Population characteristics of concern were education, linguistic isolation, and housing burden.

The City of Napa has a Public Health and Equity Element of its recently adopted General Plan, which has important overlaps with ensuring environmental health as part of fair housing choice. The Public Health and Equity Element focuses in part on "reducing the effects of pollution and encouraging environmental sustainability," "developing and supporting a comprehensive community food system," and "promoting the development of high-quality, affordable housing." The policies in this element are consistent with the Housing Element in identification of issues and policies to address such issues.

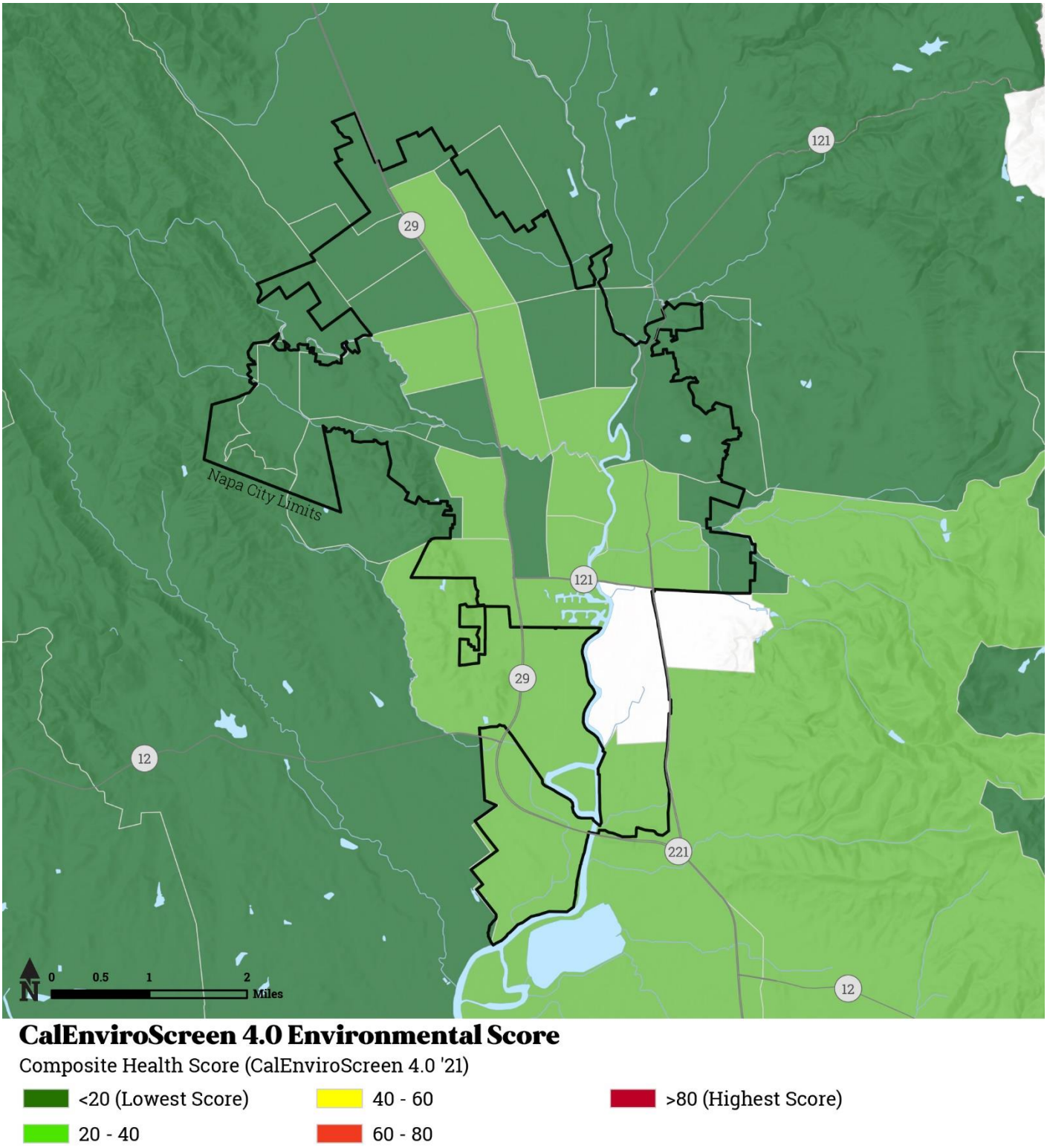


Figure C-8: CalEnviroScreen Composite Environmental Health Score

Source: CalEnviroScreen 4.0 (2021).

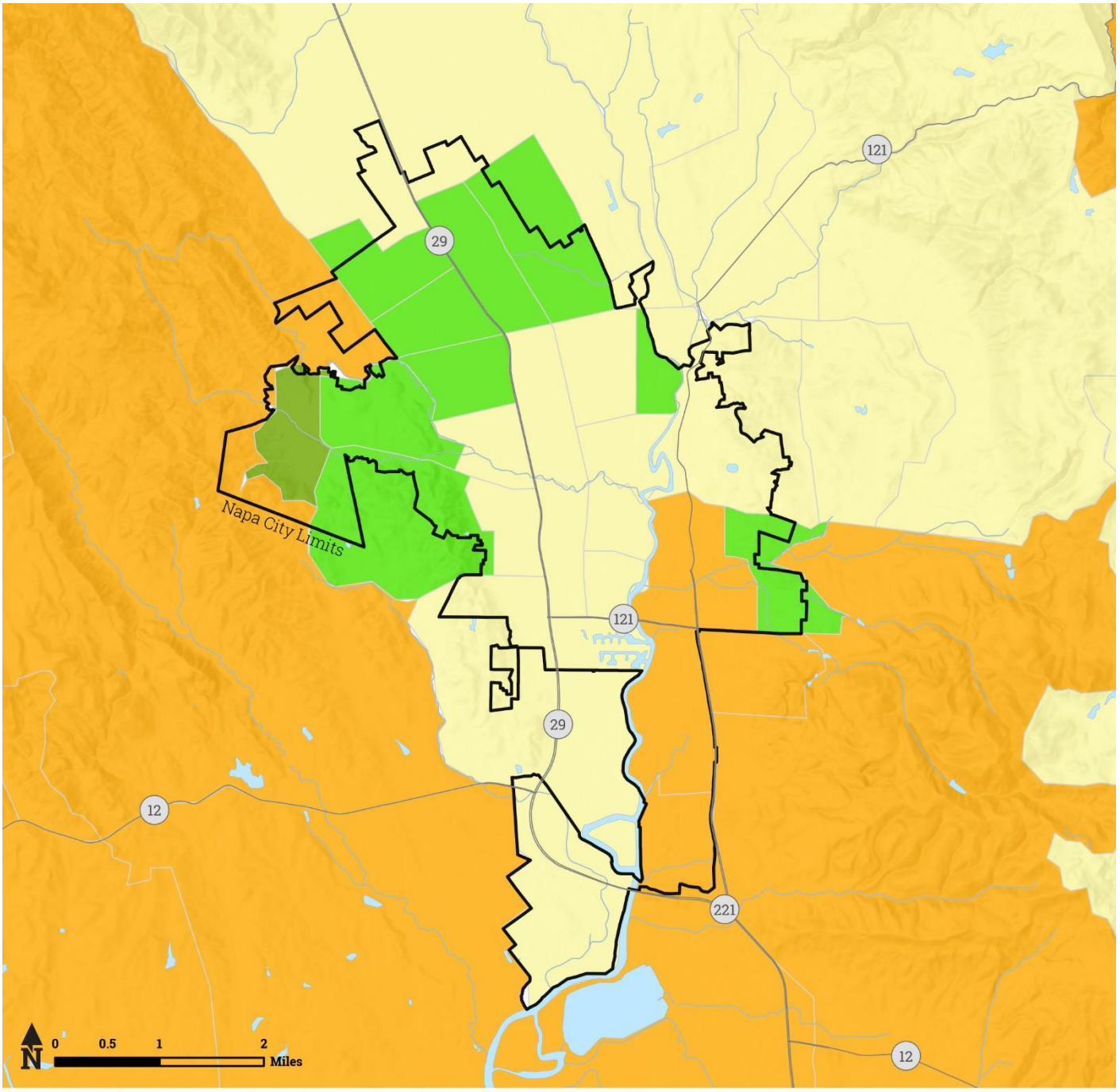


Figure C-9: TCAC Opportunity Area: Environmental Score

Source: HCD AFFH Mapping Tool (2022); TCAC Opportunity Areas Mapping Analysis (2021).

C.5.6 Patterns in Disparities in Access to Opportunity

Generally, low resource opportunity areas identified in Figure C-1 overlap with areas of the city with the highest populations of non-White residents (Figure C-1), indicating a measure of unequal access to opportunity based on race or ethnicity. Likewise, there is overlap between low opportunity areas and areas of low- to medium-income populations (Figure C-5). There are no R/ECAPs in Napa to compare to opportunity areas, but racially concentrated areas of affluence (Figure C-9) align with higher opportunity areas generally. These patterns play out for each of the specific topics examined in this section (education, economic, health and environmental) with one exception: access to transportation. Because lower income, racially diverse populations are clustered close to the center of Napa, access to transportation is more available for those populations.

Latinx residents have the least access to proficient schools in the City of Napa (Table C-3), though the overall range of school proficiency values for all racial and ethnic groups is fairly small. When narrowing in on just the population living below the poverty line, these disparities become more pronounced. White residents still have the highest access among all racial groups, with Black, Latinx, and Native American residents living below the poverty line lagging significantly. The most notable drop, however, is among Asian/Pacific Islander residents living below the poverty line, whose school proficiency value is less than half of what it is for the total population of Asians/Pacific Islanders.

Table C-3: School Proficiency Index by Racial Group for the City of Napa and Napa County

Racial Group	City of Napa	Napa County
Total Population		
White	35.03	47.23
Black	32.32	47.18
Latinx	27.12	37.17
Asian/Pacific Islander	33.24	50.42
Native American	31.57	43.6
Population Below Federal Poverty Line		
White	30.18	38.46
Black	23.11	33.72
Latinx	22.84	28.38
Asian/Pacific Islander	12.29	34.07
Native American	23.2	23.97

Source: Great Schools proficiency data, 2016-17.

SECTION C.6. DISPROPORTIONATE HOUSING NEEDS

C.6.1 Cost Burden

Housing cost burden is defined as households paying more than 30 percent of their gross income on housing-related expenses, including rent or mortgage payments and utilities. Those who spend more than 50 percent of their income on housing costs are considered "severely cost-burdened." Both homeowners and renters may be cost-burdened or severely cost-burdened. In Napa, homeowners are not as cost burdened as renters (Figure C-1 vs. Figure C-2).

In the City of Napa, the typical home value has increased by 138.1 percent from $319,050 to $759,760 since 2001. During this time, rents within the city increased between 20 and 50 percent in many areas. (City of Napa, 2019) The 2019 Fair Housing Forum confirmed these statistics, with one of the key takeaways being that rents have continued to rise, making it difficult to afford to live in Napa for even middle-class households.

While 20 to 40 percent of homeowners are cost-burdened throughout Napa, 40 to 60 percent of homeowners located in central Napa are cost-burdened. In almost the entire city, 40 to 60 percent of renters are cost-burdened while renters in census tracts in the northwest and southeast parts of the city are more than 60 percent cost-burdened. However, the southeast tracts of the city include the Napa State Hospital, and Napa Valley College, which likely accounts for some of the cost burdening in that area. Homeowners and renters are both burdened substantially, especially in the center of the city, despite good regional transportation and close proximity to jobs that often help reduce such burdens.

Latinx households face the highest percentage of severe cost burdens in Napa, but only by a small percentage (Table C-1). When considering family size, those households that are considered "non-family," or a single occupant, are significantly more cost-burdened than other family sizes, likely because of the lack of dual incomes and the lack of social support for persons living alone.

The high cost-burden of housing is a primary issue for fair housing in Napa; policies to address this issue and contributing factors are discussed in Table C-2.

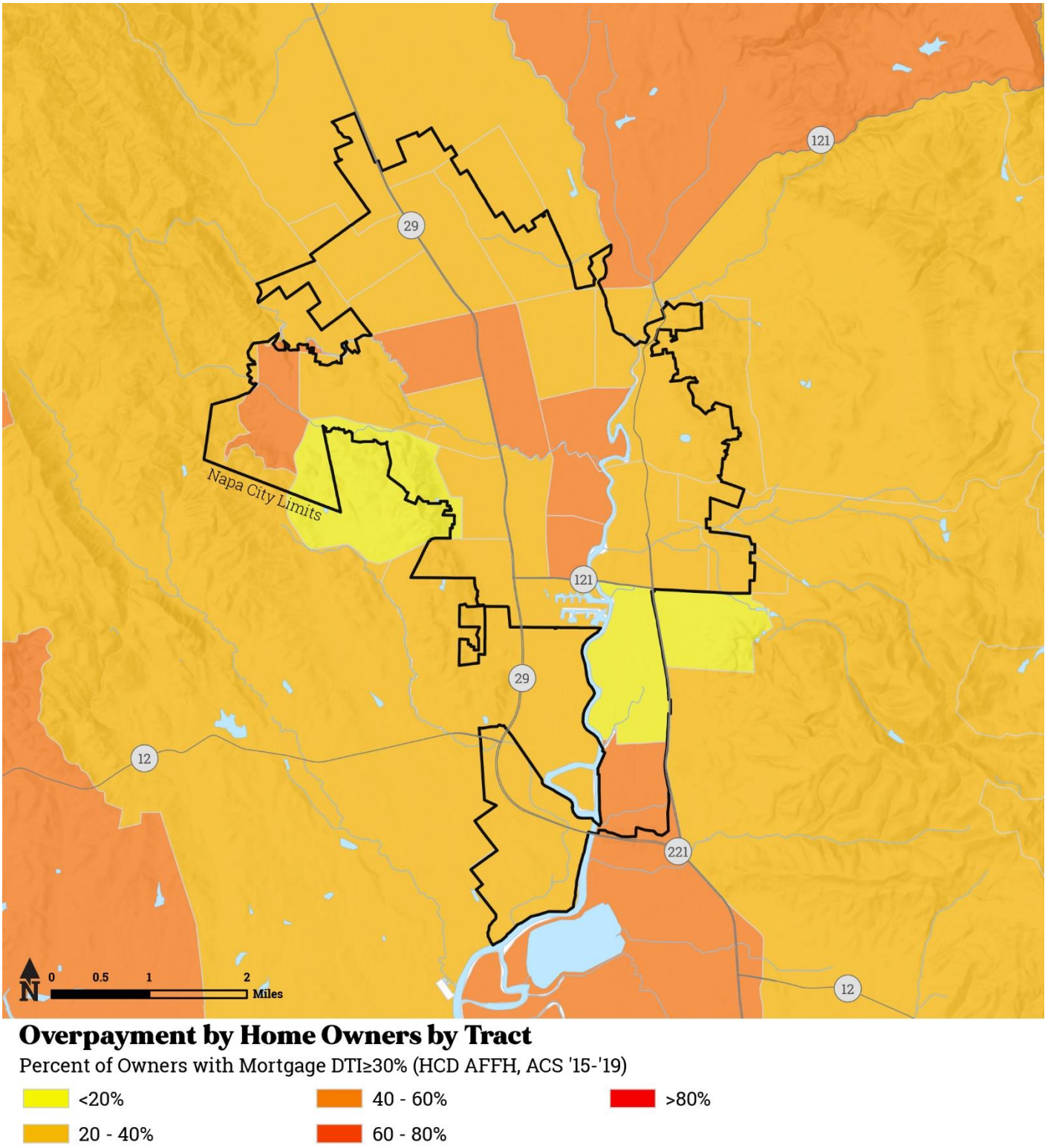


Figure C-1: Overpayment by Homeowners by Tract

Source: HCD AFFH Mapping Tool (2022); ACS (2015-2019)

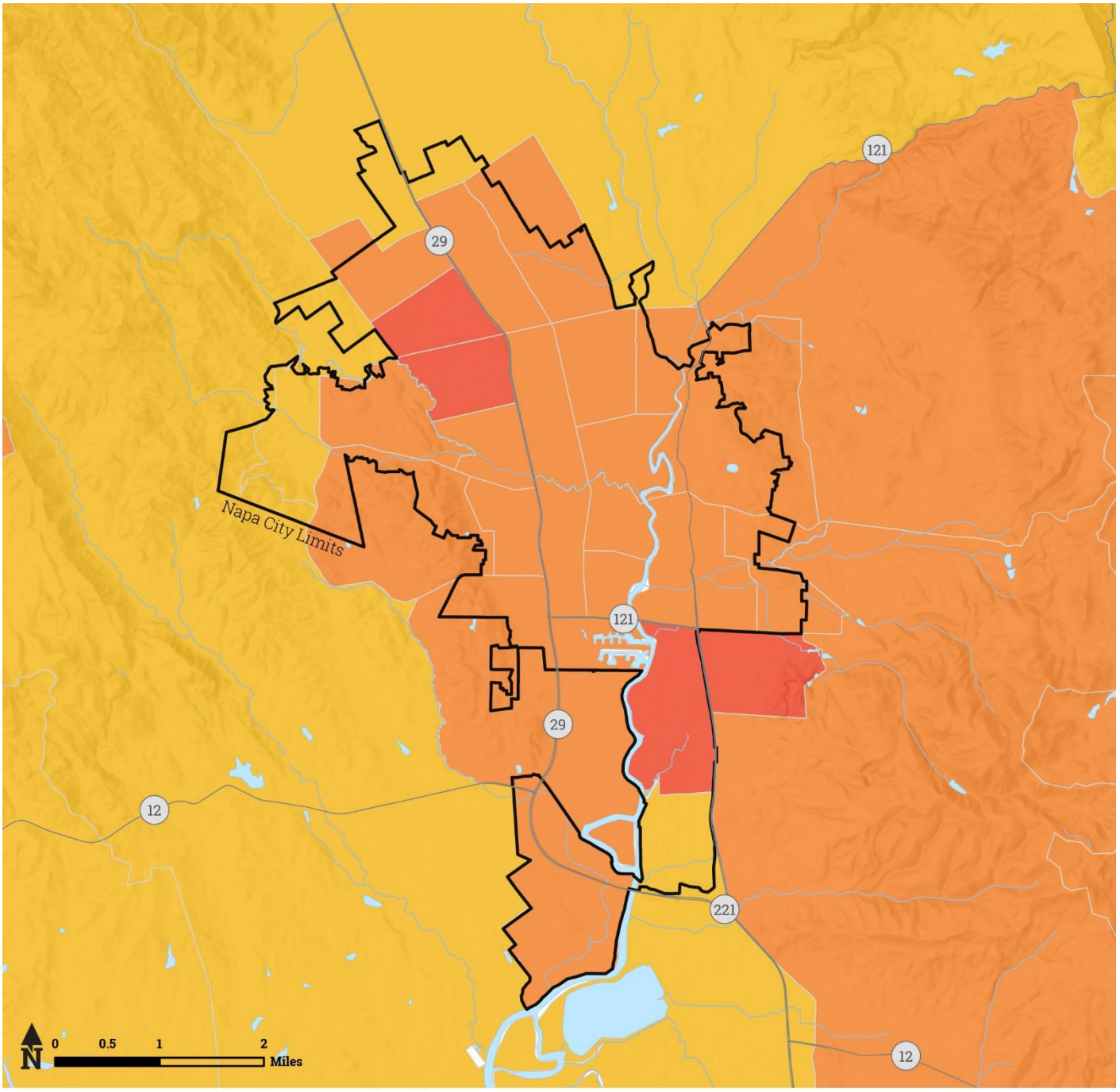


Figure C-2: Overpayment by Renters by Tract

Source: HCD AFFH Mapping Tool (2022); ACS (2015-2019). *Note: ACS defines overpayment as the percent of renter households for whom Gross Rent (contract rent plus tenant-paid utilities) is 30% or more of household income.*

Table C-1: Severe Cost Burden (Renters and Homeowners Combined)

	No. of Households with Severe Cost Burden	Total No. of Households	% of Households with Severe Cost Burden
Racial Group			
White	3,030	19,452	16%
Black	31	170	17%
Latinx	1,350	7,538	18 %
Asian/Pacific Islander	117	698	16%
Native American	0	92	0%
Other, Non-Hispanic	80	494	16%
Total	**4,608**	**28,444**	**16%**
Household Type and Size			
Family Households, <5 people	2,050	15,879	13%
Family Households, 5+ people	395	3,325	12%
Non-Family Households	2,163	9,240	23%
Total	**4,608**	**28,444**	**16%**

Source: Comprehensive Housing Affordability Strategy (CHAS), 2012-2016.

C.6.2 Overcrowding

Overcrowding of residential units, in which there is more than one person per room (>1.0 persons per room), can be a potential indicator that households are experiencing economic hardship and are struggling to afford housing. Much of the City of Napa includes areas that are on par with the rest of the state with about eight percent of households overcrowded, as shown in Figure C-3. Small portions of the downtown and central parts of Napa approach 20 percent overcrowded households. One central western census tract has over 20 percent overcrowding, which may be explained by a low residential population and the presence of the Napa State Hospital, and Napa Valley College which may skew calculations.

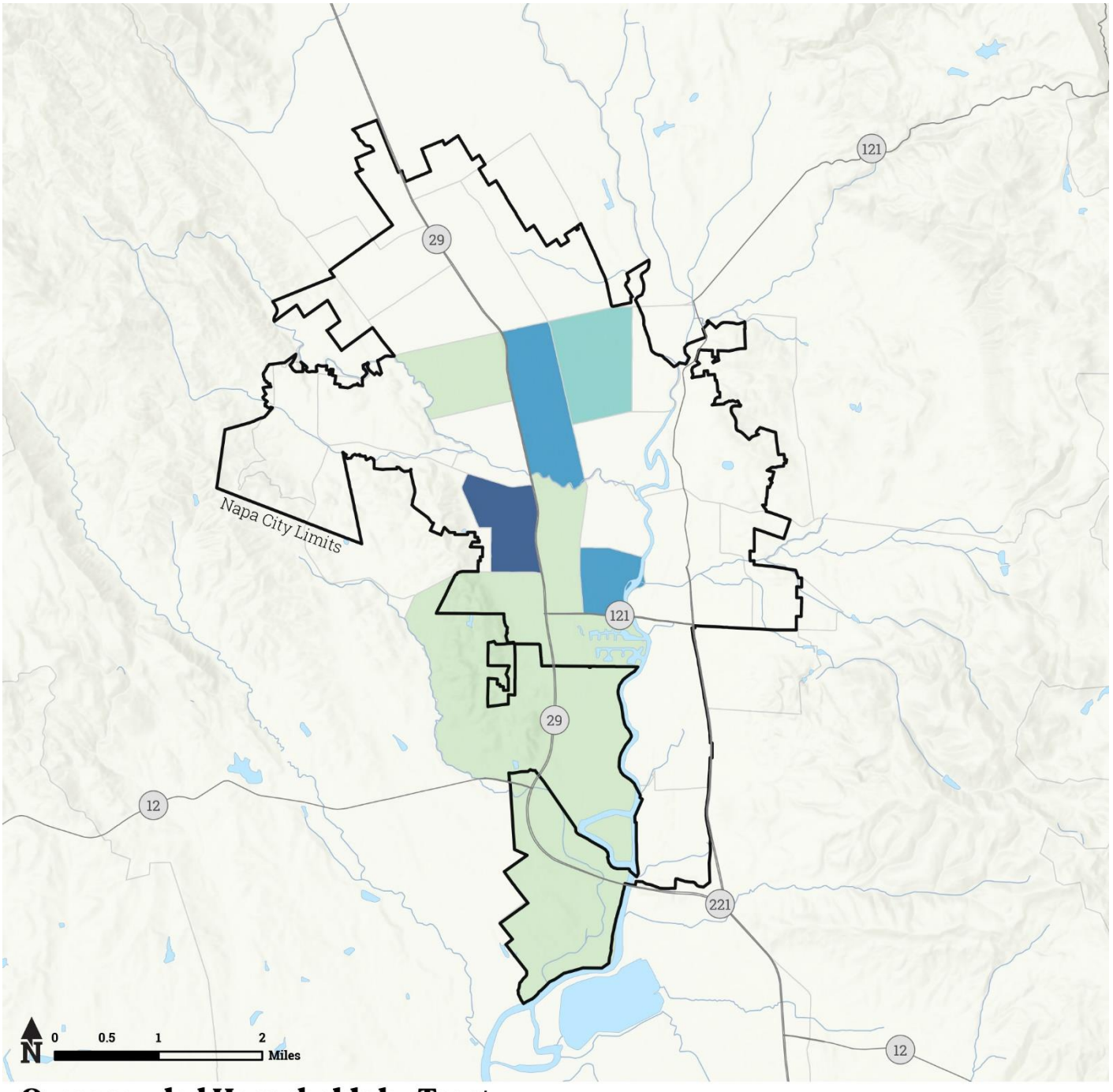


Figure C-3: Overcrowded Households by Tract

Source: HCD AFFH Mapping Tool (2022); California Health and Human Services (CHHS) (2021). NOTE "overcrowding" is more than one person per room (>1.0 persons per room). While the CHHS maintains some data on "severe overcrowding," which is more than 1.5 persons per room, this data is not available for the City of Napa.

In both the City of Napa and Napa County, Latinx households have the highest instance of overcrowding and severe overcrowding (Table C-2 and Table C-3, respectively). Severe overcrowding is defined as more than one and one-half persons per room (>1.5 persons per room). The overall number of overcrowded and severely overcrowded households is consistent between Napa County and the city.

Table C-2: Overcrowding in City of Napa and Napa County

Racial Group	City of Napa % Overcrowded Households (#)	Napa County % Overcrowded Households (#)
White	**1%** (19,446)	**1%** (33,557)
Black	**0**	**1%** (748)
Latinx	**23%** (7,539)	**18%** (11,591)
Asian/Pacific Islander	**7%** (639)	**8%** (2,741)
Multiple	**1.3%** (461)	**7%** (775)
Total	**7%** (28,356)	**6%** (49,494)

Source: California Health and Human Services (CHHS) (2011-2015)

***Overcrowding** is more than one person per room (>1.0/room).*

Table C-3: Severe Overcrowding in City of Napa and Napa County

Racial Group	City of Napa % Severely Overcrowded Households (#)	Napa County % Severely Overcrowded Households (#)
White	**0.7%** (19,446)	**0.6%** (33,557)
Black	**0%**	**0%**
Latinx	**6%** (5,730)	**5%** (10,301)
Asian/Pacific Islander	**3%** (639)	**3%** (2,741)
Multiple	**0%**	**0%**
Total	**2%** (28,356)	**2%** (49,494)

Source: California Health and Human Services (CHHS) (2011-2015)

***Severe Overcrowding** is more than 1.5 person per room (>1.5/room).*

C.6.3 Housing Condition

As home and rental prices increase in a community, renters living in substandard housing can rise. The four HUD-designated severe housing problems include:

- Lacking complete kitchen facilities;
- Lacking complete plumbing facilities;
- A household is severely overcrowded; and
- A household is severely cost-burdened.

Households are considered to have a housing problem if they experience at least one of the above. The HUD Comprehensive Housing Affordability Strategy (CHAS) calculates severe housing problems on a city-wide basis. In Napa, 20 to 40 percent of households experience at least one of the severe housing problems, as shown in Figure C-4.

Latinx households are more than twice as likely than White households to experience severe housing problems; over 37 percent of all Latinx households live with severe housing problems, compared to 17 percent of White households. See Table C-1. Almost one-quarter of Asian/Pacific Islander households also have severe housing problems.

In 2017, there were a total of 82 households in the City of Napa with incomplete plumbing facilities, representing 0.3 percent of households. This is compared to 0.2 percent of households lacking complete plumbing facilities in 2010. There were 506 households lacking complete kitchen facilities in 2017, compared to 275 households in 2010. This was a change from one percent of households in 2010 to 1.8 percent in 2017. (City of Napa, 2019)

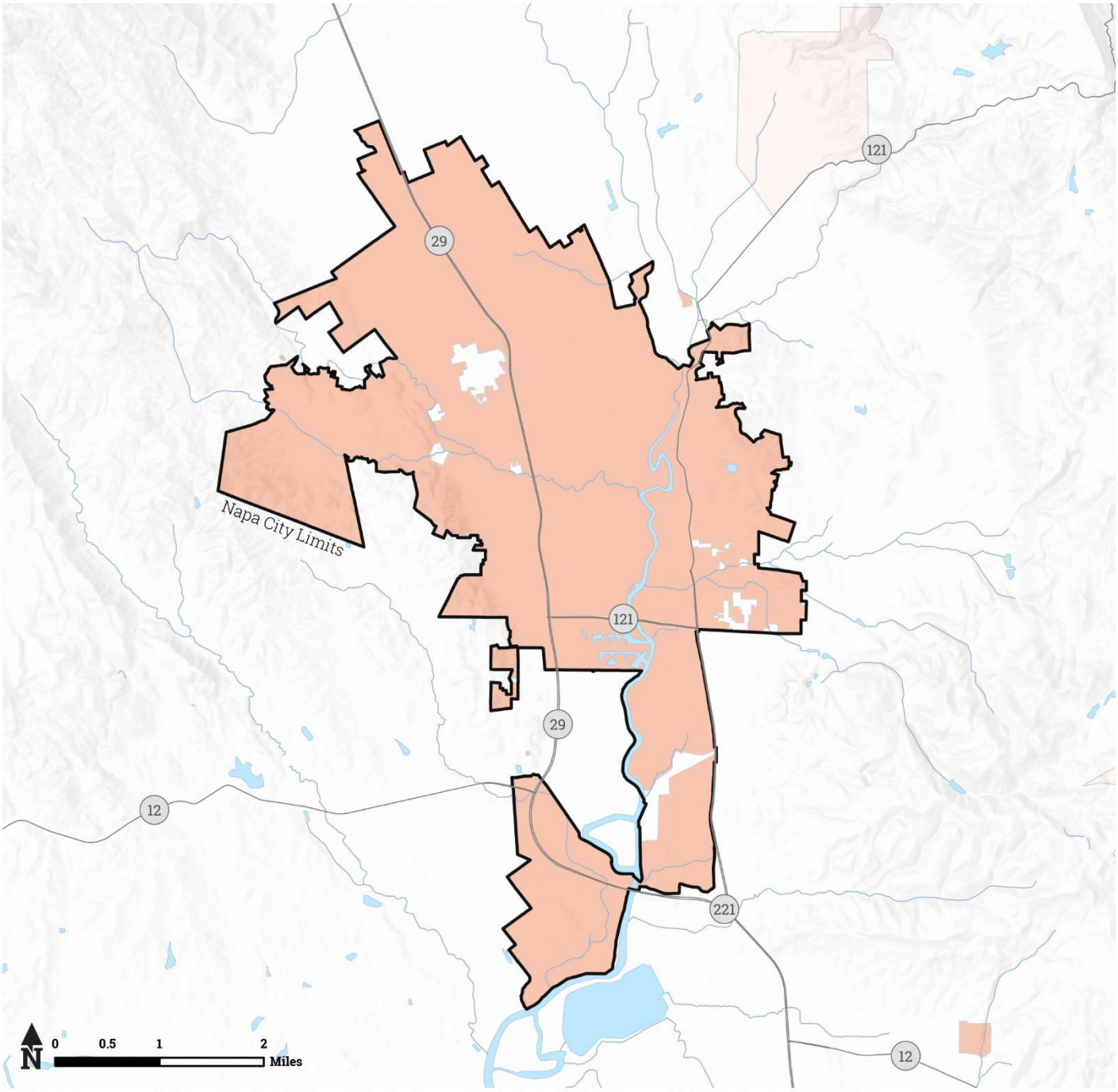


Figure C-4: Percent of Households with Severe Housing Problems

Source: HCD AFFH Mapping Tool (2022); Comprehensive Housing Affordability Strategy (CHAS 2021). *Note: If any of the identified four severe housing problems are present (lacks complete kitchen, lacks complete plumbing, severely overcrowded, severely cost-burdened) then the household is counted in this dataset.*

Table C-4: Households Experiencing Any of the Four Severe Housing Problems

Racial Group	No. of Households with Severe Problems	Total No. of Households	% of Households with Severe Problems
White	3,390	19,450	17.43%
Black	29	168	17.26%
Latinx	2,805	7,534	37.23%
Asian/Pacific Islander	163	698	23.35%
Native American	4	85	4.71%
Other, Non-Hispanic	110	494	22.27%
Total	**6,505**	**28,445**	**22.87%**

Source: Comprehensive Housing Affordability Strategy (CHAS), 2012-2016.

C.6.4 Homelessness and At-Risk Housing

As is described in the Housing Needs Assessment of the Community Profile, Appendix A, the 2020 Napa County point-in-time (PIT) count found 464 homeless persons countywide on January 24, 2020, with most of those individuals within the City of Napa, likely because it is the largest service provider for homeless resources in the county and is the largest city in the county with the most access to public transit. Of those persons, 65 percent were living unsheltered (e.g., on streets, in cars, or in encampments). In 2021, 759 individuals were served by the homeless system of care in shelter and housing projects. (Napa CoC, 2022, p. 15)

In 2018 and 2019, the Napa PIT count total remained relatively consistent with only some shifts among demographic groups and subpopulations. Most notably, the number of people reporting a serious mental illness increased 15 percent between the years and the number of transition-aged youth, those who are ages 18 to 24 years, increased to 25 from 16. In 2020, the PIT total increased 44 percent, in part due to changes in the way Napa conducts its count, resulting in a more comprehensive and accurate count that more closely aligns with system of care data. In total, 464 people were counted in sheltered and unsheltered living conditions in 2020 as compared to 322 in 2019, with continued increases in the number of people reporting chronically homeless status (40 percent increase) and serious mental illness (62 percent increase). The most significant increase in the 2020 Napa count was the increase of unsheltered individuals, representing a 102 percent increase from 2019. (Napa CoC, 2022)

When respondents were asked what was keeping them from getting permanent housing during the 2020 PIT count, 72 percent said they cannot afford rent, 65 percent said they do not have enough income for housing, and 52 percent said there is no housing available. For those on fixed incomes or where a subsidy requires that the unit rent is at or below fair market rent, there are even fewer available units. Many noted that, even for those with income or housing subsidies that could theoretically make rent

more affordable, the highly competitive rental market makes it extremely difficult to exit homelessness.

In 2022, Napa County Continuum of Care, which is a consortium of agencies and nonprofits focused on services for the continuum of homeless needs, partnered with the city and Napa County to develop a new Strategic Plan to Address Homelessness.

Services available to people experiencing homelessness in Napa include:

- Prevention and referral services
- Housing navigation
- Transitional housing
- Rapid rehousing
- Healthcare
- Housing dedicated to people experiencing homelessness
- Emergency shelter
- Outreach and drop-in services
- Permanent supportive housing
- Care coordination and case management
- Behavioral healthcare
- Employment services
- Criminal justice diversion and reentry services

Emergency Shelters: Emergency shelters are allowed "by right," or without a discretionary use permit, throughout the city and explicitly in the Public, Quasi-Public (PQ-P) Zoning District or as "community care facilities" in other districts according to the definition in city's zoning code. New emergency shelters are subject to the same development standards as other development projects in the same zone. Figure C-5 shows the locations of four emergency shelters in Napa. These are concentrated primarily in the central, downtown core where there are public transit opportunities and other resources. The current emergency shelter capacity in the Napa community ranges from 140 to 200 beds, depending on the time of year. A 2019 point-in-time count found these shelters had between 40 and 60 percent occupancy, rates as shown in Figure C-6. Emergency shelters in Napa include:

- **South Napa Shelter:** Funded jointly by Napa County andthe City of Napa , operated by Adobe Services, a 102-bed facility for individuals aged 18 years or older that includes the South Napa Day Center. Day services include showers, mail delivery, laundry, lunch, medical clinic, social services, and housing navigation.
- **Winter Shelter:** Season-limited shelter funded by Napa County , operated by Adobe Services, a 5\0-bed facility at Napa Valley Expo for individuals aged 18 years or older.
- **Rainbow House Family Shelter:** Operated by Catholic Charites of the Diocese of Santa Rosa.
- **NEWS Domestic Violence Shelter:** Operated by Napa NEWS.

Abode Services provides regional housing and homelessness services in the Bay Area, including in Napa County and the City of Napa.

Transitional Housing: Regionally, there is a high rate of occupancy for transitional housing. Many surrounding counties, like Napa, do not have transitional housing available. Those that do, namely

Solano and Sonoma Counties, had occupancy rates above 80 percent in the most recent point-in-time counts, as shown in Figure C-7.

Permanent Supportive Housing: The City of Napa is currently working with Burbank Housing and Abode Services to build Heritage House Apartments/Valle Verde Apartments, which will provide a combined 90 units of affordable multi-family housing, including 44 permanent supportive housing units for low-income families and formerly homeless individuals living with developmental or mental health disabilities The City of Napa is also working with the Burbank Housing and Abode Services to develop Valley Lodge, a 54 unit permanent supportive housing Project Homekey project.

Although the number of people served by the system has been growing, a gaps analysis completed by Napa County in 2020, based on 2019 data, suggests an ongoing need for subsidized, supportive housing options. The number of people who were identified in 2019 as needing rental assistance or supportive housing and services exceeded the availability of those resources, as shown in Table C-5.

The City of Napa also helps administer the **Shelter Plus Care Program** in partnership with the Napa County Continuum of Care. This is a rental assistance program available to homeless, disabled individuals. Shelter Plus Care requires supportive services be provided to the clients by a referring supportive service agency. The program is a component of the Napa County Continuum of Care Strategy for the Homeless and assists approximately 10 households at a time.

Table C-5: Remaining Need for Homelessness Services in Napa County

Type of Assistance	Total No. Needing Service	Total No. Receiving Service	Remaining Need
Rental Assistance	357	107	250
Permanent Supportive Housing	60	29	40
Outreach	174	129	45
Prevention/Diversion	60	16	44

Source: Napa Continuum of Care Strategic Plan to Address Homelessness at 24.

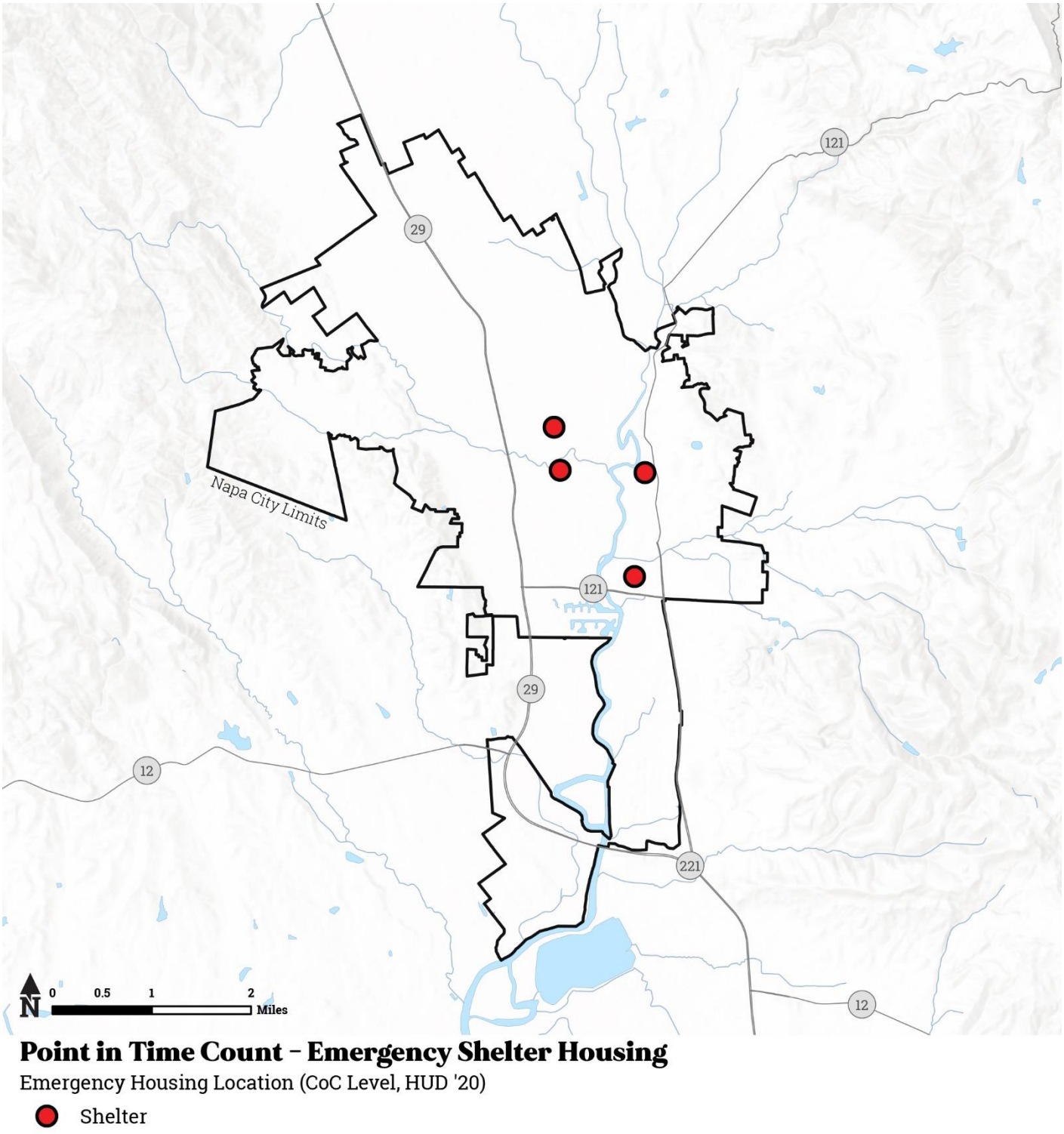
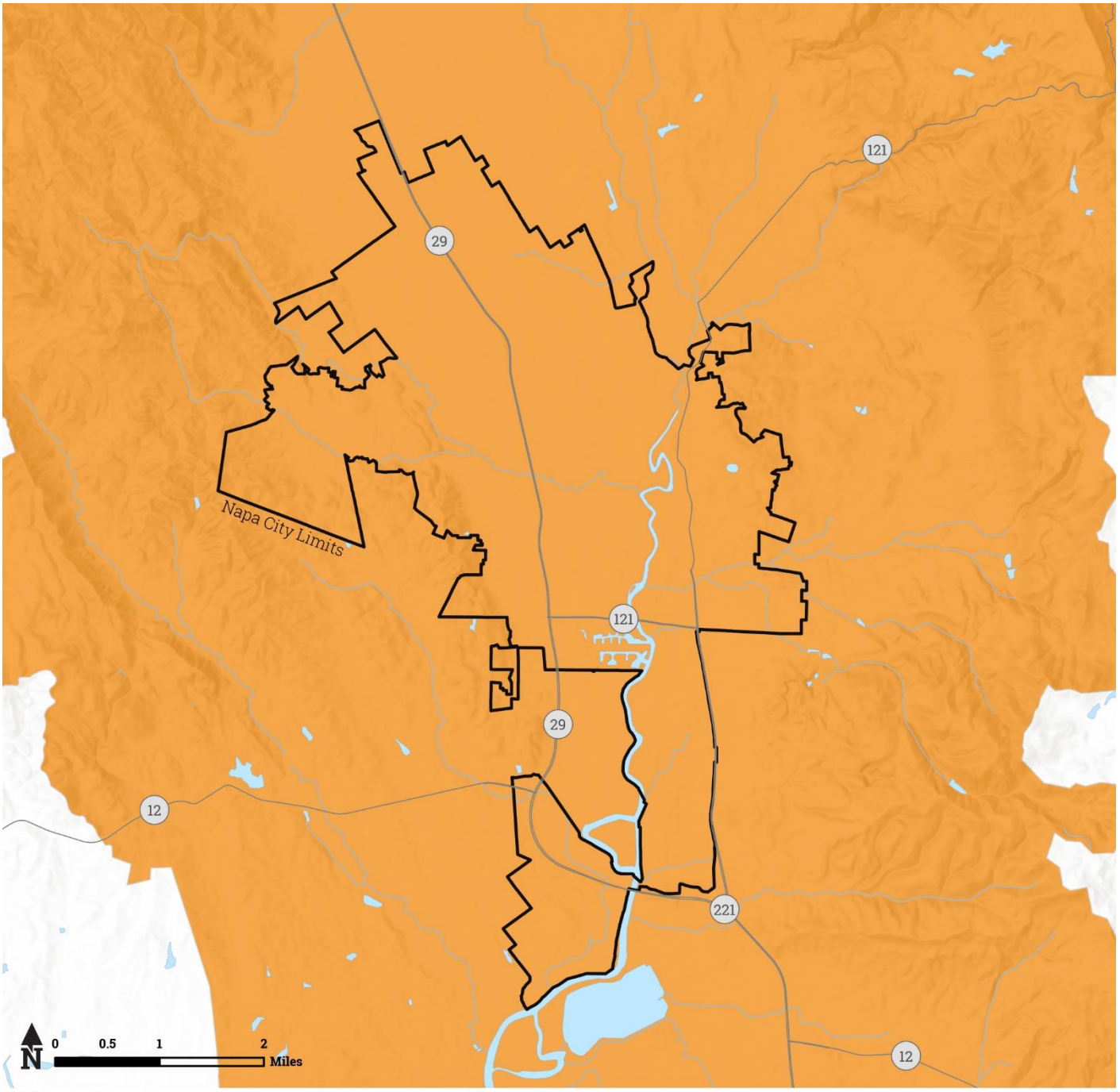


Figure C-5: Point-In-Time Count, Emergency Shelter Housing

Source: HCD AFFH Mapping Tool (2022); HUD (2020).



Housing Inventory – Emergency Housing

Point in Time Count - Percent of Occupied Beds (HCD AFFH, CoC Level, HUD '19)

<20% Capacity	40 - 60%	80- 100%
20 - 40%	60 - 80%	>100% Capacity

Figure C-6: Point-In-Time Count, Percent Occupied Beds for Emergency Housing

Source: HCD AFFH Mapping Tool (2022); HUD CoC Level (2019).

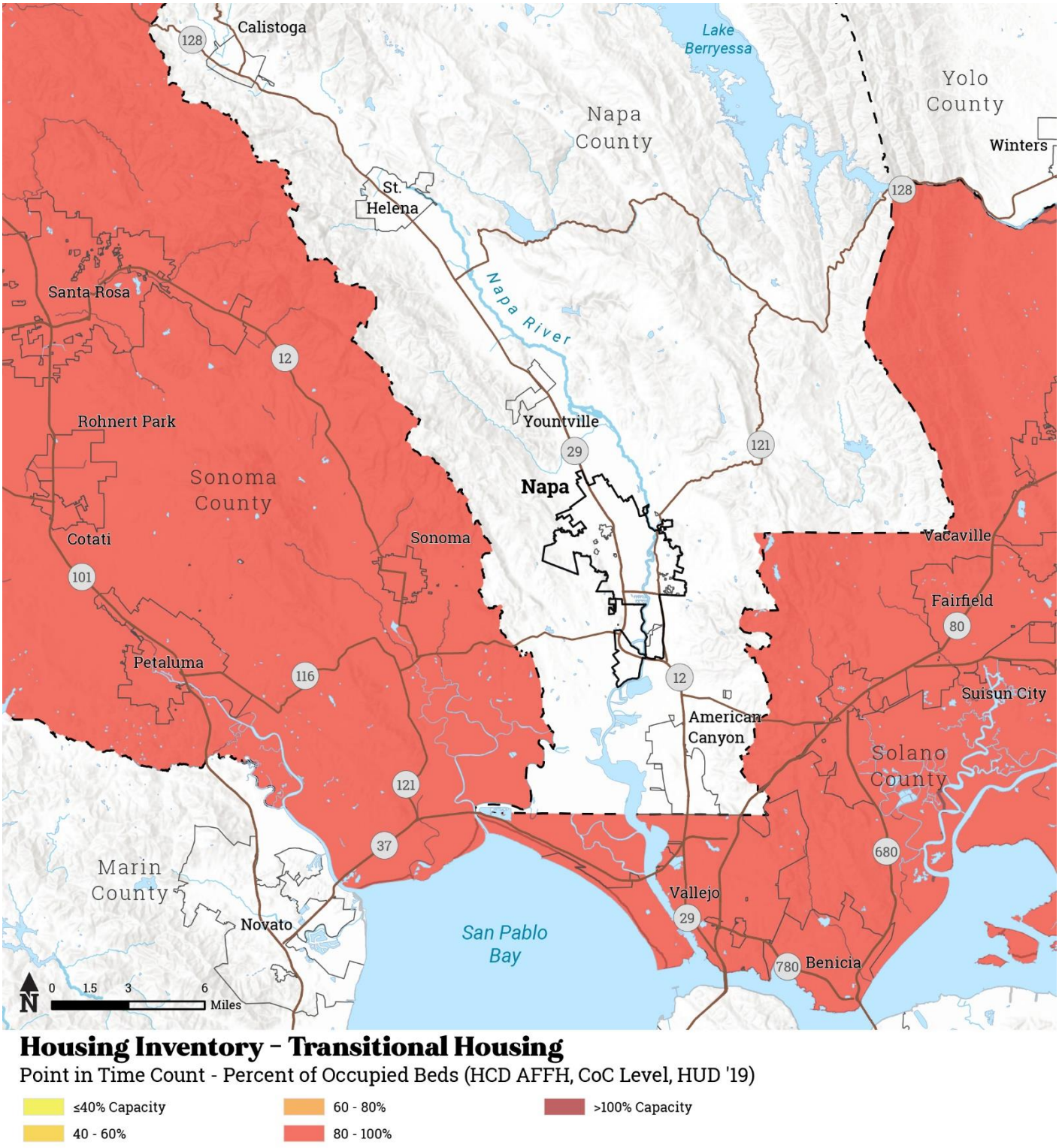


Figure C-7: Regional Percent of Occupied Beds for Transitional Housing

Source: HCD AFFH Mapping Tool (2022); HUD CoC Level (2019).

C.6.4.1 Disabled Persons Experiencing Homelessness

Section C.6.4 discusses homelessness more broadly, but persons with a disability are particularly vulnerable to homelessness. In 2021, 64 percent of those served by the Napa system of care had some disabling condition, a rate 21 percent higher than the state average. The most frequently reported conditions include a psychiatric or emotional condition (73 percent), drug or alcohol abuse (62 percent), and post-traumatic stress disorder (51 percent). (Napa CoC, 2022, p. 35)

Only 25 percent of households experiencing homelessness with a disabled person exited homelessness to permanent destinations, compared to 33 percent of other households. Those interviewed reported that their disability conditions often prevented them from obtaining stable housing. This is a testament to the challenge those with disabilities face to find affordable permanent housing. (*Id.* p. 27)

As the Napa Continuum of Care reports, even though many homeless and formerly homeless individuals are eligible for Medi-Cal-funded in-home supportive services (IHSS) that could assist with basic care, there are not enough IHSS workers in Napa to meet community demands. County-funded residential program beds for those with serious mental illness are assigned through a different process. Napa Continuum of Care identifies opportunities for increased system-level coordination to help streamline and synergize these processes.

C.6.5 Displacement Risk

Loss of affordable housing has long been a contributing factor to fair housing issues in Napa and can lead to the displacement of low-income populations. The City of Napa was for many decades a "haven" of affordability when contrasted with the rest of Napa County. However, rents and home prices have continued to rise, creating potential displacement of lower and even middle-income households. In the City of Napa, rental costs have nearly doubled since 2009. The 2019 Fair Housing Forum confirmed this trend; attendees pointed out that even middle-class households are unable to afford home prices in Napa.

Affordable housing stock can be lost when federal subsidies or regulatory agreements expire or when owners opt out of a government-subsidized program or elect to convert their properties to market rate housing. Access to affordable housing can also diminish because of increasing housing costs, which leads to the displacement of middle- and low-income residents who are no longer able to afford housing in the area.

The California Housing Partnership provides a catalogue of subsidized affordable housing at risk of losing its affordable status and converting to market rate. These properties are then categorized by severity of risk. According to the organization's most recent report, from 1997 to 2021, more than 20,000 housing units lost their affordable status in California. Napa County does not have any affordable units

facing high or extremely high risks of loss; however, 84 of its 1,586 affordable units are at moderate risk of loss. (California Housing Partnership, 2022)

The University of California at Berkley's (UC Berkley) Urban Displacement Project ranks the sensitivity of communities to displacement. The majority of Napa's population lives in areas experiencing some level of gentrification, primarily as a result of rising housing costs and increased redevelopment, as shown in Figure C-8. While some areas of the city are categorized as stable with moderate incomes, these areas on the northern edges of Napa consist of higher-income populations. Areas of Napa's core downtown, into the southwestern neighborhoods and a Census tract north of downtown, are experiencing advanced gentrification while the majority of central Napa is currently facing displacement to some degree.

While the City of Napa contains the only areas in Napa County sensitive to displacement, Figure C-9 also shows significant sensitivity to displacement in Sonoma and Solano Counties, especially in areas near cities such as Vallejo.

Lower income households may also be displaced through natural disasters. Fires in Napa County in October of 2017 had a detrimental impact on the availability and cost of housing in Napa. While the impact of the fires has not yet been realized in much of the data presented in this study, city officials assert that there has been increased pressure on the housing stock in Napa and assume that more households than indicated are facing housing problems, pushing many households out of the Napa housing market.

Napa County had over $1.2 billion in insurance claims following the destructive fires in 2017. (HCD, 2019) In addition, Napa reported that low-income workers were disproportionately impacted by wage losses due to existing financial burdens and lack of reserves. (*Id.*) This will continue to have a severe impact on housing access in Napa, especially for lower income households with fewer resources. Napa recently updated its Hazard Mitigation Plan, which in part focuses on mitigating wildfire impacts on the residents of Napa.

The City of Napa is, without a doubt, impacted by displacement as housing costs rise. In this Housing Element, the City has instituted policies to address displacement which are summarized in Table C-2.

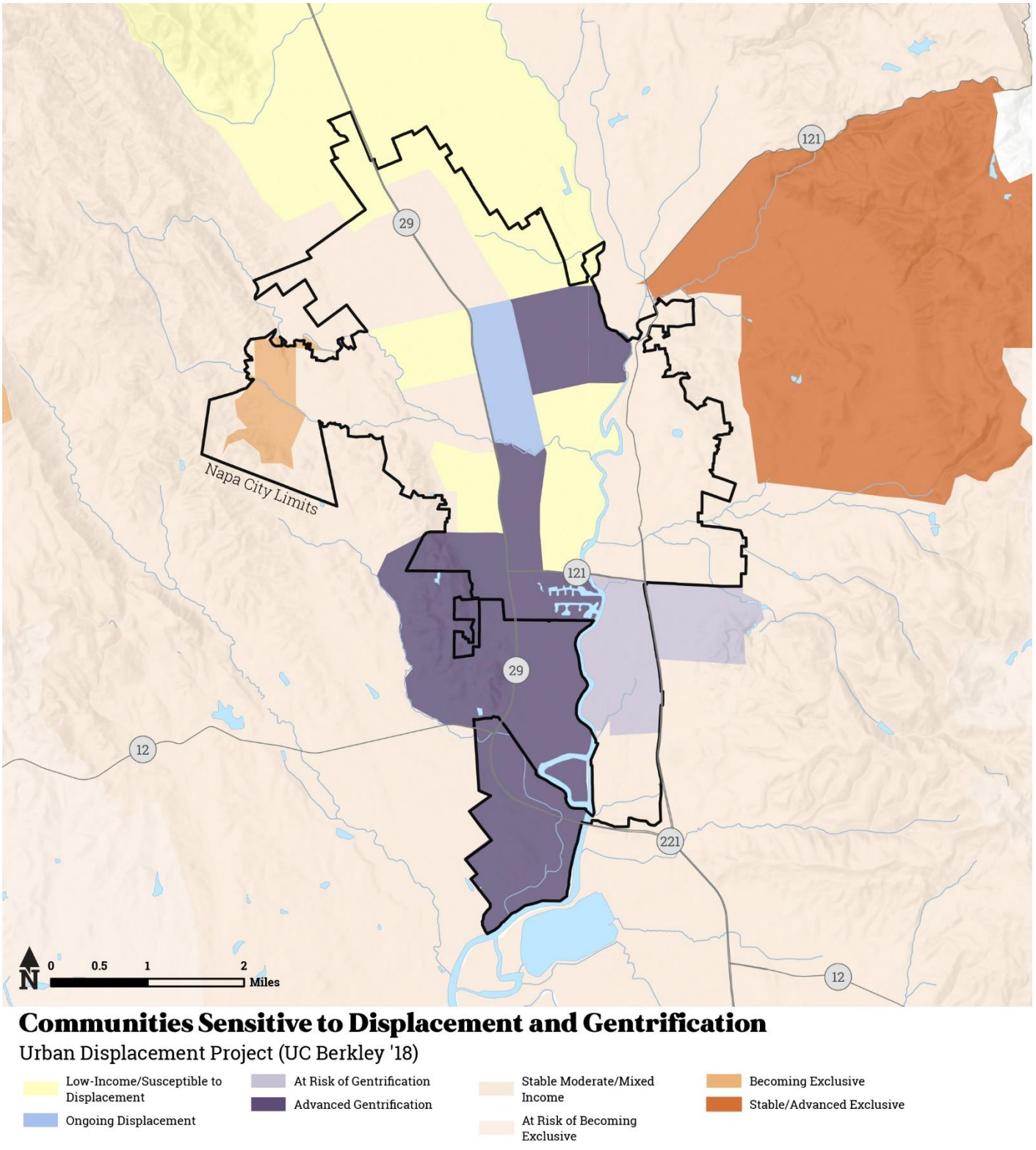


Figure C-8: Napa Communities Sensitive to Displacement and Gentrification

Source: Urban Displacement Project (2018).

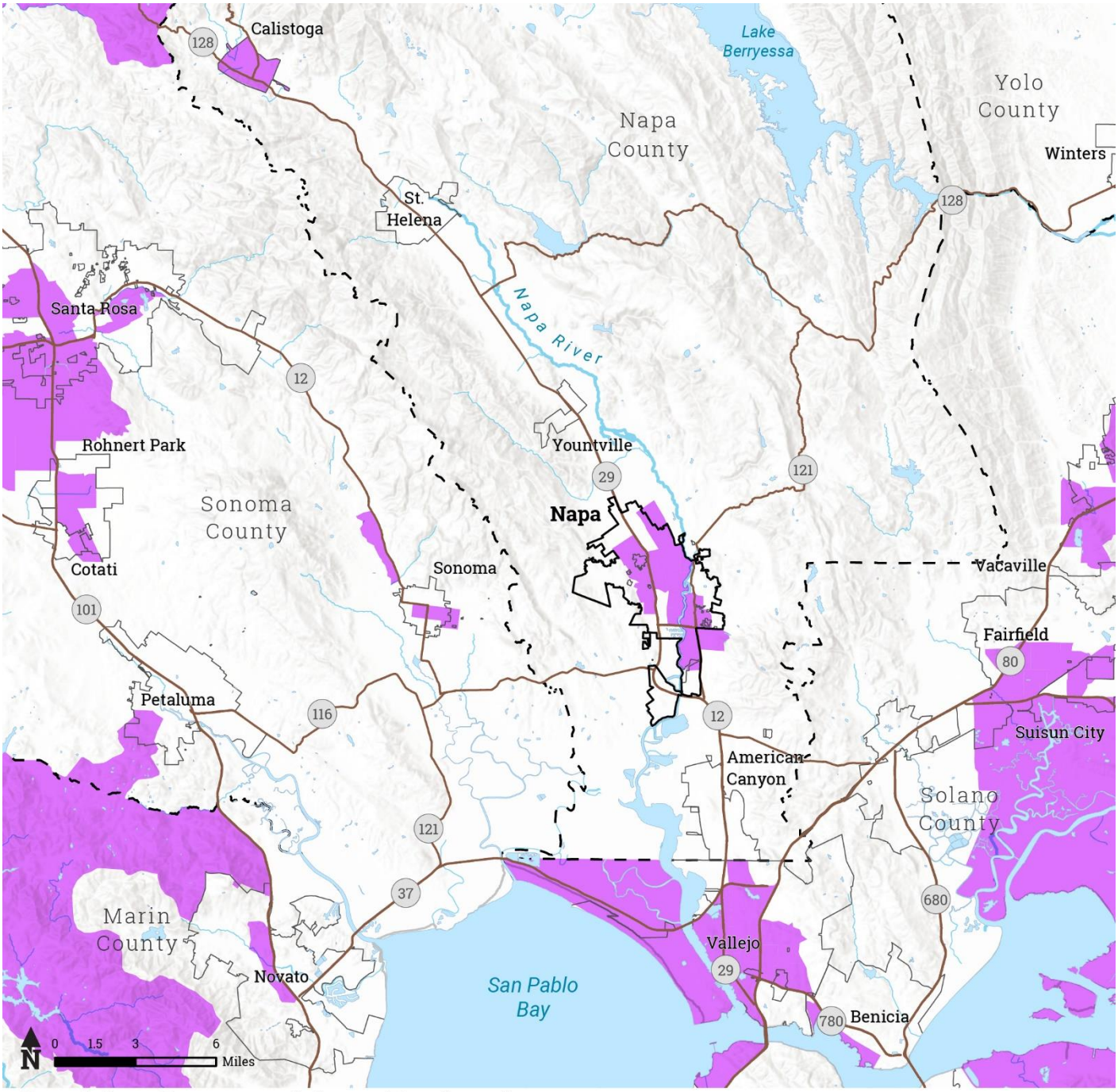


Figure C-9: Regional Communities Sensitive to Displacement

Source: HCD AFFH Mapping Tool (2022); Urban Displacement Project (2017).

NOTE: Communities were designated sensitive if they currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost. Vulnerability is defined as 1) above 20% very low-income residents and 2) the tract meets two of the following criteria: a) share of renters above 70%; b) share of people of color is above 50%; 3) share over very-low income households that are severely rent burdened is above the county median; or 4) the area or those in close proximity have been experiencing displacement pressures. Displacement pressure is defined as either a percent change in rent above the county median for rent increases or the different between the tract median rent and the median rent for surrounding tracts is above the median for all tracts in the county.

SECTION C.7. OTHER RELEVANT FACTORS

C.7.1 Rates of Homeownership

Homeownership is a powerful vehicle for counteracting rising housing prices and the effects of gentrification and displacement, especially for lower income households. The lowest rates of homeownership in the City of Napa are among Black and Native American households. Approximately one-quarter of these populations occupy homes they also own, leaving them most vulnerable to displacement. Slightly more than one-half of White households, and one-third of Latinx and Asian/Pacific Islander households, own their homes.

Approximately 60 to 80 percent of residents reside in rental units within the central downtown core of Napa and the southeastern portion of the city that includes the college, and state hospital, as shown in Figure C-1. In most of the remainder of the city, renters comprise between 40 and 60 percent of households.

The City of Napa currently runs a First Time Homebuyers Program, which offers down payment assistance to first-time homebuyers funded by grants received from HCD. The program assists an average of eight families per year.

Table C-1: Owner-Occupied Units by Racial Group

Racial Group	City of Napa % of Population in **Owner-Occupied Units** (no. of persons)	Napa County % of Population in **Owner-Occupied Units** (no. of persons)
White	52% (34,062)	56% (22,179)
Latinx	33% (3,148)	25% (1,877)
Black	26% (1,970)	20% (2,478)
Native American	27% (107)	N/A
Asian/Pacific Islander	33% (2,723)	36% (1,286)

Source: Comprehensive Housing Affordability Strategy (CHAS), 2012-2016.

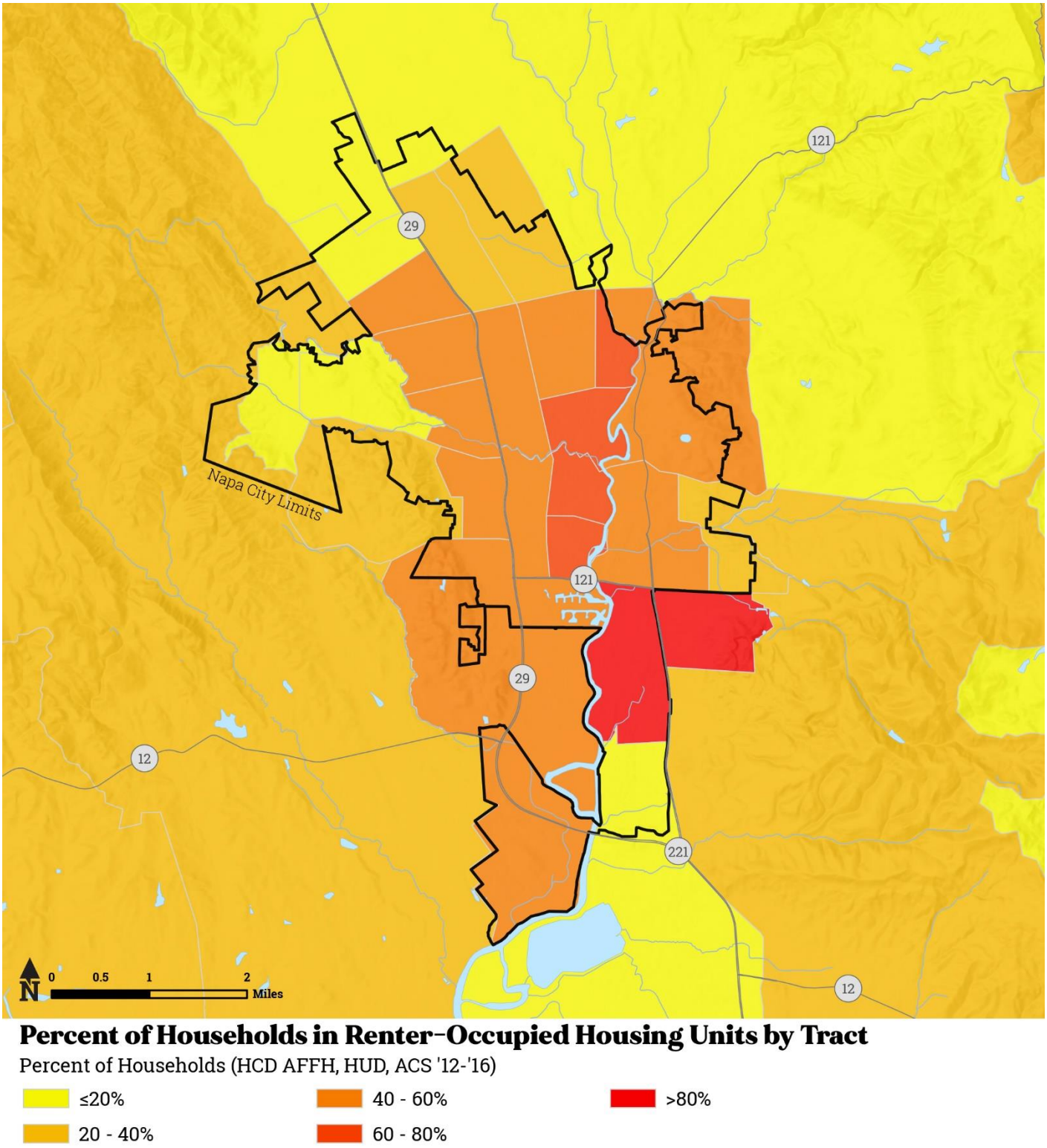


Figure C-1: Percent of Households in Renter-Occupied Housing Units

Source: HCD AFFH Mapping Tool (2022); ACS (2012-2016).

C.7.2 Lending Patterns

Patterns of inequality in receiving home mortgage loans continue to persist both nationally and in the City of Napa. Residents cited access to credit as a significant barrier to accessing housing. During public outreach, respondents in the public forum and via the community survey confirmed that the private sector is a significant barrier to housing affordability, including the rental housing market, the real estate industry, and the mortgage and home lending industry. More specifically, attendees at the public forum cited access to credit as an overarching barrier to affordability.

Data collected under the Home Mortgage Disclosure Act (HMDA) confirms racial and ethnic disparities in denial rates. Nationally, in 2019, loan applicants of color were 40 to 80 percent more likely to be denied than White counterparts. (Martinez, 2021) In some metro areas, the disparity was greater than 250 percent. Since 2017, data collected by HMDA began to include financial factors that led to loan denials. Studies have shown those metrics did not fully explain the racial and ethnic disparities in lending denials, and newer metrics revealed that lenders gave fewer loans to Black applicants than White applicants, even when all applicants' incomes were $100,000 or more. (*Id.*)

Loan denial rates for Napa, available in HMDA's most current data package from 2008 to 2017, also show higher loan denial rates for applicants of color across the board when compared to White applicants (Table C-2). Similarly, Latinx applicants are seven percent more likely to be denied for a loan than non-Latinx applicants. Remarkably, 95 percent of loan denials for those applicants identifying as Latinx are denied because of missing application materials, suggesting a lack of education and financial expertise and an unwillingness within the mortgage lending community to support Latinx applicants (Table C-3). In contrast, loan denials by gender do not indicate any significant disparities (Table C-5).

Disparities in loan denial rates is a high priority issue affecting fair housing in Napa, and policies to address these issues are included in Table C-2.

Table C-2: Loan Denial Rates by Racial Group of Applicant (2008-2017)

Racial Group	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	Average
Native American	100%	100%	N/A	N/A	75%	33%	0%	N/A	0%	0%	33%
Asian	0%	0%	55%	0%	21%	10%	10%	9%	29%	9%	16%
Black	N/A	N/A	N/A	N/A	40%	0%	0%	75%	0%	0%	21%
Pacific Islander	N/A	N/A	N/A	N/A	N/A	0%	0%	0%	20%	17%	12%
White	15%	15%	17%	13%	18%	11%	12%	11%	8%	8%	12%
Not Available	26%	21%	19%	17%	12%	20%	15%	10%	11%	8%	14%
Not Applicable	N/A	N/A	N/A	0%	N/A	0%	0%	0%	N/A	0%	0%
Average	**17%**	**15%**	**19%**	**13%**	**18%**	**12%**	**12%**	**11%**	**9%**	**8%**	**12%**
Hispanic	38%	27%	22%	25%	32%	12%	15%	18%	11%	7%	18%
Non-Hispanic	12%	14%	17%	10%	16%	11%	11%	10%	8%	8%	11%

Source: Home Mortgage Disclosure Act (HMDA) Dataset; City of Napa Analysis of Impediments (2019).

Table C-3: Loan Application Reason for Denial by Racial Group of Applicant (2008-2017)

Denial Reason	Native American	Asian	Black	Pacific Islander	White	Not Available	Not Applicable	Total	Hispanic (Ethnicity)
Debt-to-Income Ratio	1	6	2	0	101	20	0	130	1
Credit Application Incomplete	1	3	2	1	79	8	0	94	1
Credit History	1	3	0	0	75	8	0	87	1
Other	1	2	0	1	71	6	0	81	1
Collateral	1	6	0	0	56	12	0	75	1
Missing	0	2	1	0	61	8	0	72	124
Unverifiable Information	0	2	0	0	25	3	0	30	0
Insufficient Cash	1	0	0	0	17	1	0	19	1
Employment History	0	0	0	0	8	2	0	10	0
Mortgage Insurance Denied	0	0	0	0	2	0	0	2	0
Total	**6**	**24**	**5**	**2**	**495**	**68**	**0**	**600**	**130**
% Denied for "Missing"	*0%*	*8%*	*20%*	*0%*	*12%*	*12%*	*N/A*	*12%*	*95%*

Source: Home Mortgage Disclosure Act (HMDA) Dataset; City of Napa Analysis of Impediments (2019).

Table C-4: Loan Application Action by Gender of Applicant (2008-2017)

Gender		2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	Total
Male	Originated	85	105	92	97	383	419	349	402	400	390	2722
	Denied	20	14	19	17	91	59	48	53	37	28	386
	Denial Rate	19%	12%	17%	15%	19%	12%	12%	12%	9%	7%	12%
Female	Originated	46	52	55	59	171	175	183	187	213	209	1350
	Denied	5	14	16	7	35	15	21	20	19	25	177
	Denial Rate	10%	21%	23%	11%	17%	8%	10%	10%	8%	11%	12%
Not Available	Originated	5	9	7	6	33	31	13	39	34	43	220
	Denied	2	2	1	0	5	9	2	8	6	2	37
	Denial Rate	29%	18%	13%	0%	13%	23%	13%	17%	15%	4%	14%
Not Applicable	Originated	0	0	0	1	0	1	2	2	0	2	8
	Denied	0	0	0	0	0	0	0	0	0	0	0
	Denial Rate	N/A	N/A	N/A	0%	%	0%	0%	0%	N/A	0%	0%
Total	**Originated**	**136**	**166**	**154**	**163**	**587**	**626**	**547**	**630**	**647**	**644**	**4300**
	Denied	**27**	**30**	**36**	**24**	**131**	**83**	**71**	**81**	**62**	**55**	**600**
	Denial Rate	**17%**	**15%**	**19%**	**13%**	**18%**	**12%**	**12%**	**11%**	**9%**	**8%**	**12%**

Source: Home Mortgage Disclosure Act (HMDA) Dataset; City of Napa Analysis of Impediments (2019).

Table C-5: Loan Denial Rates by Income of Applicant

Income	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	Total
$30,000 or Below	N/A	33%	50%	25%	53%	59%	21%	25%	40%	17%	**40%**
$30,001–$50,000	33%	6%	12%	8%	32%	20%	24%	15%	33%	36%	**23%**
$50,001–$75,000	14%	16%	19%	8%	20%	13%	7%	16%	17%	18%	**16%**
$75,001–$100,000	21%	18%	26%	17%	17%	7%	14%	11%	7%	5%	**12%**
$100,001–$150,000	16%	8%	24%	19%	14%	12%	12%	11%	9%	9%	**11%**
Above $150,000	12%	18%	9%	11%	7%	7%	10%	10%	5%	4%	**8%**
Data Missing	N/A	10%	0%	N/A	0%	0%	0%	50%	0%	0%	**13%**
Average	**17%**	**15%**	**19%**	**13%**	**18%**	**12%**	**12%**	**11%**	**9%**	**8%**	**12%**

Source: Home Mortgage Disclosure Act (HMDA) Dataset; City of Napa Analysis of Impediments (2019).

C.7.3 Land Use and Zoning Patterns

Historically, land use and zoning practices served to enshrine segregation and limit housing choice for persons of color across the nation. In the 1930's, the Home Owners' Loan Corporation "graded" neighborhoods into four categories, based primarily on their racial makeup. Neighborhoods with minority occupants were marked in red and considered high-risk for mortgage lenders, hence the term "redlining" for this practice. (Domonoske, 2016)

Municipal codes can still contain regulations that limit fair housing choice. For example, codes may contain restrictive definitions of dwelling unit, disability, and family. Simply using the term "family" to describe those persons sharing a dwelling unit can be limiting, as can including a strict definition of family or limiting the number of people in family. In the Zoning Ordinance for the City of Napa, the definition of dwelling unit does not contain the phrase for "for one family" or mention use by a family. Additionally, the definition of family falls under the term household and does not limit the number of persons, nor does it include the phrase "related by blood, marriage, or adoption." (City of Napa, 2019, p. 104)

The City of Napa encourages the development of mixed-use and affordable housing through the Affordable Housing Overlay District and density bonus provisions. The city's General Plan also encourages the creation of sustainable, inclusive, and mixed-use communities, especially in downtown and in infill locations. Napa Municipal Code Chapter 17.65 allows for persons with disabilities to request reasonable accommodations, including modifications or waivers of the City's zoning regulations, in order to eliminate barriers to housing opportunities, which is distinct from the City's standard variance process. Group homes are permitted in residential areas, and housing

designated for seniors is allowed to have lower on-site parking space requirements as long as the facility is located near services, shopping, and public transportation or provides shuttle services. Furthermore, the City hasa policy in place to affirmatively further fair housing along with following the state and federal guidelines for a fair housing ordinance.

The 2019 Napa Analysis of Impediments to Fair Housing Choice similarly found no barriers to fair housing choice in the City of Napa's Municipal Code.

C.7.4 Publicly Supported Housing and City Programming

Public support for fair and affordable housing is a key factor in fair housing choice. The City of Napa administers programs to increase and preserve affordability and housing choice in Napa. Additionally, subsidized housing continues to play an important role in housing choice.

There are a variety of types and locations of subsidized housing units within the city. According to HCD's AFFH data as of October 2021, there were 1,616 total subsidized housing units in the city with 1,472 of those considered affordable. These units are subsidized through HUD, the California Fair Housing Agency, the Low-Income Housing Tax Credit, and some HCD funding. These subsidized units are shown geographically in Figure C-2. Publicly supported housing is an important piece in furthering fair housing, and the City of Napa continues to prioritize investments in these types of projects; policies to further publicly supported housing are included in Table C-2.

The City continues to fund affordable housing developments through programs to increase and preserve affordable housing in the city. The following are examples of programs the City of Napa oversees:

- **Section 8 Housing Choice Vouchers**, which provide rental assistance to approximately 1,100 households a year.
- **First Time Home Buyers Program**, which provides Down Payment Assistance to first-time homebuyers to purchase their first home.
- **Housing Rehabilitation programs, which provide loans** to rehabilitate homes for low-income households.
- **Affordable Housing Impact Fee Fund**, which contains impact fees paid both by residential and commercial development in Napa to mitigate the impacts that development projects have on the need for affordable housing. The fund is then used by the City to create additional affordable housing in the City of Napa by providing low interest loans to developers for the creation of affordable housing and leveraging funding from other sources.
- **Land Banking Program**, which allows the City of Napa to purchase land for development of future affordable housing.

- **Transient Occupancy Special Tax (TOT) for Affordable and Workforce Housing**, which is levied on transient lodging (e.g., hotel) visitors and funds the development of affordable and workforce housing.
- , to encourage the creation of junior accessory dwelling units (JADUs) and conversion ADUs. JADUs are separate units carved out from one or more bedrooms in a single-family home and conversion ADUs are created from the conversion of an accessory structure, including a garage, into an ADU. The City provides financing in the form of forgivable and deferred loans to homeowners who create JADUs or conversion ADUs through this program and agree to rent either the accessory unit or the primary unit at affordable rents to low income households.
- **CDBG Nonprofit Capital Improvement Program**, which provides CDBG funding and project oversight to local nongovernmental organizations (NGOs) to rehabilitate facilities and housing units that serve low-income households.

The City continues to support and provide funding for Fair Housing Napa Valley. The Housing Authority of the City of Napa continues to operate the Laurel Manor Senior Rental Complex, with 50 units for low-income seniors.

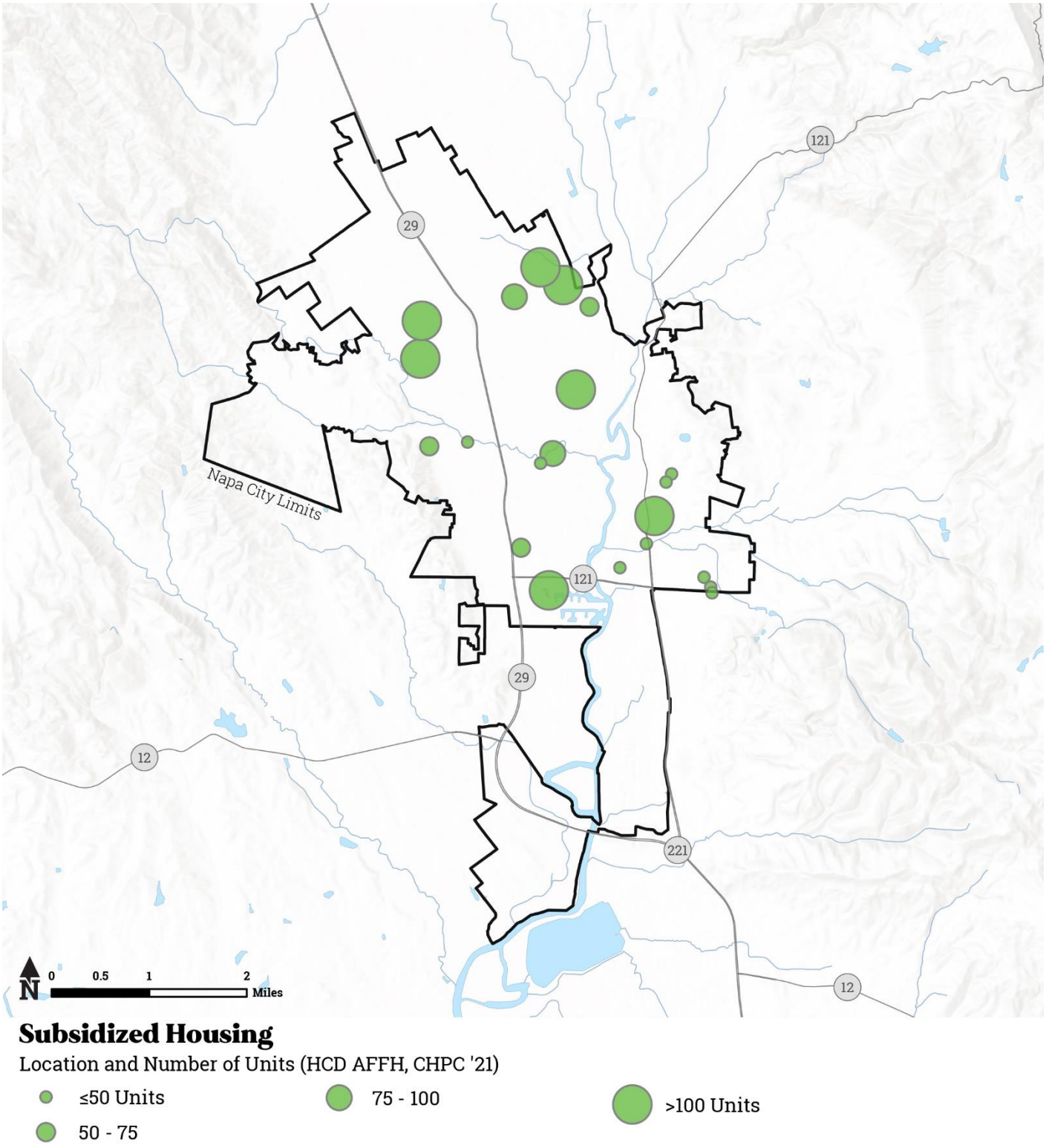


Figure C-2: Subsidized Housing

Source: CHPC (2021).

SECTION C.8. ANALYSIS OF PUBLICLY SUPPORTED HOUSING AND SITES INVENTORY TO FURTHER FAIR HOUSING

Government Code Section 65583(c)(10) requires the sites analysis to be analyzed with respect to Affirmatively Furthering Fair Housing (AFFH) to ensure that affordable housing is dispersed equitably throughout the city rather than concentrated in areas of high segregation and poverty or low resource areas that have historically been underserved. First, this assessment examines publicly supported housing in relation to race/ethnicity and, second, compares the sites inventory to the fair housing indicators. These analyses determine whether the City's future selected sites included in the 2023-2031 Housing Element improve or exacerbate fair housing conditions, patterns of segregation, and access to opportunity throughout the city.

C.8.1 Publicly Supported Housing

The geographic distribution of existing publicly supported housing is an important factor in examining fair housing choice and patterns of segregation by income and race/ethnicity. Figure C-1 shows information provided by HUD on the location of publicly supported housing in and around the City of Napa relative to areas where residents of different races and ethnicities live. The icons represent different types of publicly supported housing, including:

- Blue icons, which indicate housing that is owned and operated by a public housing authority.
- Orange icons, which represent housing units that participate in the Housing Choice Vouchers (HCVs)/Section 8 program.
- Purple icons, which represent Low-Income Housing Tax Credit (LIHTC) Program developments.
- Green icons, which show other types of publicly supported rental housing.

Throughout the City of Napa, units of publicly supported housing are relatively evenly distributed. However, there are some areas of concentrated Housing Choice Voucher holders around the periphery of the city, with lower concentrations in the center. There is no consistent pattern to the racial and ethnic demographics of Census tracts with concentrated voucher usage, as they include both predominantly White and predominantly Latinx areas.

In Napa County, all categories of publicly supported housing are concentrated in the City of Napa, which is more heavily Latinx than the county as a whole. Additionally, there are smaller concentrations of LIHTC developments in Calistoga and St. Helena, areas that have similar demographics to the county. In general, St. Helena is more heavily White and less heavily Latinx than the rest of Napa County, but publicly supported housing in St. Helena is concentrated in the most heavily Latinx part of town.

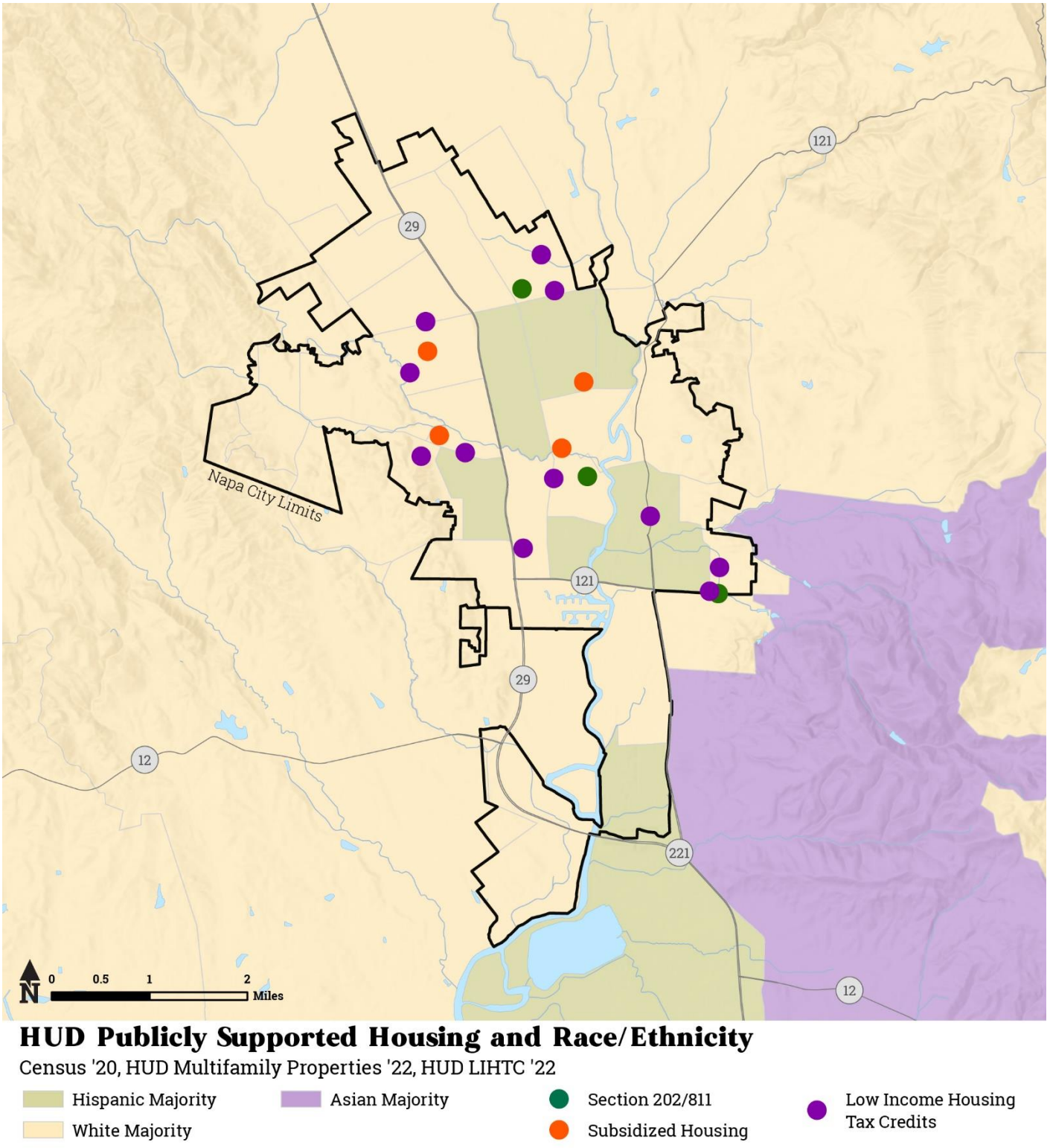


Figure C-1: Location of Publicly Supported Housing by Program, City of Napa

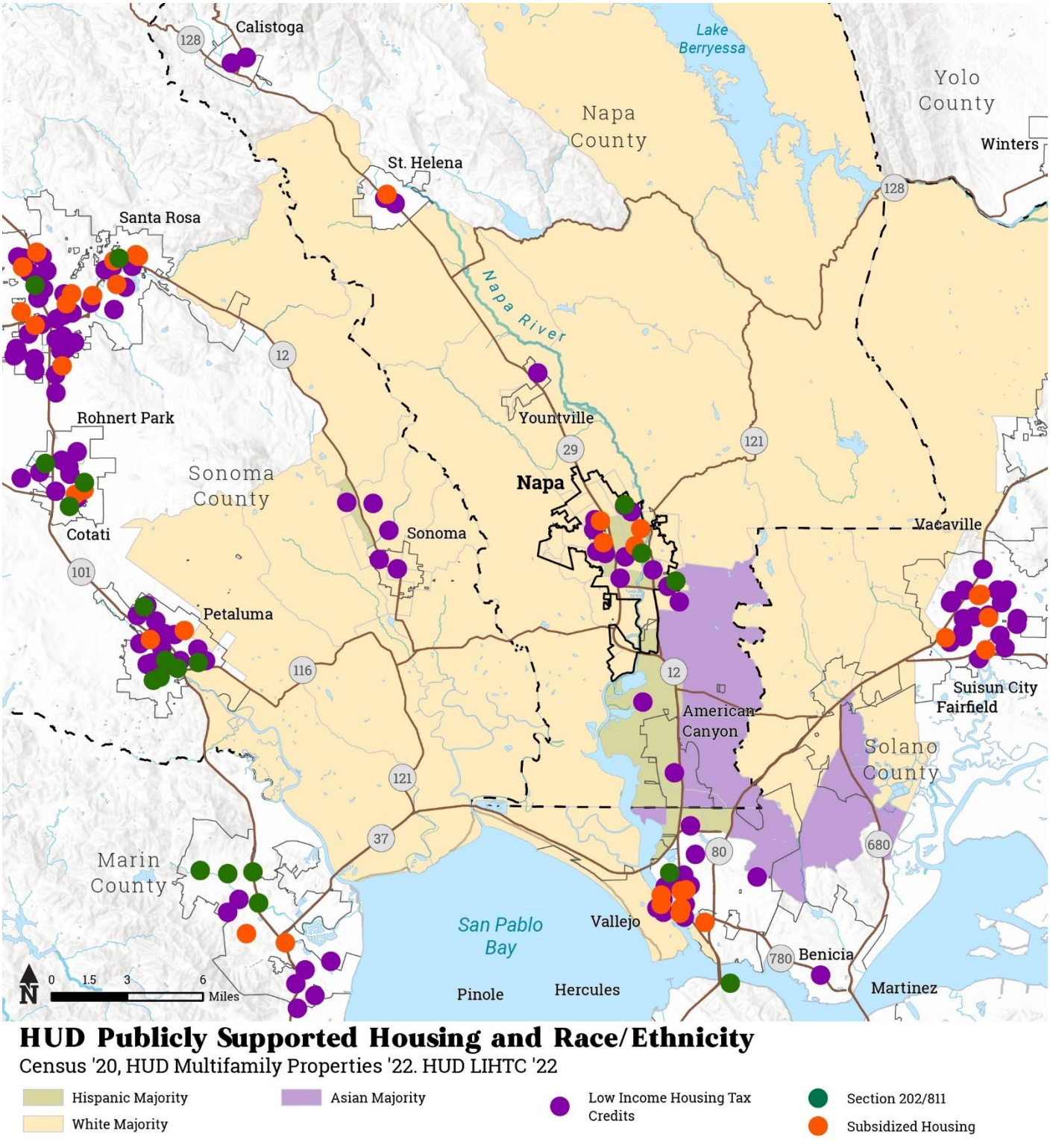


Figure C-2: Location of Publicly Supported Housing by Program, Regional

The demographics of publicly supported housing in the City of Napa are very similar to those for Napa County. Latinx households are more likely to reside in project-based Section 8 housing while White households are more likely to live in other multi-family housing or to utilize Housing Choice Vouchers. Unlike at the county level, Black households are not disproportionately likely to use vouchers, which suggests that voucher utilization by Black households in Napa County is concentrated outside of the City of Napa. See Table C-1 and Table C-2 for total units and demographics for publicly supported housing in the City of Napa.

Table C-1: Publicly Supported Housing Units by Program Category

Housing Unit Programs	No. of Units	% of Total Units
Total Housing Units	29,810	100%
Public Housing	N/A	N/A
Project-Based Section 8	246	0.83%
Other Multifamily	83	0.28%
HCV Program	1,041	3.49%

Sources: Inventory Management System (IMS)/ PIH Information Center (PIC), 2019; Tenant Rental Assistance Certification System (TRACS), 2019.

Table C-2: Publicly Supported Housing Demographics

City of Napa	White		Black		Latinx		Asian/Pacific Islander	
Housing Type	No.	%	No.	%	No.	%	No.	%
Total Households	19,450	68.38%	168	0.59%	7,534	26.49%	698	2.45%
Public Housing	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Project-Based Section 8	97	45.75%	4	1.89%	99	46.70%	6	2.83%
Other Multifamily	44	57.14%	1	1.30%	29	37.66%	3	3.90%
HCV Program	541	65.20%	16	1.87%	249	30.06%	11	1.35%
0-30% of AMI	2,085	64.55%	55	1.70%	949	29.38%	100	3.10%
0-50% of AMI	3,915	56.99%	55	0.80%	2,539	36.96%	224	3.26%
0-80% of AMI	6,765	58.07%	98	0.84%	4,299	36.90%	314	2.70%

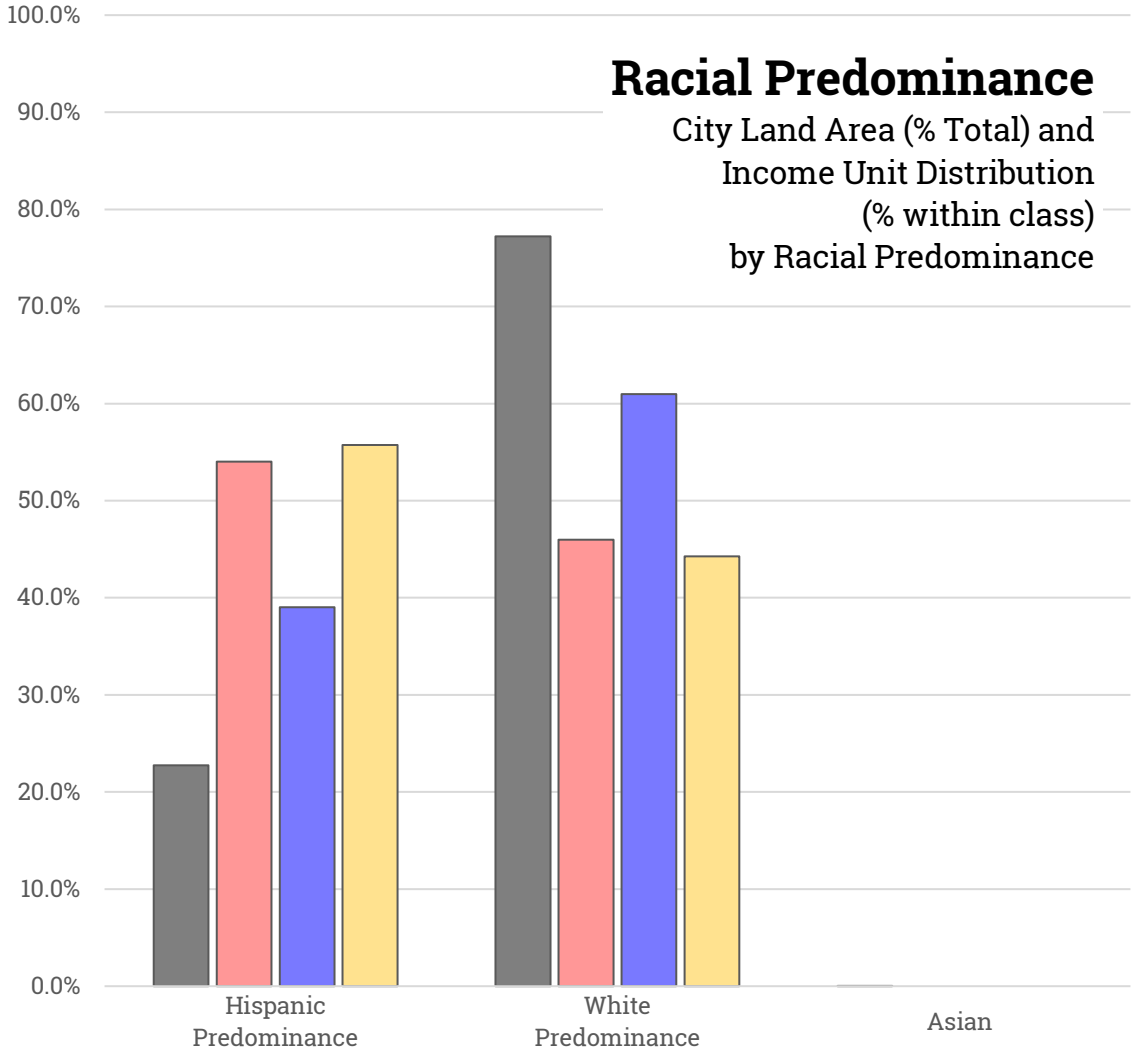
Sources: Inventory Management System (IMS)/ PIH Information Center (PIC), 2019; Tenant Rental Assistance Certification System (TRACS), 2019.

C.8.2 Potential Impacts on Integration and Segregation Trends

This section evaluates whether sites planned for future development in the City of Napa's housing sites inventory could further impact patterns of residential segregation based on race and ethnicity or income. As previously discussed, approximately half the city's population is White, while 40 percent of the population is Latinx. Less than 10 percent of the population is Asian/Pacific Islander or of other racial groups.

Most of the available lower income sites identified in the Housing Element are spread evenly across the city. Lower income capacity is identified as being evenly distributed among Census tracts with both Latinx (Hispanic) and White predominance (Figure C-3 and Figure C-4. Although only 22.9 percent of the land area in the city is occupied by predominately Latinx populations (Figure C-3), 49.8 percent of the low income sites inventory is located within these areas. The city concludes that the inventory is well dispersed among areas of racial predominance and segregation. However, the distribution of lower income sites could continue the settlement trends of low- to moderate-income households.

Figure C-5 and Figure C-6 show that lower income sites tend to be located in areas with lower median incomes. Similarly, above moderate-income sites identified in the Housing Element could continue patterns of affluence, specifically in single-family residential communities. As shown in Figure C-5 and Figure C-6, 62 percent of the above moderate income site capacity is located in areas identified as having median incomes higher than the State Median Income of $100,000.



	Hispanic Predominance	White Predominance	Asian
City Area	22.8%	77.2%	0.0%
Low Income Units	54.0%	46.0%	0.0%
Moderate Income Units	39.0%	61.0%	0.0%
Above-Moderate Units	55.7%	44.3%	0.0%

Figure C-3: City Land Area and Site Inventory Income Level Units by Racial Predominance

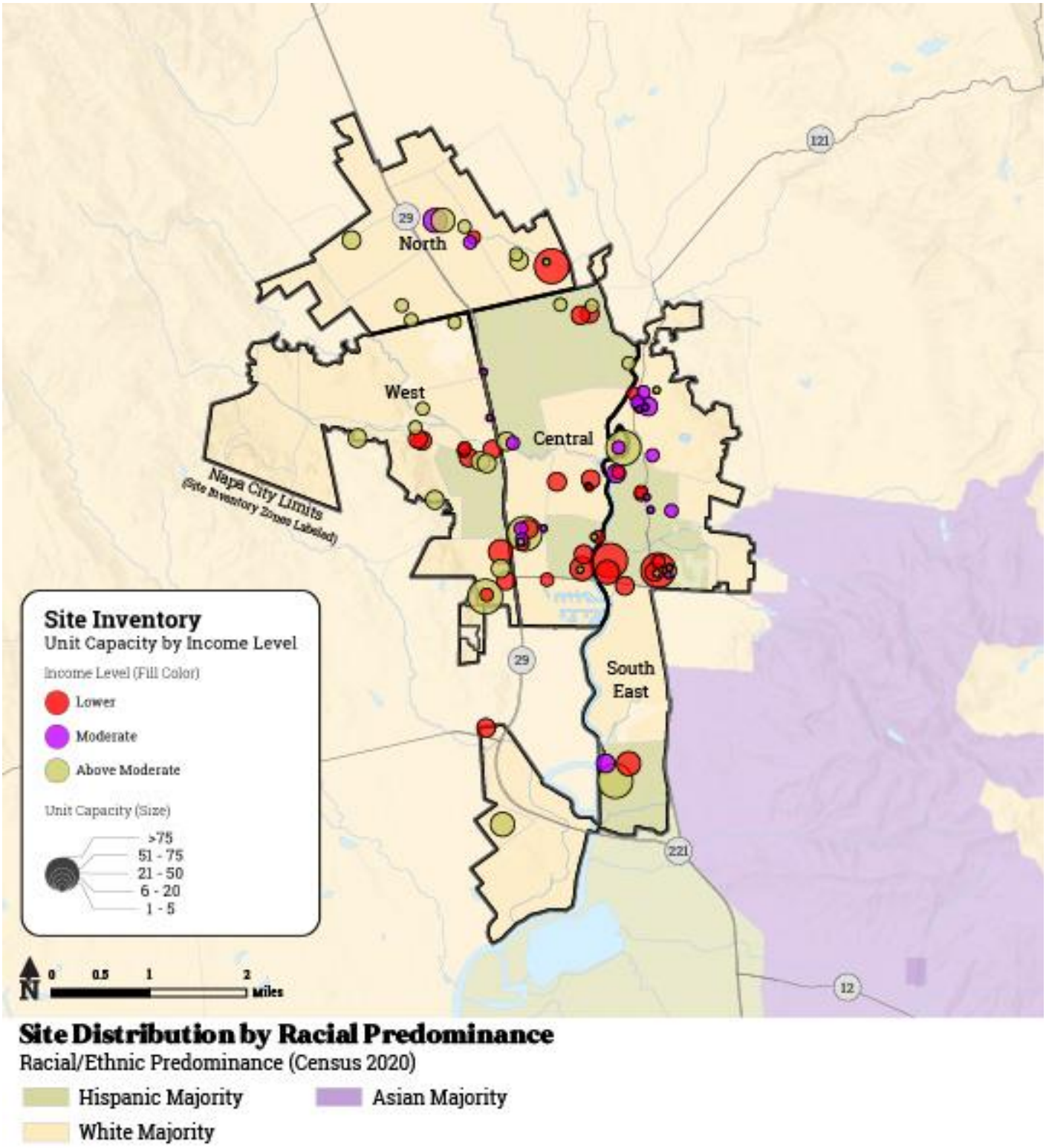
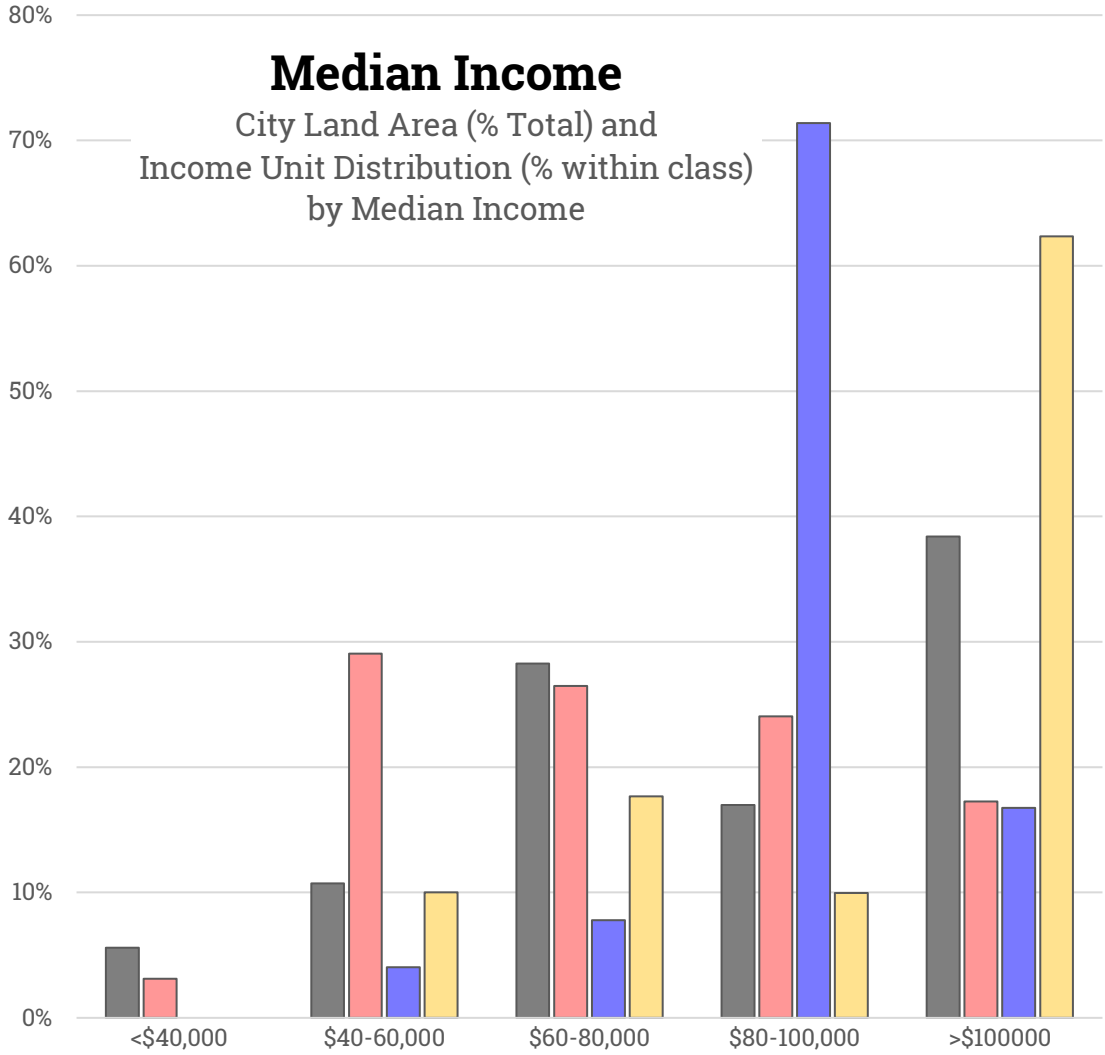


Figure C-4: Site Inventory Distribution by Racial Predominance



	<$40,000	$40-60,000	$60-80,000	$80-100,000	>$100000
City Area	6%	11%	28%	17%	38%
Low Income Units	3%	29%	26%	24%	17%
Moderate Income Units	0%	4%	8%	71%	17%
Above-Moderate Units	0%	10%	18%	10%	62%

Figure C-5: City Land Area and Site Inventory Income Level Units by Income Levels

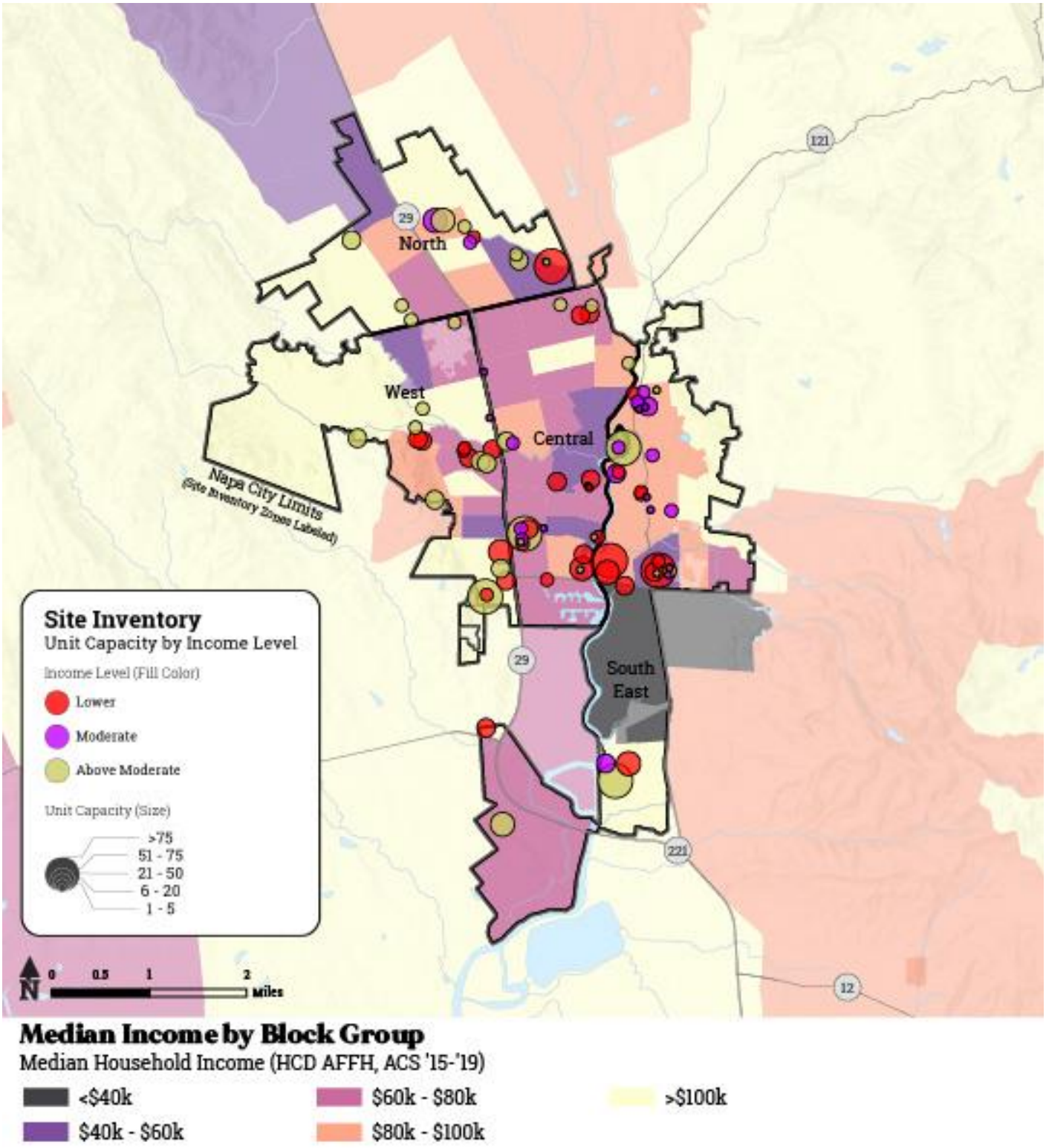


Figure C-6: Site Inventory Distribution by Household Income

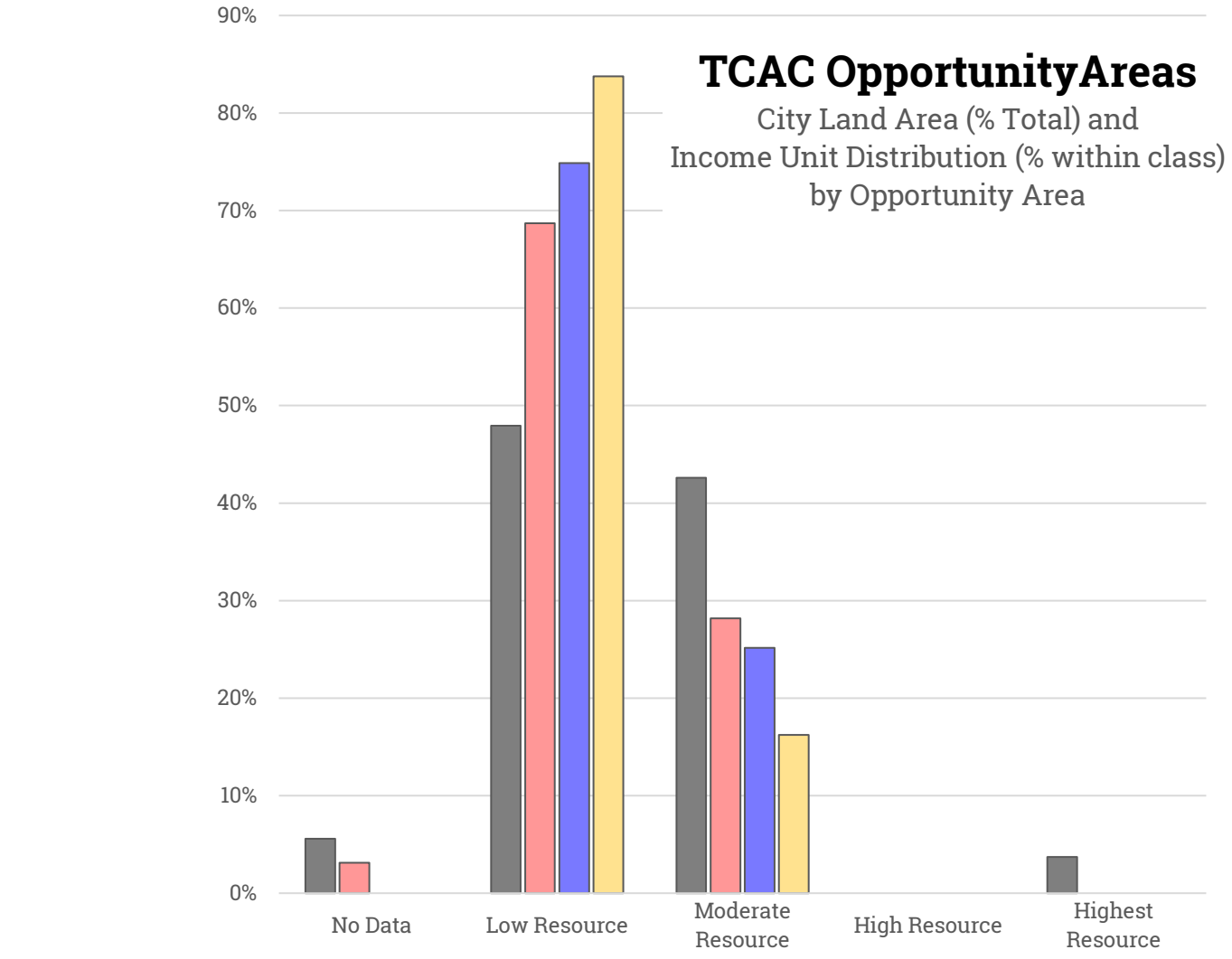
C.8.3 Potential Impacts on Access to Opportunity

As the TCAC/HCD Opportunity Maps shown in Figure C-7 indicate, 49 percent of the City of Napa's land area is classified as low resource or as areas of high segregation and poverty, and there are currently many affordable housing projects that are located in these areas because they are undeveloped and lack amenities. However, these projects are planned to include a variety of new amenities for residents and, once built, will be considered high resource areas.

The Housing Element sites inventory shows a total capacity for 3,529 housing units, including projects for which a development application has been submitted or entitlements have been approved (i.e., pipeline units), vacant and underutilized sites, and ADUs. Figure C-7 displays the percentage of the capacity for all sites in the inventory by income level within the various TCAC opportunity areas in comparison to the total city land area within each TCAC area. Figure C-8 shows the location of projects and sites in relation to the opportunity areas.

Due to the high proportion of the city's land area being located in low resource areas or areas of high segregation and poverty, there is significantly higher capacity for housing units in these areas. Approximately 67 percent of the total lower income capacity and 84 percent of the above moderate income capacity are estimated to be within these areas compared to 49 percent of the land area within city limits. While this ratio is disproportionate, it is due to the larger capacity for high density housing near the center of the city where densities are higher. However, the capacity for all sites is distributed within high or low resource areas in relatively the same proportion as the total land area within the city limits. As shown in Figure C-7, four percent of the area within city limits is classified as high resource or highest resource and zero percent of the housing capacity is within these areas. The reason for this is that moderate resource areas, such as the Browns Valley neighborhood, tend to be stable single-family neighborhoods with very limited available land for larger affordable housing developments (see Figure C-2 for a map of neighborhoods). Therefore, there are limited opportunities to rezone large sites in moderate to high resource areas.

The City of Napa has included strategies in the Housing Element to diversify the housing stock and allow smaller-scale, more affordable housing dispersed throughout the city to address disproportionate access to opportunity and patterns of segregation. Additionally, the City has included policies and programs to direct investments to low resource areas and areas of concentrated poverty to improve the amenities available for residents (Programs H2-2.3, H3-2.1, H4-2.1, H4-2.3, H4-4.1). The City also plans to take actions to increase capacity for housing in high resource areas (Programs H2-2.3, H2-2.4, and H5-2.3). The solution is not to limit the potential for affordable housing in areas of high segregation and poverty, but to identify additional opportunities for affordable housing in moderate to high resource areas.



	No Data	Low Resource	Moderate Resource	High Resource	Highest Resource
City Area	6%	48%	43%	0%	4%
Low Income Units	3%	69%	28%	0%	0%
Moderate Income Units	0%	75%	25%	0%	0%
Above-Moderate Units	0%	84%	16%	0%	0%

Figure C-7: City Land and Site Inventory Income Levels Distributed by TCAC/HCD Opportunity Areas

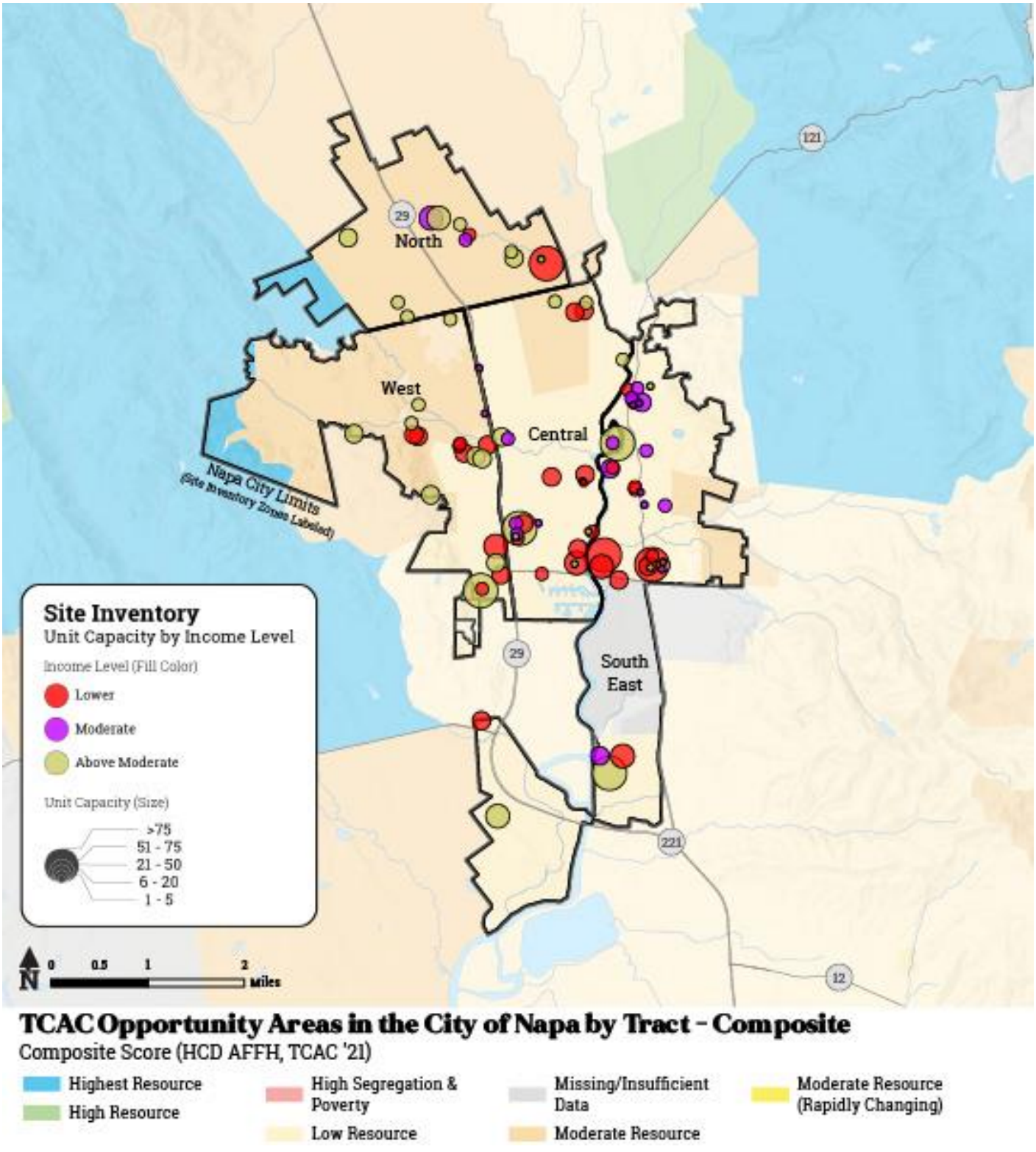


Figure C-8: Site Inventory Distribution by TCAC/HCD Opportunity Areas

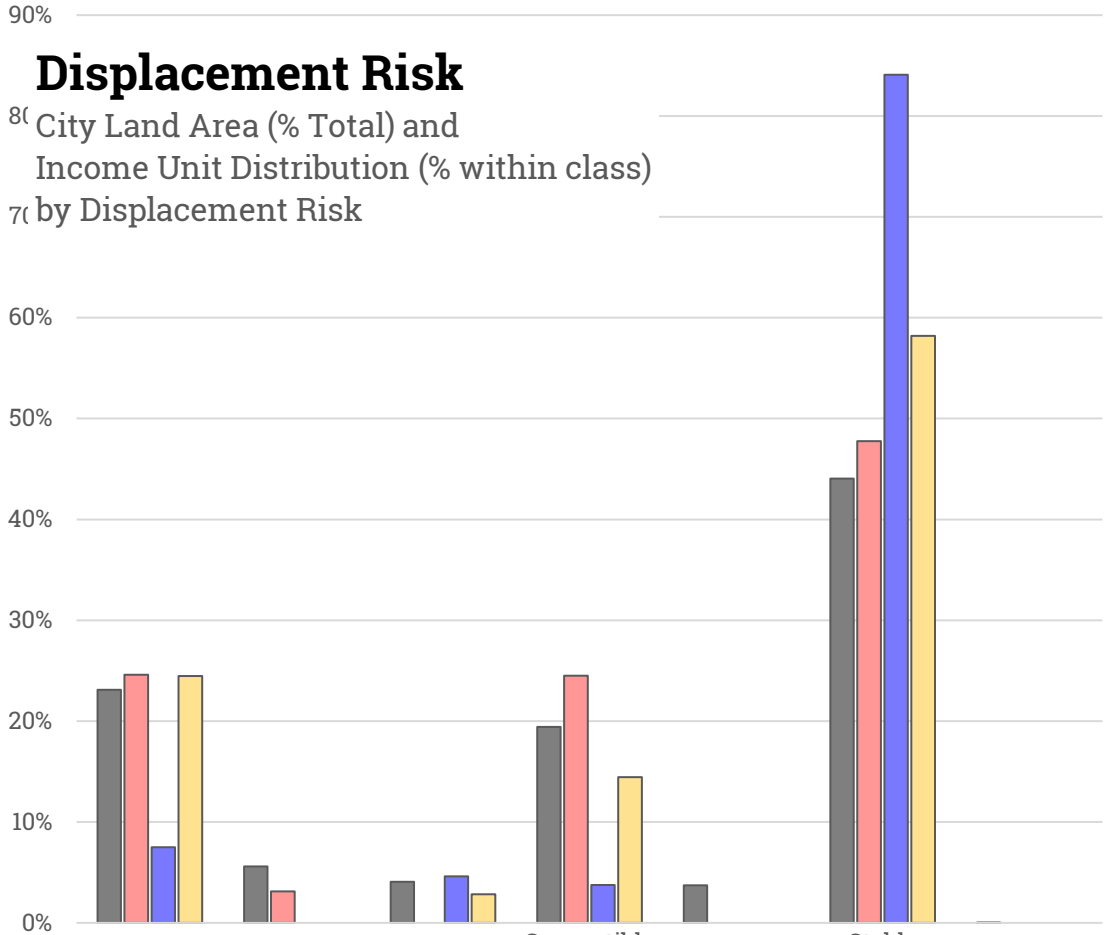
C.8.4 Potential Impacts on Displacement Risk and Disproportionate Housing Needs

As discussed previously, renters are disproportionately affected by housing needs, including overpayment, overcrowding, and displacement risk. Future development has the potential to exacerbate cost-burden for Napa residents. The greatest challenge over the Housing Element planning period will be that of residential displacement and the disproportionate risk facing Latinx households.

Using data from the UC Berkeley Displacement Project, as of 2021, approximately 53 percent of the land area in city limits is experiencing advanced gentrification or considered vulnerable to displacement primarily due to increases in rents in recent years (Figure C-8). There is a consistent pattern of low-income families who are disproportionately Latinx being priced out of neighborhoods, and with the demand for luxury apartments and limited funding for affordable housing development, it is likely that new above moderate-income development in areas already at-risk of displacement will result in higher rents, an inability for residents to pay, and the eventual displacement of those residents. Because of this threat, it is important to provide affordable housing in these at-risk areas to reduce the potential for displacement of lower income residents and to implement other strategies to prevent displacement.

Approximately 14 percent of the above moderate income site capacity is distributed in areas vulnerable to displacement (Figure C-9). As shown in Figure C-10, the capacities for moderate and above moderate sites are mostly scattered throughout the Alta, Linda Vista, Vintage and Terrace/Shurtliff, neighborhoods (see Figure C-2 for a map of neighborhoods). While this has the potential to add to the intensity of the issue in these areas, 52 percent of the lower income site capacity is identified in areas in stable moderate / mixed income areas. This has a greater potential to protect vulnerable residents from being displaced under changing market pressures.

The City of Napa has included several programs to protect vulnerable residents from displacement, including developing neighborhood specific anti-displacement strategies and prioritizing affordable housing financing in areas at risk of gentrification (see Programs listed under Goal H5, Section 5 of the Housing Element).



	Advanced Gentrification	At Risk of Gentrification	Ongoing Displacement	Susceptible to Displacement	Becoming Exclusive	Stable Moderate/ Mixed Income	Stable/ Advanced Exclusive
City Area	23%	6%	4%	19%	4%	44%	0%
Low Income Units	25%	3%	0%	25%	0%	48%	0%
Moderate Income Units	8%	0%	5%	4%	0%	84%	0%
Above-Moderate Units	24%	0%	3%	14%	0%	58%	0%

Figure C-9: City Land and Site Inventory Income Levels Distributed by Displacement and Gentrification

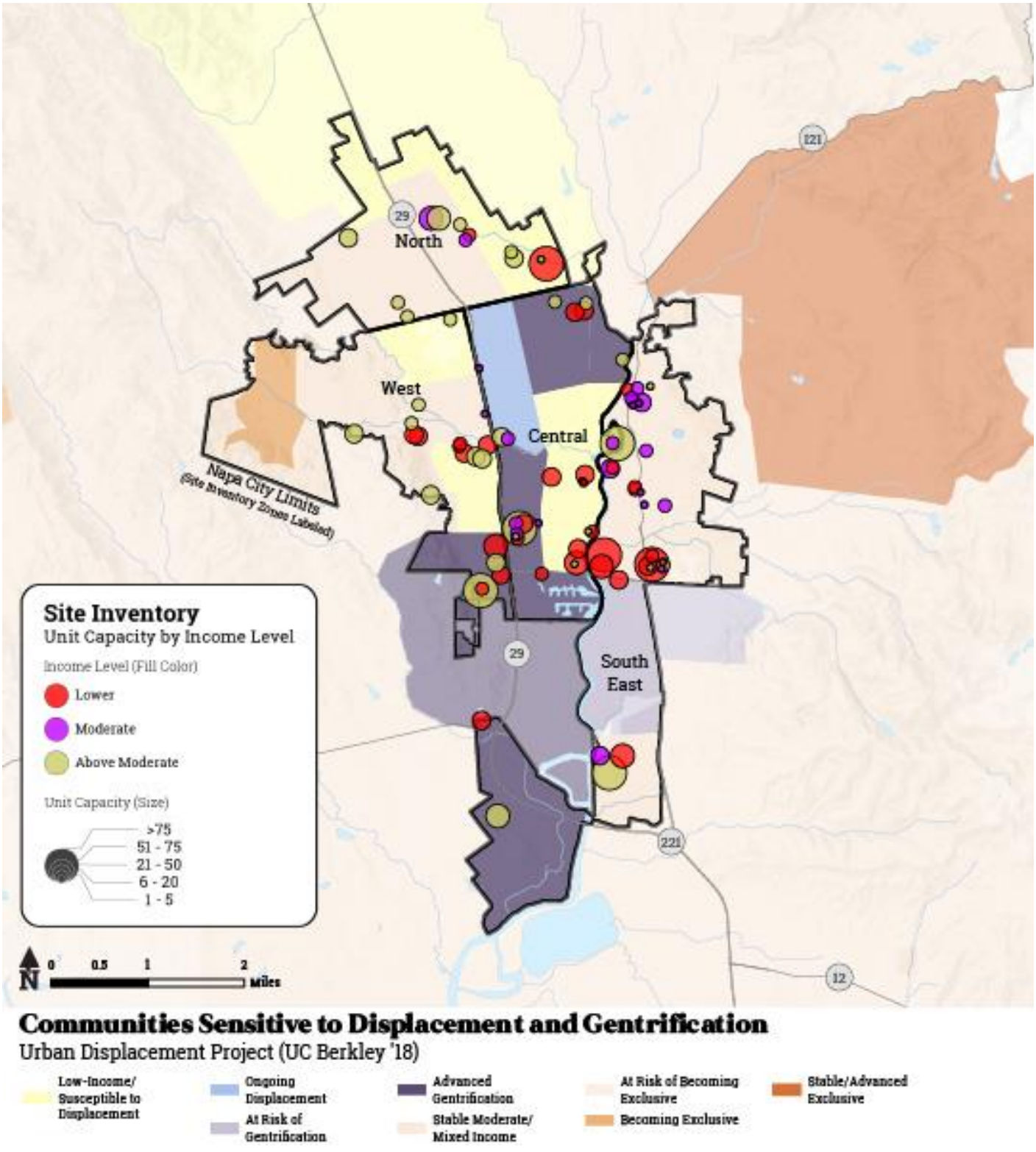


Figure C-10: Site Inventory Distribution by Displacement and Gentrification

SECTION C.9. FAIR HOUSING SUMMARY OF ISSUES, CONTRIBUTING FACTORS, AND PROGRAMS TO ADDRESS

This Fair Housing Assessment explores a range of potential issues that impact fair housing regionally and in the City of Napa. Some of these issues more clearly influence housing fairness in the city, especially when the data collected herein is paired with local input and perceptions.

Table C-1 breaks down fair housing issues by geographic location within the city limits, including the four quadrants of North, West, Central, and South East (Figure C-3). Visual representations of the site inventory distribution across these quadrants are provided for primary fair housing issues in Section SECTION C.8, including Figure C-4: Site Inventory Distribution by Racial Predominance; Figure C-6: Site Inventory Distribution by Household Income; Figure C-8: Site Inventory Distribution by TCAC/HCD Opportunity Areas; and Figure C-10: Site Inventory Distribution by Displacement and Gentrification.

North Quadrant

The City of Napa's North Quadrant, consisting of the Linda Vista and Vintage neighborhoods, contains the smallest portion of the site inventory at 11 percent (349 units), as well as the smallest portion of land area in the city (19 percent). The sites within this quadrant are in a Moderate Resource area (Figure C-8) with a predominantly White population (Figure C-4). Although some of the sites are located in an area of lower income that is susceptible to displacement, overall, the quadrant hosts a mix of income levels, and the sites are well-distributed among income levels between $40,000 and over $100,000 (Figure C-7). The North Quadrant has moderate-to-high access to educational opportunities compared to other areas of the city (Figure C-3) and has about the same level of economic access as other quadrants, if slightly higher (Figure C-4), but scores lower on jobs proximity (Figure C-5). However, considering the positive environmental ratings for this quadrant (Figure C-9) and that most of its portion of the site inventory is located within a quarter-mile of a bus stop and experiences lower transportation costs (Figure C-7 and Figure C-6), this quadrant is a good location for future affordable housing units.

West Quadrant

Napa's West Quadrant consists of the Browns Valley, Pueblo, and Westwood neighborhoods and contains 19 percent of the site inventory (595 units). The population in this quadrant is predominantly White and, consequently, most sites are located in predominantly White neighborhoods (Figure C-4). Though there is a large area of higher-income households, the quadrant is generally made up of a mix of income groups, and the assumed income levels of its housing sites are close to evenly split between low and above moderate located in existing areas of household income levels exceeding $60,000

(Figure C-6). The displacement risk rating for the neighborhoods where sites are located include susceptible low-income for 123 units in the inventory, stable moderate/mixed-income for 198 units, and advanced gentrification for 274 units (Figure C-10).

Some sites in the West Quadrant are in a Moderate Resource area, but more are located in an area of Low Resource (Figure C-8). Access to educational opportunities ranges from low-to-high (Figure C-3), and it has about the same level of economic access as other quadrants, if slightly higher (Figure C-4). The quadrant scores lower on jobs proximity (Figure C-5); however, the majority of sites are located within a quarter-mile of a bus stop and much of the area experiences lower transportation costs (Figure C-7 and Figure C-6). In addition, the West Quadrant sees the most positive environmental outcomes city-wide (Figure C-9), making it a good location for future affordable housing.

Central Quadrant

The Central Quadrant in Napa consists of the Central Napa and Beard neighborhoods and contains 22 percent of the site inventory (682 units). The population in this quadrant is relatively evenly split between areas with Hispanic/Latinx and White majorities, and the locations of inventory sites are closely matched to the overall racial predominance with a slightly higher number in White majority areas (Figure C-4). The quadrant hosts a mix of household income groups, and its portion of sites are distributed among areas of income levels between $40,000 and $100,000 (Figure C-7). Inventory sites are mostly located in areas of either advanced gentrification (333 units) or low-income susceptible to displacement (285 units), with few in the one area of ongoing displacement (64 units) (Figure C-10). Protections from further displacement in this quadrant, as well as other areas of the city, will be implemented through multiple Housing Element Programs under Goal H5, Protect Community from Displacement.

The majority of sites within the Central Quadrant are located in a Low Resource area while there a few within an area of Moderate Resource (Figure C-8). Environmental outcomes in the quadrant are mostly moderate with a small area of higher outcomes in the northeast portion where there are several inventory sites (Figure C-9). Access to educational opportunities in the quadrant is low-to-moderate compared to other areas of the city (Figure C-3), and access to economic opportunities is about the same as other quadrants, if slightly lower (Figure C-4). However, the Central Quadrant scores high on jobs proximity (Figure C-5), experiences low transportation costs (Figure C-6), and all of its portion of the site inventory is located within a quarter-mile of a bus stop (Figure C-7), making this quadrant is a good location for future affordable housing units.

South East Quadrant

The city's South East Quadrant consists of the Alta Heights, Soscol, Terrace/Shurtliff, River East, and Stanly Ranch neighborhoods and contains the largest portion of the site inventory at 48 percent (1,525 units) and also the largest land area of the four quadrants (33 percent of the city). This quadrant is an

outlier compared to the rest of the City of Napa, which is explained by two characteristics: 1) its very low population, and 2) being the location of the Napa State Hospital. As such, there is a disproportionately large population of persons with a disability in this area, including Census Tract No. 00900 with 40 to 100 percent of the population living with a disability (Figure C-10), and a higher rate of poverty than the rest of the city (Figure C-4). However, the quadrant is, overall, considered moderate/mixed income and stable against displacement risk, and the majority of sites in the inventory fall into these locations (Figure C-10). The quadrant's portion of the inventory is also mostly located in areas of higher income and includes a significant number of sites for both low- and above moderate-income households (Figure C-7).

Although the site inventory city-wide is almost evenly split between areas of Hispanic/Latinx and White predominance, the South East's portion of sites are located primarily in areas with majority Hispanic/Latinx populations (Figure C-4). This is partially explained by the overall population mix in the city being approximately 50 percent White and 40 percent Latinx and by this quadrant containing the most land area and inventory sites, but it also speaks to historic patterns of segregation in Napa (see Section C.3.2). The City of Napa recognizes these patterns and has embraced its role in promoting diversity, equity, and inclusion, resulting in slow but positive changes over the past decade (Figure C-2).

A few inventory sites in the South East Quadrant are located in a Moderate Resource area, but most are in an area of Low Resource (Figure C-8), and access to both educational and economic opportunities scores low (Figure C-3 and Figure C-4). Even so, a significant portion of the quadrant has a high or very high jobs proximity rating, including many of its inventory sites (Figure C-5). In addition, the majority of this quadrant's sites, especially those intended to develop for lower-income housing, are located within a quarter-mile of a bus stop and much of the area experiences lower transportation costs (Figure C-7 and Figure C-6). Although roughly half of the land area in this quadrant rates low for environmental outcomes, the rest is rated moderate and there is also a small area rated high (Figure C-9). The Census Tract containing the Napa State Hospital is not rated, but the South East, overall, has a good CalEnviroScreen composite environmental health score (Figure C-8). Considering the balance of these factors and the Housing Element Programs that aim to increase community investment in this quadrant, such as Program H4-4.2, the South East is, and will continue to be, a good location for future affordable housing.

Table C-1: Summary of Fair Housing Issues by City Quadrant

	North		West		Central		South East		**Total**	
	count	%	count	%	count	%	count	%	count	%
Total Site Inventory Units	**349**	**11%**	**595**	**19%**	**682**	**22%**	**1,525**	**48%**	**3,151**	100%
Site Inventory Income Level Units										
Lower	97	3%	251	8%	296	9%	474	15%	**1,118**	35%
Moderate	86	3%	1	0%	55	2%	204	6%	**346**	11%
Above Moderate	166	5%	343	11%	331	11%	847	27%	**1,687**	54%
Racial Predominance (site inventory units within category)										
Hispanic Predominance	0	0%	111	4%	292	9%	1,276	40%	**1,679**	53%
White Predominance	349	11%	484	15%	390	12%	249	8%	**1,472**	47%
Median Income (site inventory units within category)										
<$40,000	0	0%	0	0%	0	0%	35	1%	**35**	1%
$40-60,000	123	4%	0	0%	250	8%	135	4%	**508**	16%
$60-80,000	0	0%	200	6%	351	11%	70	2%	**621**	20%
$80-100,000	144	5%	72	2%	81	3%	387	12%	**684**	22%
>$100000	82	3%	323	10%	0	0%	898	28%	**1,303**	41%
TCAC Opportunity Areas (site inventory units within category)										
Low Resource	0	0%	385	12%	565	18%	1,490	47%	**2,440**	77%
Missing/Insufficient Data	0	0%	0	0%	0	0%	35	1%	**35**	1%
Moderate Resource	349	11%	210	7%	117	4%	0	0%	**676**	21%
Displacement Risk (site inventory units within category)										
Advanced Gentrification	0	0%	274	38%	333	11%	107	3%	**714**	23%
At Risk of Gentrification	0	0%	0	0%	0	0%	35	1%	**35**	1%
Low-Inc./Susc. to Displacement	123	4%	123	23%	285	9%	0	0%	**531**	17%
Ongoing Displacement	0	0%	0	0%	64	2%	0	0%	**64**	2%
Stable Moderate/Mixed Income	226	7%	198	11%	0	0%	1,383	44%	**1,807**	57%

C.9.1 Contributing Factors and Meaningful Actions

Table C-2 presents priority fair housing issues for Napa, identifies primary factors contributing to housing fairness issues in the city ("contributing factors"), and cross-references policies in this Housing Element to address each issue and contributing factor pursuant to California Government Code Section 65583(c)(10)(A)(v). A contributing factor is a factor that creates, contributes to, perpetuates, or increases the severity of one or more fair housing issue. Contributing factors in this section are prioritized based on those that most limit or deny fair housing choice or access to opportunity, or negatively impact fair housing or civil rights compliance. (HCD, 2021) Prioritized contributing factors are bolded.

Each policy referenced in this section includes targets and timelines which are incorporated herein by reference.

Table C-2: Factors that Contribute to Fair Housing Issues

AFFH Identified Fair Housing Issue	Contributing Factor	Meaningful Action(s)
Issue 1: Segregation with persons of color and lower-income residents centered in downtown, central, and south east areas of city	A. Moderate levels of income and racial segregation.	H2-2.1, H2-2.3, H2-2.4, H2-4.5
	B. Disproportionate presence of Hispanic-identifying persons in low-resource areas.	H2-2.1, H2-2.3, H2-2.4, H2-4.5
	C. Past practices of nationwide redlining.	H2-4.1, H2-4.2
	D. Discriminatory patterns in lending.	H2-4.1, H2-4.2
	E. Patterns of public and private investments including redevelopment programs.	H2-1.1, H2-2.6, H2-2.7, H2-3.1
	F. Limited affordable housing available for low-income residents throughout the City.	H2-1.1, H2-2.3, H2-2.4, H2-4.5
	G. Low vacancy rates with demand for housing outpacing supply.	H2-1.1, H2-2.3, H2-2.4, H2-4.5
	H. Displacement of residents due to economic pressures.	H2-4.4, H5-1.1, H5-1.2, H5-2.3
	I. Limited location and type(s) of affordable housing.	H2-2.1, H2-2.3, H2-2.4, H2-4.5

AFFH Identified Fair Housing Issue	Contributing Factor	Meaningful Action(s)
Issue 2: Disparities in Access to Opportunities, especially in the downtown core and south east parts of Napa	J. Limited access to proficient schools.	H2-2.1, H2-2.3, H2-2.4, H2-4.5
	K. Racial/ethnic/income-based disparities in access to proficient schools.	H2-2.1, H2-2.3, H2-2.4, H2-4.5
	B. Disproportionate presence of Hispanic-identifying persons in low-resource areas.	H2-2.1, H2-2.3, H2-2.4, H2-4.5
	D. Discriminatory patterns in lending.	H2-4.1, H2-4.2
	G. Low vacancy rates with demand for housing outpacing supply.	H2-2.1, H2-2.3, H2-2.4, H2-4.5
Issue 3: Disproportionate Housing Needs	L. Hispanic Households tend to have higher rates of cost burdens and housing problems.	H2-2.1, H2-2.3, H2-2.4, H2-4.5
	M. Insufficient affordable housing in a range of unit sizes.	H2-2.4
	D. Discriminatory patterns in lending.	H2-4.1, H2-4.2
	N. High risk of displacement throughout Napa.	H2-2.1, H2-2.3
	O. Lack of Publicly Supported Housing.	H2-4.4, H5-1.1, H5-1.2, H5-2.3
	G. Low vacancy rates with demand for housing outpacing supply.	H2-2.2, H2-2.6
	P. Elevated displacement risk for lower-income households due to natural disasters, especially wildfires.	H2-1.1, H2-2.1
	L. Hispanic Households tend to have higher rates of cost burdens and housing problems.	H2-4.4
Issue 4: Fair Housing Enforcement and Outreach	Q. Limited resources for fair housing outreach and enforcement.	H2-4.4
	R. Insufficient Fair Housing education, especially for households that are most vulnerable to housing insecurity.	H2-4.1, H2-4.2, H2-4.3
	D. Discriminatory patterns in lending.	H2-4.1, H2-4.2

SECTION C.10. OVERVIEW OF STRATEGIES TO AFFIRMATIVELY FURTHER FAIR HOUSING

The City of Napa is committed to creating more opportunities for affordable housing that are dispersed more equitably throughout the city and, as neighborhood investments increase, protecting existing residents from displacement. The following strategies guided development of the Housing Element policies and implementation programs, shown in Table C-2 and more specifically discussed in Sections 4 and 5 of the Housing Element, to affirmatively further fair housing in the city.

C.10.1 More Equitable Land Use Patterns

Many of the City of Napa's highest resource neighborhoods have remained segregated in their racial composition partly because they are almost exclusively zoned for single-family homes. As part of Napa's 2040 General Plan, which was adopted in October 2022, and planned updates to the Municipal Code to be consistent with the General Plan, the City is looking to allow more affordable housing types in historically single-family zoning districts, including duplexes, triplexes, and fourplexes. Removing zoning restrictions to allow a greater variety of housing throughout the city can lead to more equitable and inclusive neighborhoods.

While allowing duplexes, triplexes and fourplexes within traditionally single-family neighborhoods will go a long way to expanding housing choices, larger sites that allow for higher density multi-family housing are needed to build subsidized affordable housing. As described earlier, a majority of the higher-density, lower income housing capacity identified in the sites inventory is in areas of high segregation and poverty or low resource areas; less than 20 percent of the capacity is in the high or highest resource areas. To address this, the Housing Element includes a program to rezone sites to create more opportunities for higher-density, multi-family housing in high resource areas (Program H12).

C.10.2 Targeted Investment in Underserved Communities

The City of Napa has demonstrated its commitment to prioritizing and implementing strategies, programs, and projects that promote inclusive economic and community development throughout the city, with a specific focus on neighborhoods that have historically been denied access to high-quality services. The Napa City Council has adopted a framework and guiding principles for inclusive economic development that will guide decisions to invest city dollars in projects and programs that advance inclusive economic development and reduce inequities by improving the health, stability, and economic security of residents and neighborhoods; fostering business and job growth; increasing household wealth; encouraging productivity; and supporting people, places, and actions that promote

economic growth throughout the city's diverse communities. Several policies and programs in the Housing Element reflect the City of Napa's commitment to investing in historically underserved communities to transform areas of poverty into areas of opportunity including developing specific plans and action plans for areas that have been historically underserved including disinvestment and disenfranchisement (Program H9); and, providing critical infrastructure, amenities, and services in areas targeted for inclusive economic and community development (Program H10);.

C.10.3 Neighborhood Action Planning

To affirmatively further fair housing on all fronts, the City of Napa is integrating more neighborhood specific action planning within the city's overall development efforts. Recently, the City established the Neighborhood Development Action Team as a resource to determine specific neighborhood priority strategies based on input from residents and businesses, as well as to facilitate stronger coordination with neighborhood stakeholders. The City of Napa has also included policies to continue to work with neighborhood-specific teams, including non-English speakers, to identify housing needs at the neighborhood level (Policy H-4.5), determine customized anti-displacement strategies, and implement place-based solutions, particularly in areas targeted for inclusive and economic development (Policy H-5.3).

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CITY OF NAPA

2023-2031 HOUSING ELEMENT

Appendix D

Housing Program Resources



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Appendix D. Housing Program Resources

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SECTION D.1. INTRODUCTION

This appendix chapter presents information on staff resources and funding available to support the City of Napa housing programs.

SECTION D.2. INSTITUTIONAL RESOURCES

A variety of City of Napa departments, agencies, and outside organizations work together to coordinate housing activities under the same vision for the city. Together, their collective resources and expertise are directed toward promoting housing stability and providing equitable housing opportunities citywide. A description of the primary departments and agencies, as well as their roles, is provided below.

SECTION D.3. CITY DEPARTMENTS

The Housing Division of the City Manager's Office is the primary housing resource within the city for the development, rehabilitation, and promotion of affordable housing. The Housing Division and Community Development Department are the primary branches assisting the development and maintenance of housing within the city. The Economic Development Division and Public Works Department also plays an important role in the planning and delivery of infrastructure and in project development review of off-site improvements.

D.3.1 Community Development Department

The Community Development Department (CDD) oversees the long-range planning efforts of the city, including for the Building, Planning, and Economic Development Divisions of the department. CDD also has oversight of the General Plan, Climate Action and Adaptation Plan, and Community Plans as well as neighborhood and area-specific planning projects. CDD ensures that development is consistent with the vision of the city and prioritizes public infrastructure investment to facilitate such development. In 2022, CDD finalized the new 2040 General Plan. The updated General Plan considers Napa's rich history and vibrant present as a foundation to build an even more livable, sustainable, and inclusive future. It outlines the city's plan for land use, housing, transportation, climate change, community facilities, parks and recreation, historic resources, health and safety, economic development, and more through the year 2040.

CDD also includes the Code Enforcement Division, which promotes and maintains a safe and desirable living and working environment. Code Enforcement maintains and improves the quality of the community by administering a fair and unbiased enforcement program to correct violations of the Municipal Code, including those pertaining to public nuisances, land use, signage, and building code. The Code Enforcement Division administers the vacant building ordinance, dangerous building inspections, and the blight reduction program, ensuring proper upkeep of residential units throughout the city.

D.3.1.1 Housing Division

The Housing Division of the City Manager's Office operates a variety of affordable housing programs in the city, including first-time homebuyer and rehab loan programs. The Housing Division also administers the City of Napa's Community Development Block Grant (CDBG) Program and provides financing for the development of affordable housing. The Housing Division also staffs the Housing Authority of the City of Napa (HACN). HACN provides Section 8 rental assistance countywide. The Housing Division administers various federal, state, and local programs to assist the community by providing affordable housing and supportive services at all levels of affordability. These programs include but are not limited to:

- **Affordable Housing Development:** City staff promotes the development of affordable housing by working with housing developers interested in providing affordable housing within the City of Napa. Staff members discuss project proposals with developers in the early planning stages of a development to assist in creating viable and innovative solutions to providing affordable housing. Additionally, the Housing Division assists both non-profit housing developers and for-profit developers with obtaining necessary funding for affordable housing developments.
- **Rental Assistance (Section 8):** The Housing Authority of the City of Napa (HACN) administers rental assistance programs throughout the city for low-income seniors, families, and persons with disabilities.
- **Homeownership / Compradores de Casa:** The City of Napa has a Down Payment Assistance Program funded through grant funds received from the California's Department of Housing and Community Development.
- **Housing Rehabilitation:** The Housing Authority currently administers housing rehabilitation programs for the Cities of Napa, American Canyon, Calistoga, and St. Helena. These programs provide low and no interest loans and grants to assist in home repairs for low-income residents.
- **Junior Unit Initiative Program:** The Junior Unit Initiative Program provides participating homeowners with technical assistance and below-market, forgivable financing of up to $40,000 to create junior accessory dwelling units (JADUs) and to convert existing accessory structures to accessory dwelling units.
- **Home Sharing Matchup Program:** The Housing Authority provides funding for Napa Valley Community Housing's Home Share Match up Program, which facilitates home shares for homeowners with extra space and renters seeking an affordable place to live in Napa County.

- **Community Development Block Grant (CDBG):** The Housing Division manages the CDBG Entitlement Program, which provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for low- and moderate-income persons. The City of Napa receives approximately $600,000 in CDBG funding from the U.S. Department of Housing and Urban Development (HUD) annually that it allocates through an application process. Requests for CDBG funding typically total approximately two times the amount available each year. This means that is impossible to fund all proposals each year, particularly in categories with funding caps.
- **Homeless Services and Continuum of Care Participation:** The Housing Division is responsible for coordinating all City services related to those experiencing homelessness and the impacts of homelessness on the community. Staff participates as a CoC Board Member and works regularly with the County of Napa to coordinate all sheltering, outreach, and housing activities.

Information about additional resources in Napa Valley is available on the City of Napa webpage for other housing assistance resources.

D.3.1.2 Economic Development Division

City of Napa's Economic Development Division (EDD) is central to supporting businesses, spurring development, and improving the quality of life for residents. The Division's mission is to create community-driven solutions for city-wide prosperity.

EDD staff is committed to supporting small businesses, facilitating developer opportunities, and working with other city departments and divisions to support Napa's economy and housing development. EDD staff do this by:

- Providing access to business resources;
- Finding suitable real estate sites and developer incentives for those wishing to develop within the city; and
- Making connections among established companies, development partners, and other organizations.

D.3.1.3 Planning Division

The Planning Division is responsible for long range plans, specific area plans, mapping, design guidelines, environmental documentation and coordination and review of building plans. The Planning Division coordinates the City's review and regulation of building plans from private property owners and developers, which includes services from City staff from five different City departments: CDD, Public Works, Utilities, Parks and Recreation Services, and Fire.

D.3.1.4 Public Works Department

The Public Works Department (PWD) facilitates the maintenance and improvement of city infrastructure and services that are essential to the welfare of the community. Divisions of the PWD include Development Engineering, Transportation Engineering, Construction, and Maintenance (responsible for street infrastructure) among others. The Development Engineering Division reviews development plans and performs inspections to ensure that streets, sidewalks, and other public infrastructure aspects of a project are properly designed.

SECTION D.4. COUNTY AND REGIONAL HOUSING RESOURCES

D.4.1 Napa County Housing and Homeless Services Division

The Napa County Housing and Homeless Services Division coordinates county initiatives and activities with the cities and other jurisdictions located within the county limits. The Division oversees Napa County's housing programs and provides staff to the Board of Supervisors, including constituent relations and community liaison activities. The Division also manages the following programs:

- **Homeless Services:** Napa County offers a variety of services for people who are homeless or at risk of becoming homeless. Services are coordinated by The Mayors' Housing and Homeless Services Policy Council and the Napa Continuum of Care.
- **Affordable Housing Fund:** Provides notice of funding availability (NOFA) for affordable housing projects in Napa County.
- **Housing Fund Projects:** Oversees affordable housing projects funded by the Affordable Housing Fund.
- **Napa County Housing Authority:** The Napa County Housing Authority (NCHA) is focused primarily on addressing the need for safe and affordable housing for farm workers, particularly those in the migrant/seasonal category who, in turn, support the agricultural industry of Napa County.
- **Proximity Housing Loan Program:** This down payment assistance program is intended to promote local housing opportunities to members of the workforce to reduce greenhouse gas (GHG) emissions and vehicle miles traveled (VMT) from commuting.
- **Chronicle Season of Sharing Fund:** This private, non-profit fund has raised over $120 million to provide temporary financial assistance to individuals and families in crisis to pay for housing and emergency needs that cannot be met through other resources.

D.4.2 Napa Valley Community Housing

The mission of Napa Valley Community Housing is to develop, preserve, and manage affordable homes through a Resident Services Program. Along with providing affordable housing, NVCH staff teach life and leadership skills to promote stability and to help meet family and individual financial needs.

Presently, they manage 506 homes on 19 properties, with a resident population of nearly 1,900 children, families, agricultural workers, seniors, and veterans. Two of their properties are for supportive housing: one provides permanent housing for persons with mental disabilities (Madison Street) and the other provides transitional housing for persons who have successfully completed a substance abuse program (Parkwood Recovery Home). The remaining 17 properties are affordable housing for low-income residents as well as the VonBrandt Family Center and the NVCH office. Napa Valley

Community Housing is currently working on the development of Monarch Landing project in the City of Napa.

Website: Napa Valley Community Housing

D.4.3 Abode Services

Abode Services is a 501(c)(3) corporation and the largest homeless housing and services provider in the Bay Area. As part of the response to the region's housing and homelessness crisis, they operate nearly 60 programs that aim to rehouse people in need as quickly as possible. The combination of housing programs and wraparound social services is Abode Services' dual approach to ending homelessness.

Abode Services has been working in Napa County since 2017. Their local efforts include operating an emergency shelter and providing outreach, housing support, and rental assistance. They also develop and manage affordable housing. Abode Services is the service provider to the City's two Project Homekey projects.

Website: Abode Services

D.4.4 Fair Housing Napa Valley

Fair Housing Napa Valley's primary programs include fair housing enforcement and investigation, landlord/tenant counseling and mediation, education and outreach, disaster-related housing counseling, and related assistance to mobile home parks.

All agency programs are available to their clients free of charge and are available to persons of all income levels. Fair Housing Napa Valley does not limit their services to just citizens or legal residents; all persons can receive assistance from them, regardless of their immigration status. All programs are available in person in English and Spanish, and interpretive services are available for other languages. Special accommodations are available for mobility, visual, or hearing impairments.

Website: Fair Housing Napa Valley

SECTION D.5. AFFORDABLE HOUSING DEVELOPERS

D.5.1 Allied Housing

Allied Housing is the housing development arm of Abode Services discussed under Subsection D.4.3. Abode Services works to end homelessness by assisting low-income, un-housed people, including those with special needs, to secure stable and supportive housing. Allied Housing is part of the partnership known as Heritage House Partners L.P., described in detail in Subsection D.5.5.

Website: Allied Housing / Abode Services

D.5.2 Burbank Housing

Burbank Housing is a local non-profit dedicated to building quality affordable housing in the North Bay. They create vibrant local communities that are carefully designed, professionally managed, and both financially and environmentally sustainable to foster opportunities for people with limited income of all ages, backgrounds, and special needs.

In June of 2022, leadership from Burbank Housing, the Gasser Foundation, and Abode Services were joined by state agencies, officials from the City of Napa and Napa County, and financial partners to celebrate the groundbreaking of two affordable housing developments in northeast Napa. Once completed, the communities of Heritage House and Valle Verde Apartments at 3700 and 3710 Valle Verde Drive will bring a total of 90 homes to families, agricultural workers, and formerly homeless individuals in need of permanent supportive housing.

Both Heritage House and the Valle Verde Apartments offer affordable housing options for households earning less than 60 percent of area median income (AMI). The property was previously owned by the Gasser Foundation which spearheaded early efforts to get the project started and donated the land to Burbank Housing. The property is owned by Heritage House Partners L.P., a partnership that includes Burbank Housing and Allied Housing, Inc., an affiliate of Abode Services.

Burbank Housing is also the developer for the City of Napa's two Project Homekey Projects. Adrian Court, 14 units, opened in 2021. Valley Lodge, 54 units scheduled to open in Spring 2023.

Website: Burbank Housing

D.5.3 EAH Housing

EAH Housing is a non-profit corporation founded with the belief that attractive, affordable rental housing is the cornerstone to sustainable, healthy, and livable communities. EAH Housing was founded in 1968 to address the needs of low-income families and older adults living in Marin County, California. The organization has developed 106 properties with an estimated aggregate development cost of $2.2 billion (in 2022 dollars), and manages over 13,000 unit leases in 92 municipalities in California and Hawai'i. In the City of Napa, EAH Housing developed and manages Rohlffs Manor II & III, a senior apartment community.

Website: EAH Housing

D.5.4 Gasser Foundation

The Gasser Foundation was established by Peter and Vernice "Pat" Gasser, Napa locals who had a strong civic loyalty. Gasser contributes between $1.5 and $2 million annually to Napa hospitals, hospices, homeless shelters, and cultural organizations and has a workforce training initiative operating in conjunction with the local community college. As a long-standing leader in and a steward of the community, Gasser recently appended its mission to include environmental sustainability as a principal factor in all its activities.

Website: The Gasser Foundation

D.5.5 Heritage Housing Partners

Heritage Housing Partners (HHP) was founded in 1998 as a 501(c)(3) non-profit. Their mission is to promote long-term affordable homeownership through the preservation of existing historic homes and the construction of new, contextual single-family residences. HHP believes that providing low-, moderate-, and workforce-income first-time homebuyers with affordable ownership opportunities results in overall neighborhood revitalization. HHP will manage the development of the Old Sonoma Road site into approximately 140-units of affordable housing, including single-family homes, townhouses, and stacked flat units.

Website: Heritage Housing Partners

D.5.6 Satellite Affordable Housing Associates

Satellite Affordable Housing Associates (SAHA) provides quality affordable homes and services that empower people and strengthen neighborhoods. SAHA's properties provide more than 4,000 residents in seven counties in northern California with affordable housing and services. In autumn of 2015, the City of Napa selected SAHA through a competitive request for proposal (RFP) process to develop a 100 percent affordable rental housing development and, in May of 2016, the City approved a formal development agreement with SAHA. The Manzanita Family Apartments were completed in November of 2021, which include 51 units that serve families with incomes between 30 and 60 percent of AMI.

Website: SAHA Homes

SECTION D.6. FUNDING SOURCES

The City of Napa's housing programs are funded through a variety of local, state, and federal sources. These funds actively support the construction of new affordable housing and rehabilitation of existing housing and provide various other housing services to low- and moderate-income households. This section offers a summary of funding sources that are currently used by the city and HACN, as well as additional funding sources that are potentially available to support housing programs.

D.6.1 State and Federal Sources of Funding

There are several state and federal funding programs available to build affordable housing, assist first-time homebuyers, support persons experiencing homelessness, and help special needs groups such as seniors and farmworkers. In most cases, entities other than the City of Napa or Napa County, including for-profit and non-profit developers, apply for funds directly to the state or federal agencies that administer them. For example, developers apply directly to the California Tax Credit Allocation Committee for low-income housing tax credits, to the U.S. Department of Agriculture (USDA) for Section 515 loans, and to the U.S. Department of Housing and Urban Development (HUD) for Section 202 and Section 811 loans. Table D-1 summarizes the state and federal funding programs that are available to fund affordable housing opportunities.

Table D-1: Federal and State Funding Programs

Federal and State Funding Programs

Funding Program	Description
FEDERAL	
EPA Brownfields Program	To facilitate the reuse and redevelopment of contaminated brownfield sites, the U.S. Environmental Protection Agency's (EPA) Brownfields Program provides direct funding resources for the assessment and cleanup of eligible publicly- or privately-held properties.
HUD Choice Neighborhoods Implementation Grant Program	HUD's Choice Neighborhoods Implementation Grants support the implementation of comprehensive plans expected to revitalize public and assisted housing and initiate neighborhood improvements.
USDA Community Facilities Direct Loan & Grant Program	USDA's Community Facilities Direct Loan & Grant Program provides affordable funding to develop essential community facilities in rural areas.

Federal and State Funding Programs

Funding Program	Description
HUD Continuum of Care Program (CoC)	Funding is available on an annual basis through HUD to quickly rehouse homeless individuals and families through the CoC Program.
HUD Community Development Block Grant Program (CDBG)	HUD's CDBG Program makes funds available to support livable communities by partnering with local governments to provide decent housing and a suitable living environment and through expanding economic opportunities, principally, for persons of low- and moderate-income.
HUD Emergency Solutions Grants Program (ESG)	HUD's ESG Program makes grant funds available for projects serving homeless individuals and families through eligible non-profit organizations or local governments.
USDA Farm Labor Housing Direct Loans & Grants Program (Section 514)	USDA's Farm Labor Housing Direct Loans & Grants Program provides affordable financing to develop housing for year-round and migrant or seasonal domestic farm laborers.
HUD Housing Choice Vouchers Program (HCV)	HUD's HCV Program is the federal government's major program for assisting very low-income families, the elderly, and persons with disabilities to afford housing.
HUD HOME Investment Partnerships Program (HOME)	HUD HOME Program funds are available as loans for housing rehabilitation, new construction, and acquisition and rehabilitation of single- and multi-family projects and as grants for tenant-based rental assistance.
HUD Home Ownership for People Everywhere Program (HOPE)	HUD's HOPE Program provides grants to low-income people to achieve homeownership through two main branches: HOPE I (Public Housing Homeownership Program) and HOPE IV (Hope for Elderly Independence).
HUD Housing Opportunities for Persons with AIDS Program (HOPWA)	HUD HOPWA Program funds are made available countywide for supportive social services, affordable housing development, and rental assistance to persons living with HIV/AIDS.
USDA Housing Preservation Grants Program	USDA's Housing Preservation Grants Program provides grants to sponsoring organizations for the repair or rehabilitation of housing owned or occupied by low- and very-low-income rural citizens.

Federal and State Funding Programs

Funding Program	Description
HUD Low-Income Housing Tax Credit Program (LIHTC)	HUD's LIHTC Program gives state and local agencies the authority to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing for lower-income households.
USDA Multi-Family Housing Direct Loans Program	USDA's Multi-Family Housing Direct Loans Program provides direct loans to developers of affordable multi-family rental housing in rural areas and may be used for new construction or rehabilitation.
HUD Section 108 Loan Guarantee Program (Section 108)	HUD's Section 108 Program provides loans to CDBG entitlement jurisdictions for capital improvement projects that benefit low- and moderate-income persons.
HUD Section 202 Supportive Housing for the Elderly Program (Section 202)	HUD's Section 202 Program provides an interest-free capital advance to cover the costs of construction, rehabilitation, or acquisition of very low-income senior housing. The program is available to private, non-profit sponsors; public sponsors are not eligible for the program.
HUD 203(k) Rehabilitation Mortgage Insurance Program (203(k))	HUD's 203(k) Program provides financing into homebuyers' or homeowners' mortgages to rehabilitate and repair single-family housing.
HUD Section 207 Mortgage Insurance for Manufactured Home Parks Program (Section 207)	HUD's Section 207 Program insures mortgage loans to facilitate the construction or substantial rehabilitation of multi-family manufactured home parks.
HUD Section 221(d)(4) Mortgage Insurance for Rental and Cooperative Housing Program (Section 221(d)(4))	HUD's Section 221(d)(4) Program insures loans for construction or substantial rehabilitation of multi-family rental and cooperative housing, including single room occupancy projects.
USDA Section 502 Direct Loan Program	USDA's Section 502 Direct Loan Program provides homeownership opportunities for low- and very low-income families living in rural areas.
HUD Section 811 Supportive Housing for Persons with Disabilities Program (Section 811)	HUD's Section 811 Program offers long-term, project-based rental assistance funding. Opportunities to apply for this project-based assistance are through a NOFA published by the California Housing Finance Agency (CalHFA).

Federal and State Funding Programs

Funding Program	Description
STATE	
HCD Affordable Housing and Sustainable Communities Program (AHSC)	The California Department of Housing and Community Development's (HCD) AHSC Program funds land use, housing, transportation, and land preservation projects that support infill and compact development and that reduce greenhouse gas (GHG) emissions and benefit disadvantaged communities.
HCD CalHome Program	HCD's CalHOME Program makes grants to local public agencies and non-profits to assist first-time homebuyers in becoming or remaining homeowners through deferred-payment loans. Funds can also be used to assist in the development of multiple-unit ownership projects.
DTSC Cleanup Loans & Environmental Assistance to Neighborhoods Program (CLEAN)	California Department of Toxic Substances Control's (DTSC) CLEAN Program provides low-interest loans to investigate, cleanup, and redevelop abandoned and underutilized urban properties.
HCD California Emergency Solutions and Housing Program (CESH)	HCD's CESH Program provides grant funds to eligible applicants for activities to assist persons experiencing or at-risk of homelessness.
HCD Community Development Block Grant Program (CDBG)	HCD CDBG Program funds are available in rural California communities that do not receive federal CDBG funding directly from HUD. There is an annual competitive funding cycle which has an over-the-counter NOFA process.
HCD Community Development Block Grant Program: Corona-virus Response Round 1 (CDBG-CV1) (CARES Act Funding)	HCD's CDBG-CV1 is a subsidiary of the CDBG program to provide relief to eligible entities due to hardships caused by the COVID-19 pandemic. Funding is made available pursuant to the federal Coronavirus Aid, Relief, and Economic Security (CARES) Act.
HCD Emergency Solutions Grants Program (ESG)	ESG Program funds are available through HCD in California communities that do not receive federal ESG funding directly from HUD.
Golden State Acquisition Fund (GSAF)	The GSAF is a lending partnership fund seeded by HCD that makes up to five-year loans to developers for acquisition or preservation of affordable housing.
HCD HOME Investment Partnerships Program (HOME)	HCD HOME Program funds are available in communities that do not receive federal HOME funding directly from HUD.

Federal and State Funding Programs

Funding Program	Description
HCD Homekey Program	HCD's Homekey Program provides grants to acquire and rehabilitate a variety of housing types — such as hotels, motels, vacant apartment buildings, and residential care facilities — to serve people experiencing homelessness or who are at risk of homelessness.
BCSH Homeless Emergency Aid Program (HEAP)	The California Business, Consumer Services, and Housing Agency's (BCSH) HEAP is a $500 million block grant program designed to provide direct assistance to California cities, counties, and homeless Continuums of Care (CoCs) to address the homelessness crisis.
BCSH Homeless Housing, Assistance, and Prevention Grant Program (HHAP)	BCSH's HHAP Program Round 1 is a $650 million grant that provides local jurisdictions with funds to support regional coordination and expand or develop local capacity to address their immediate homelessness challenges. Round 2 is a $300 million grant that provides support to continue building on regional collaboration to develop a unified regional response to homelessness.
HCD Housing for a Healthy California Program (HHC)	HCD's HHC Program provides funding to deliver supportive housing opportunities to developers using federal National Housing Trust Funds allocations for operating reserve grants and capital loans. HHC is intended to create supportive housing for individuals who are recipients of, or eligible for, health provided through Medi-Cal.
HCD Housing Navigators Program (HNP)	HCD's HNP allocates $5 million in funding to counties for the support of housing navigators to help young adults aged 18 to 21 years secure and maintain housing, with priority given to young adults in the foster care system.
HCD Infill Infrastructure Grant Program (IIG)	HCD's IIG Program provides grant funding for infrastructure improvements for new infill housing in residential and mixed-use projects.
HCD Joe Serna, Jr. Farmworker Housing Grant Program (FWHG)	HCD's FWHG Program makes grants and loans for development, rehabilitation, and acquisition of rental and owner-occupied housing units for agricultural workers, with priority for lower-income households.

Federal and State Funding Programs

Funding Program	Description
HCD Local Early Action Planning Grants Program (LEAP)	HCD's LEAP Program assists cities and counties in planning for housing through one-time, over-the-counter, non-competitive planning grants and technical assistance.
HCD Local Housing Trust Fund Program (LHTF)	HCD's LHTF Program lends money for construction of rental housing projects with units restricted for at least 55 years to households earning less than 60 percent AMI. State funds can also match local housing trust funds as down-payment assistance to first-time homebuyers.
HCD Mobile Home Park Rehabilitation and Resident Ownership Program (MPRROP)	HCD's MPRROP makes low-interest loans for the preservation of affordable mobile home parks. MPRROP also makes long-term loans to individuals to ensure continued affordability.
Mortgage Credit Certificate Program (MCC)	The MCC Program, authorized by the state legislature and allowing local jurisdictions to administer MCCs, provides income tax credits to first-time homebuyers to buy new or existing homes.
HCD Multi-Family Housing Program (MHP)	HCD's MHP makes low-interest, long-term deferred-payment permanent loans for new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households.
HCD National Housing Trust Fund Program (NHTF)	HCD's NHTF Program is a formula grant program used to increase and preserve the supply of affordable housing, with an emphasis on rental housing for extremely low-income households with incomes of 30 percent AMI or less. Funds are made available through a competitive process.
HCD No Place Like Home Program	HCD's No Place Like Home Program invests in the development of permanent supportive housing for persons who are in need of mental health services and are experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness.
HCD Office of Migrant Services (OMS)	HCD's OMS provides grants to local government agencies that contract with HCD to operate OMS centers located throughout the state for the construction, rehabilitation, maintenance, and operation of seasonal rental housing for migrant farmworkers.

Federal and State Funding Programs

Funding Program	Description
HCD Permanent Local Housing Allocation Program (PLHA)	There are two types of assistance under HCD's PLHA Program: ▪ Formula grants to entitlement and non-entitlement jurisdictions based on the formula prescribed under federal law for the CDBG Program. ▪ Competitive grants to non-entitlement jurisdictions, which prioritizes assistance to persons experiencing homelessness or at risk of homelessness and prioritizes investments that increase the supply of housing to households with incomes of 60 percent or less AMI.
HCD Predevelopment Loan Program (PDLP)	HCD's PDLP makes short-term loans for activities and expenses necessary for the preservation, construction, rehabilitation, or conversion of assisted housing primarily for low-income households.
HCD Regional Early Action Planning Grants Program (REAP)	HCD's REAP Program helps Metropolitan Planning Organizations (MPOs), other eligible non-MPO regional entities, and tribal entities collaborate on projects that have a broader regional impact on housing goals and climate commitments. Grant funding is intended to help regional entities facilitate local housing production that will assist local governments in meeting their Regional Housing Need Allocation and reduce VMT.
HCD Senate Bill 2 (SB 2) Planning Grants Program	HCD's SB 2 Planning Grants Program provides one-time funding and technical assistance to all eligible local governments to prepare, adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production.
SGC Transformative Climate Communities Program (TCC)	The California Strategic Growth Council's (SGC) TCC Program is part of California's Climate Investments cap-and-trade dollars at work. TCC funds community-led development and infrastructure projects that achieve major environmental, health, and economic benefits in the state's most disadvantaged communities. There are two types of grants available, Implementation Grants and Planning Grants, which are both awarded on a competitive basis.

Federal and State Funding Programs

Funding Program	Description
HCD Transitional Housing Program (THP)	HCD's THP provides funding to counties for child welfare services agencies to help young adults aged 18 to 25 years find and maintain housing, with priority given to those formerly in the foster care or probation systems.
HCD Veterans Housing and Homelessness Prevention Program (VHHP)	HCD's VHHP makes long-term loans for development or preservation of rental housing for very low- and low-income veterans and their families.

Source: U.S. Department of Housing and Urban Development; CA Department of Housing and Community Development; U.S. Department of Agriculture; CA Business, Consumer Services, and Housing Agency; CA Department of Toxic Substances Control; CA Strategic Growth Council; and U.S. Environmental Protection Agency, 2022.

D.6.2 CDBG Entitlement Funds

Under HUD regulations, the City of Napa is an entitlement jurisdiction, meaning that Napa receives federal Community Development Block Grants (CDBG). However, the City of Napa is not an entitlement jurisdiction for other HUD programs, such as HOME, ESG, or HOPWA, and therefore must apply for funds that are awarded on a competitive basis to receive funding from these programs.

There are three major funding categories for the CDBG program:

- **Public Service:** This category is allocated a maximum of 15 percent of City of Napa's annual allocation, plus 15 percent of the program income for the previous fiscal year. These funds can be used to carry out programs that enhance public services in areas such as housing, food, health, safety, and education. Examples of projects that have received previous funding include dental care for children, emergency shelter services, and senior support services.
- **Planning and Administration:** This category is allocated a maximum of 20 percent of the city's annual allocation, plus 20 percent of the estimated program income for the coming fiscal year. These funds are utilized for City of Napa CDBG Program administration.
- **Community Development Improvements:** This category receives the remainder of the annual allocation and any reprogrammed funds from the prior program years. There is no maximum funding cap in this category. These funds can be used for physical improvement projects, housing rehabilitation, property acquisition, and economic development activities that will either further the city's efforts to prevent slums and blight or to serve low- and moderate-income residents.

CDBG Program allocations to housing, non-housing community development, public services, and administrative activities vary from year to year, depending upon current priorities as well as other funding resources. For example, since the end of redevelopment in 2012, there is an increased need for funding of affordable multi-family projects. Allocations to non-housing community development activities range from one-third to one-half of the annual entitlement, and housing activities

allocations range from approximately 10 to 30 percent. The city receives approximately $600,000 in CDBG funding from HUD annually, which it allocates through an application process. Requests for CDBG funds typically total approximately two times the amount available each year. This means that is impossible to fund all proposals in a given year, particularly in categories with funding caps.

The City of Napa operates a housing rehabilitation loan and grant program which is funded with CDBG, CalHome, and HOME funding. CDBG Program funds are typically allocated annually, however CalHome and HOME funds are limited. The CalHome and HOME grant funds are also used as first-time homebuyer assistance. HOME grant funds are received competitively from the state and are limited to the funds available under the most recent HOME grant award.

D.6.3 CDBG Disaster Relief Fund (CDBG-DR)

The City of Napa is currently providing CDBG-DR funding to two multi-family housing projects that will primarily target homeless populations. The two projects, Heritage House/Valle Verde and Valley Lodge Apartments, will collectively provide 144 new rental units. The Heritage House/Valle Verde project uses multiple funding sources, including CDBG-DR, local funds, tax credit allocations, conventional mortgage, and HCD funds. The Valley Lodge Apartments project is leveraging CDBG-DR, local funds, and Homekey Program funds.

D.6.4 Local Sources of Funding

Local funding sources available to address housing and community development needs in Napa include the city's Affordable Housing Impact Fee Fund and Transient Occupancy Special Tax for Affordable and Workforce Housing funds, as well as locally allocated HOME funds, Section 8 HCVs, State Permanent Local Housing Allocation, and financing from other various state and federal sources.

The City of Napa also contributes staff time and General Fund revenue to support community development activities. However, despite the wide range of potential resources to serve local needs, funding is not expected to be sufficient to address all needs identified. Funding shortages are consistently the most significant barrier to fully addressing Napa's housing and community development needs.

The City of Napa has two primary sources of funding to create affordable housing:

- **Affordable Housing Impact Fee Funds:** This funding comes from impact fees paid by residential and non-residential developers. The impact fee funds must be used to create affordable housing for households earning up to 80 percent AMI, and projects using this funding source must comply with the 2020 joint City/County of Napa Underwriting Guidelines.
- **Transient Occupancy Special Tax for Affordable and Workforce Housing:** This funding comes from a one percent special transient occupancy tax (TOT) paid by visitors staying in hotels and other short-term, transient lodging accommodations. This funding must be used for affordable housing for households earning up to 120 percent AMI.

The City of Napa plans to support affordable housing development, acquisition, and preservation activities during this housing cycle using the Affordable Housing Impact Fee Fund, Special Transient Occupancy Tax for Affordable and Workforce Housing Fund, and the state Permanent Local Housing Allocation Fund. Because affordable housing projects typically require several funding sources, these impact fee and tax fund revenues help to leverage other sources of funding, including federal sources that are assembled by affordable housing developers. The Special Transient Occupancy Tax for Affordable and Workforce Housing Fund is intended to be used for households earning up to 120 percent AMI, so while not all funds will be used to assist HUD's target groups, funding could assist low-income persons.

D.6.4.1 City of Napa HOME GRANT

In early 2020, the City of Napa deployed a $1,000,000 HOME grant for first-time homebuyer assistance and tenant based rental assistance. These funds are partially expended, but HOME loans are frequently repaid and the resulting program income is used to assist additional eligible low-income homebuyers and leveraged with private mortgage loans and homebuyer down payments.

D.6.4.2 City of Napa Impact Fee Ordinance

In 1999, the City of Napa adopted an Inclusionary Housing Ordinance, requiring that affordable housing be included in new housing development. The ordinance also required payment of an impact fee on most non-residential or commercial development. In 2012, the City replaced the Inclusionary Housing Ordinance with an Affordable Housing Impact Fee Ordinance, which requires both residential and commercial developers to pay an affordable housing impact fee. Fees collected are placed in the City of Napa's Affordable Housing Trust Fund and then used to further the goal of providing affordable housing by leveraging other local, state and federal funding sources.

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CITY OF NAPA

2023-2031 HOUSING ELEMENT

Appendix E
Constraints



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City of Napa | **General Plan Housing Element 6th Cycle Update 2023-2031**

Appendix E. Potential Housing Constraints

Cover Image: Brendan Hurley, City of Napa, 2021

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SECTION E.1. INTRODUCTION

Governmental and nongovernmental factors can constrain housing growth, maintenance, improvement, or affordability for all income levels. Consequently, state law requires housing elements to "address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing…" (Cal. Gov. Code Section 65583(c)(3)) Understanding the potential constraints on housing growth can help create appropriate policy responses to mitigate those constraints and make it easier and more affordable to develop housing. This appendix considers both governmental and nongovernmental constraints on housing growth.

SECTION E.2. POTENTIAL GOVERNMENTAL CONSTRAINTS

Local, state, and federal governmental regulations can constrain housing growth if the regulations increase costs or limit opportunities for housing development. Potential constraints to housing production in the City of Napa vary by area, but generally could include land use controls, building and fire codes, processing and permit procedures, growth management, and fees and other exactions. This section discusses these requirements and standards to assesses whether any serve as a constraint to housing development for all income levels.

E.2.1 Land Use Controls

Residential land use control mechanisms are primarily imposed by the City of Napa on housing development through the city's General Plan and Zoning Ordinance (Napa Municipal Code Title 17). Such mechanisms include property development standards, on- and off-site improvement requirements, density bonuses, and regulations for senior housing, housing for persons with disabilities, and emergency housing.

E.2.1.1 General Plan

The Land Use Element of the City of Napa 2040 General Plan sets forth the policies for guiding local development, including residential development. Table E-2-1 lists the General Plan land use classifications by type that allow residential development, as well as allowed density in dwelling units (du) per acre (ac), allowed Floor Area Ratio (FAR), and a description of the types of residential and other development that are permitted. Examples of residential unit types include attached and detached single-family, multi-family, single room occupancy (SRO) facilities, accessory dwelling units (ADU), and "live-work" units where living spaces and work spaces are combined together into one unit.

Table E-2-1: General Plan Residential Land Use Classifications

Classification	Description	Density (du / ac)	Floor Area Ratio (FAR)
Residential			
Traditional Residential	This designation provides for detached and attached single-family homes, live-work housing, and group quarters (e.g., residential facilities and nursing homes). Bed-and-breakfast inns, artist studios, and public and quasi-public uses may be permitted at appropriate locations at the city's discretion. Traditional Residential areas consist of the older neighborhoods of Napa which have developed over time with a variety of residential building types and densities. A variety of housing types and styles may be permitted so long as they are compatible with the design characteristics of the surrounding neighborhood and within the permitted density range. Flexibility in street setbacks, yards, and other zoning standards may be permitted to ensure compatible design. The overall combined maximum residential and non-residential FAR is 0.6.	2-12	0.6
Very Low Density Residential	This designation is mainly for detached single-family homes in rural edges of the city. The intent is that existing parcels remain sparsely built. When new development is proposed, buildings should be clustered together to preserve natural features and resources. Vineyards, low-intensity agricultural uses (e.g., community or household farms), and open space preservation are permitted. Non-residential commercial uses (such as wineries) require discretionary review and approval.	2 max.	-
Low Density Residential	This designation consists of single-family residential development and is mainly intended for detached single-family dwellings, but attached single-family units may be permitted, provided each unit has ground-floor living area and private outdoor open space. Mobile homes, and compatible uses such as residential care facilities are permitted.	3-8	-
Medium Density Residential	This designation provides for housing types that would typically encompass single-family detached and attached, but multi-family housing types may be permitted where maximum permitted density is otherwise not attainable due to lot configuration or development constraints.	8-18	-
High Density Residential	This designation permits the full range of housing types, including multi-family, single-family attached, SRO facilities, live-work housing, and group quarters (e.g., residential facilities and nursing homes). Community-oriented non-residential uses, such as markets, restaurants, or other commercial uses that provide goods and services, are permitted. The maximum allowable non-residential FAR is 0.3 and may be increased up to a maximum of 0.6 with discretionary review and approval. Mixed-use projects shall not exceed a combined maximum residential and non-residential FAR of 1.0.	18-40	1.0
Mixed Use			
Residential Mixed Use	This designation prioritizes residential development with associated neighborhood-scale retail and office space. In addition to a mix of housing types, other uses like live-work units, artist studios, and businesses that are less than 10,000 square feet are permitted.	16-40	1.0
Corridor Mixed Use Low	This designation provides for developments that integrate residential and compatible commercial and office uses. It is intended for a mixture of uses in a single building; however, if a mixture of uses is infeasible due to site constraints or costs, single uses are allowed, provided they meet the goals and objectives of the General Plan.	-	1.5

Classification	Description	Density (du / ac)	Floor Area Ratio (FAR)
Corridor Mixed Use High	This designation is intended to promote a vibrant and walkable environment with mid-rise mixed-use development and allows for more intensive development than Corridor Mixed Use Low. Permitted uses include neighborhood and community retail; eating and drinking establishments; commercial recreation; hotels and visitor services; residential; financial, business, and personal services; educational and social services; and office. For developments along Soscol, Lincoln, and Imola avenues, a minimum 0.15 FAR non-residential use is required.	-	2.0
Napa Pipe Nixed Use	This designation applies solely to the Napa Pipe site. A range of housing types, retail, hotel, office, other commercial, and R&D/light industrial/warehouse uses are allowed, with development intensities in accordance with the more detailed City-approved plans for this site.	-	-
Foster Road Mixed Use	This designation is specifically for the area located in the southwest portion of the city in between Foster Road and Golden Gate Drive. These parcels are presently (2022) in unincorporated Napa County and are within the city's RUL and SOI. Residential density is anticipated to be up to 10 units per acre with a maximum of 0.5 FAR for non-residential uses.	10 max.	-
Conservation			
Agriculture	This designation is primarily for private open space uses and low-intensity agriculture for properties along the periphery of the city limits. A maximum of one housing unit per existing parcel as of 2021 is permitted, provided sensitive resources and habitats, and viewsheds are not impacted.	1 unit / existing parcel max.	-
Greenbelt	This designation is applied to specific sites at edges of the city that are to remain in open space, agricultural, or resource conservation use. A maximum of one housing unit per existing parcel as of 2021 is permitted, provided sensitive resources and habitats, and viewsheds are not impacted. Rural residential up to one unit per 20 acres or added low-intensity agriculture (e.g., small vineyards or community or household farms) may be considered at the discretion of the City to ensure adequate protection of underlying resources, or natural or scenic features.	1 unit / existing parcel*	-
Commercial			
Business Professional	This designation allows commercial office, including general business, non-nuisance production, professional services, and health and wellness uses. Office areas near the Queen of the Valley Hospital are reserved for medical and dental offices, medical laboratories, pharmacies, and similar related uses. Intensive residential uses may be allowed only as adjunct to the health or medical-related use (such as assisted living, rehabilitation, or hospice facilities).	40 max.	1.2
Industrial			
Flex Industrial	This designation permits a variety of small-scale industrial uses that do not generate off-site noise, light/glare, and air-quality impacts. Additional production-oriented uses are permitted, including creative uses and maker spaces; food production; tech start-ups; research and development facilities; light industrial uses; and public and quasi-public uses. New residential uses, including live-work units, are permitted while recognizing that these would be part of a blended residential and industrial district. The maximum total (residential and non-residential combined) FAR is 0.7. Up to a 20 percent increase in density or FAR is permitted with discretionary review and approval.	20^	0.7^

Classification	Description	Density (du / ac)	Floor Area Ratio (FAR)
Downtown Specific Plan			
Downtown Neighborhood	The Downtown Neighborhood land use designation (and zoning district) applies to the blocks along the northern, southern, and western edges of Downtown and creates a transition between the more intensive, commercially oriented uses in the center of Downtown and the surrounding residential neighborhoods. This designation provides for a compatible mix of residential uses; limited services; offices oriented to the provision of business and professional services; live-work units; limited mixed residential/service and residential/office developments; and limited use of bed-and-breakfast inns to encourage people to reside Downtown and create "eyes on the street."	-	-
Downtown Mixed Use	The Downtown Mixed Use land use designation (and zoning district) generally includes properties on the blocks surrounding the Downtown Core Commercial area from Clay and Pearl streets to the northern boundary of Downtown, and from Seminary and Church streets east to the Napa River and south to Third Street. This designation allows a broad mix of uses that is less intensive than in the Downtown Core Commercial area and more oriented to residents' daily needs that strengthen Downtown's role as the community's center. The Downtown Mixed Use designation also encourages residential uses primarily as part of a mixed-use development. Stand-alone residential development may be permitted where it does not conflict with other land use policies relating to Downtown.	-	-
Oxbow Commercial	The Oxbow Commercial land use designation (and zoning district) applies to the eastern portion of Downtown generally between Soscol Avenue and the Napa River and north to River Terrace Drive. This designation allows for uses oriented to tourists such as hotels and their related amenities; recreational facilities; community and visitor-serving retail, commercial, entertainment, and restaurants; and similar compatible uses in addition to live-work opportunities.	-	-
Public Serving			
Public Serving	This designation provides for public and quasi-public sites dedicated to community-serving purposes, such as government offices and related community service facilities, all public schools, private schools with a significant enrollment, public health facilities, and conference, exhibition, entertainment, and other gathering uses. Residential or residential mixed-use development may also be conditionally permitted, with the final density being determined based on the density of surrounding land use designations. The maximum FAR for all uses is 1.0, with no specific FAR limitation for City-owned public-service and safety uses.	Based on Surrounding Uses	1.0

Notes: Density is provided in dwelling units (du) per acre (ac). *Up to 1 unit per 20 acres may be considered at the discretion of the City in Greenbelt. ^Density and FAR bonuses up to a 20% increase may be allowed through discretionary review in Flex Industrial.

Source: City of Napa 2040 General Plan Land Use Element (2022)

E.2.1.2 Zoning Ordinance

The City of Napa Zoning Ordinance implements the General Plan and contains most of the land use control standards for housing and other development in the city. The Zoning Ordinance includes the greatest potential for constraints on housing, as it regulates where residential development can occur

and establishes processing procedures and development standards for building construction. It describes the type of residential uses allowed in each zoning district, consistent with the General Plan land use designations listed in Table E-2-1, as well as development standards, such as required setbacks, maximum height, and parking requirements (see Table E-2-3 and Table E-2-6). In addition to the underlying zoning designations, the Zoning Ordinance also contains a number of Overlay Districts that include development standards for designated areas that apply in addition to the requirements of the underlying zone (Table E-2-4).

Table E-2-2 summarizes allowed residential uses in residential and primarily nonresidential zoning districts, including those permitted by right (P), permitted by conditional use permit (C), or permitted subject to additional standards (S). Out of more than 40 districts in the city, only 11 do not generally allow residential uses, except for emergency shelters or caretaker's residences on a limited basis, including:

- **PQ-P** Public, Quasi-Public
- **PQ** Public, Quasi-Public School and Health Facilities
- **POS** Parks and Open Space
- **DP** Downtown Public
- **DPOS** Downtown Parks and Open Space
- **OM** Medical Office
- **IP-A**, **IP-B**, and **IP-C** Industrial
- **MP-NP-IBP** and **MP-NP-IBP-W** Napa Pipe Industrial/Business Park (Waterfront)

Consistent with California Government Code Section 65940.1(a)(1) related to transparency requirements, zoning, density or FAR, and development standards for all parcels within the city are available through the city's website (cityofnapa.org). All current development fees are also available to the public on the city's website. Further, the City has significantly improved public information dissemination over the past decade by posting plans, ordinances, agendas, reports, and other city information online as well as in weekly newsletters. In addition, an online customer response system has been implemented.

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Table E-2-2: Summary of Zoning Districts and Allowed Residential Uses

Zoning Districts	RS	RI	RT	RM	RO	OC	MU-G	MU-T	CC	CL	CT	DCC	DMU	DN	OBC	AR	MP-G1	MP-G2	MP-G3	MP-G4	MP-NP-IL	MP-NP-MUR-W	MP-S	IL
Allowed Uses																								
Single-Family Detached (1 unit per lot)	P	P	P	P	P		C		X	C			C	P		P			P+	P		P+	P+	
Single-Family Detached (>1 unit per lot)	C	C	P	P	C	C	C		X	C			C	P		C			P+	P		P+	P+	
Single-Family Attached (incl. condominiums)		C	P	P	CS	CS	C	P+	X	CS		CS	CS	PS	CS				PS+	PS		P+	P+	
Condominium Conversion of Rentals	CS	CS	CS	CS	CS	CS	CS	CS+	CS	CS							CS							
Multi-family (1-3 units per lot)		C	P	P	P	C	C	P+	X	C		P	P	P	C		C	C	P/C+	P		P+		
Multi-family (>3 units per lot)				P	P	C	C	P+	X	C		P	P	P	C		C	C	P/C+	P		P+		
Mixed Use Residential					P/C	P/C	P/C	P+	P/C	P/C	C^	PS/CS	PS/CS	P/C	PS/CS		C+	C+	C+		C^			C^
Group Residential (incl. SROs)			C	C	CS	CS	CS						CS				CS	CS	CS	CS		P+		
Intermediate Care Facility (0-6 residents)	P	P	P	P	P*	P*																P+		
Intermediate Care Facility (>6 residents)			C	C	C	C																P+		
Live-Work Units			C	C	C	C	C	P/C+	C	C		CS	CS	PS/CS**	PS		C	C	C	C	C			C
Mobile Home Park (incl. conversion)	C	C		E/C		E/C																		
Residential Care Facility (0-6 residents)	P	P	P	P	P*	P*	P*	P*+	P*	P*		C	C	C	C		P*	P*	P*	P		P+		
Residential Care Facility (>6 residents)			C	C	C	C	C*	C*+	C*	C*		C	C	C	C		C*	C*	C*	C		P+		
ADU/JADU (or living quarters)	PS	PS	PS	PS																PS				
Rooming or Boarding (1-2 guests)	P	P	P	P																P				
Rooming or Boarding (3-5 guests)	C	C	C	~																~				
Caretaker's Residence											C										C			C
Farm Labor Housing (large, >6 residents)																C								
Employee Housing (large, >6 residents)																P								
Emergency Shelter/ Community Care Facility	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C		C	P		C

Notes: See Table E-2-3 for more specific development standards and full name of zoning districts. Per Section 17.52.505, transitional, supportive, and small employee (6 or fewer residents) housing projects are allowed in the same districts and under the same provisions as the type of housing they most closely resemble. Table symbology: P = Permitted use, C = Conditional use, S = Specific standards apply, Blank = Not allowed, X = Allowed as part of mixed use developments only, E = Allows existing uses only, *In residential units only, **Only when adding residential (not conversion of existing residential), ^Allowed when applied in areas designated as Mixed Use in the General Plan, +Limited by specific area plan requirements, ~Becomes group residential use.

Source: City of Napa 2040 General Plan Land Use Element (2022)

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For mixed use developments that include residential components, if all uses are permitted by right (P) and no density bonus or conversion of residential use is proposed, then such developments are a permitted use. Otherwise, mixed use residential developments are conditional uses (C) at this time; however, the Housing Element includes a program (H2-2.1) to update Section 17.52.130 of the Zoning Ordinance to align with state law and increase use of density bonuses. In some districts, mixed use residential is only allowed when the General Plan designation for the specific site is Mixed Use.

Zoning districts within the Downtown Specific Plan Area (DCC, DMU, DN, and OBC) also restrict uses based on which floor level they occupy. Allowed uses on the ground levels of buildings or sites are mostly restricted to those that are active and visitor-oriented, such as entertainment venues, galleries, restaurants, and retail. Less active uses, like offices and residential units, are encouraged to occupy the upper floors of buildings and only allowed on the ground level under limited circumstances.

E.2.1.2.1 PROPERTY DEVELOPMENT STANDARDS

For most zoning districts, allowed residential density and FAR ranges are dictated by the General Plan (GP) designation for the specific property. Table E-2-3 summarizes the city's property development standards in residential and nonresidential base zoning districts that allow residential uses (as identified in Table E-2-2). Impacts on density and development standards for overlay zoning districts are summarized in Table E-2-4. For projects that include specified amounts of affordable housing, the City awards additional residential density, reduces parking standards, waives development standards that would physically preclude the project, and provides other incentives or concessions that reduce development costs to provide for affordable housing, in accordance with State Density Bonus Law.

Table E-2-3: Summary of Development Standards for Base Zoning Districts

Zoning District	Min. Lot Size/ Max. Lot Coverage	Max. Height/ Max. No. of Stories	Min. Setbacks & Yards				Density (du/ac)
			Front Setback	Side Setback	Side Yard	Rear Yard/ Setback	
Residential							
RT 4 Traditional Residential Infill	4,000 sqft / 50%	30 ft / 2.5	20 ft	15 ft	5-10 ft	15 ft	See GP
RT 5 Traditional Residential Infill	5,000 sqft / 45%	30 ft / 2.5	20 ft	15 ft	5-10 ft	20 ft	See GP
RT 7 Traditional Residential Infill	7,000 sqft / 45%	30 ft / 2.5	20 ft	15 ft	5-10 ft	20 ft	See GP
RS 4 Single Family Residential	4,000 sqft / 50%	30 ft / 2.5	20 ft	15 ft	5-10 ft	15 ft	See GP
RS 5 Single Family Residential	5,000 sqft / 45%	30 ft / 2.5	20 ft	15 ft	5-10 ft	20 ft	See GP
RS 7 Single Family Residential	7,000 sqft / 45%	30 ft / 2.5	20 ft	15 ft	5-10 ft	20 ft	See GP
RS 10 Single Family Residential	10,000 sqft / 40%	30 ft / 2.5	20 ft	20 ft	10-15 ft	30 ft	See GP
RS 20 Single Family Residential	20,000 sqft / 25%	30 ft / 2.5	30 ft	30 ft	10-15 ft	30 ft	See GP
RS 40 Single Family Residential	40,000 sqft / 20%	30 ft / 2.5	30 ft	30 ft	10-15 ft	30 ft	See GP
RI 4 Single Family Infill	4,000 sqft / 50%	30 ft / 2.5	20 ft	15 ft	5-10 ft	15 ft	See GP
RI 5 Single Family Infill	5,000 sqft / 45%	30 ft / 2.5	20 ft	15 ft	5-10 ft	20 ft	See GP
RI 7 Single Family Infill	7,000 sqft / 45%	30 ft / 2.5	20 ft	15 ft	5-10 ft	20 ft	See GP
RI 10 Single Family Infill	10,000 sqft / 40%	30 ft / 2.5	20 ft	20 ft	10-15 ft	30 ft	See GP
RI 20 Single Family Infill	20,000 sqft / 25%	30 ft / 2.5	30 ft	30 ft	10-15 ft	30 ft	See GP
RM Multi Family Residential	5,000 sqft / 50%	35 ft / 3.0	20 ft	15 ft	5-15 ft	15-20 ft	See GP
Residential-Office / Office							
RO Residential Office	5,000 sqft / -	35 ft / 3.0	20 ft	15 ft	5-15 ft	15-20 ft	See GP
OC Commercial Office	5,000 sqft / -	40 ft / -	15-30 ft	15-30 ft	-	-	See GP
Mixed Use							
***MU-G** Gateway Mixed Use	10,000 sqft / -	40 ft / -	15-30 ft	15-30 ft	-	-	See GP
***MU-T** Tannery Bend Mixed Use	-	30-50 ft / 2.0-4.0	15-25 ft	-	-	-	See GP
Commercial							
CC Community Commercial	10,000 sqft / -	40 ft / -	15-30 ft	15-30 ft	-	-	See GP
CL Local Commercial	5,000 sqft / -	30 ft / -	15-30 ft	15-30 ft	-	-	See GP
CT Tourist Commercial	10,000 sqft / -	40 ft / -	15-30 ft	15-30 ft	-	-	See GP
***DCC** Downtown	0-10,000 sqft / -	35-75 ft / -	0-15 ft	0-10 ft	-	0-15 ft	10-60
***DMU** Downtown Mixed Use	0-10,000 sqft / -	35-75 ft / -	0-15 ft	0-10 ft	-	0-15 ft	10-60
***DN** Downtown Neighborhood	0-10,000 sqft / -	35-75 ft / -	0-15 ft	0-10 ft	-	0-15 ft	10-60
***OBC** Oxbow Commercial	0-10,000 sqft / -	35-75 ft / -	0-15 ft	0-10 ft	-	0-15 ft	10-60
Master Plan							

Zoning District	Min. Lot Size/ Max. Lot Coverage	Max. Height/ Max. No. of Stories	Min. Setbacks & Yards				Density (du/ac)
			Front Setback	Side Setback	Side Yard	Rear Yard/ Setback	
***MP-G1** South River Place	10,000 sqft / -	57 ft / -	-	-	-	-	10-40
***MP-G2** Creekside	10,000 sqft / -	40 ft / -	-	-	-	-	10-40
***MP-G3** Tulocay Place	-	40-50 ft / -	-	-	0-5 ft	0-15 ft	10-40
***MP-G4** Tulocay Village	-	45 ft / -	-	-	5 ft	15 ft	25 min.
***MP-NP-IL** Napa Pipe Light Industrial	10,000 sqft / -	40 ft / -	15-30 ft	15-30 ft	-	-	See GP
***MP-NP-MUR-W** Napa Pipe Mixed Use Residential Waterfront	2.7 ac max. / -	55 ft / -	-	-	-	-	20 max.
***MP-S** Stanly Ranch Resort	-	35 ft / -	0-80 ft	0-80 ft	0-80 ft	0-80 ft	^70 total
Public / Quasi-Public							
AR Agricultural Resource	20 ac / -	30 ft / 2.5	50 ft	50 ft	20 ft	35 ft	See GP
Industrial							
IL Light Industrial	10,000 sqft / -	40 ft / -	15-30 ft	15-30 ft	-	-	See GP

Notes: Density is provided in dwelling units (du) per acre (ac). *Residential density and development standards are in accordance with an approved and adopted area-specific plan. ^Total number of whole ownership dwelling units allowed under the adopted Stanley Ranch Resort Master Plan.

Source: City of Napa Municipal Code, Title 17 Zoning (2022) and City of Napa Downtown Specific Plan (2012)

Development standards for overlay zoning districts can impact housing affordability by limiting where and how new housing can be constructed and at what densities. In general, overlay districts have no direct impact on housing unit density or may decrease unit density to protect public or environmental health, safety, or welfare, although the Affordable Housing Overlay District is specifically intended to increase minimum density.

Table E-2-4: Summary of Development Standards for Overlay Zoning Districts

Overlay District	Purpose	Impact on Residential Density	Additional Development Standards
AH Affordable Housing	The AH overlay is intended to increase the number of housing units attainable for low- and very low-income households in residential, mixed use, and master plan zoning districts.	Increase – Sets a higher minimum density in RS, RI, RT, RM, MU, and MP zoning districts.	Prohibits age-restricted development. Must comply with requirements in Chapter 15.94, Affordable Housing Impact Fees.
AC Airport Compatibility	The purpose of the AC overlay is to protect public health, safety, and welfare within the land use compatibility zones established through the Napa County Airport Land Use Compatibility Plan (ALUCP).	Decrease – Discourages or prohibits residential uses depending on the compatibility zone.	Applies restrictions on lot coverage, structure height, lighting, glare, and electronic interference.
BF Building Form	The BF overlay regulates structure height and massing (or bulk) within the Downtown Specific Plan area.	No Direct Impact	Must comply with requirements in Chapter 4, Section 4.7.2, Building Form Zones, of the Downtown Specific Plan.
ED Entertainment	The purpose of the ED overlay is to provide opportunities for the establishment of entertainment uses in the Downtown Specific Plan area.	No Direct Impact	Must comply with requirements in Chapter 4, Section 4.6, Entertainment District Overlay, of the Downtown Specific Plan.
FP Floodplain Management	The FP overlay is established to protect public health, safety, and welfare within all special flood hazard areas in the city, including preventing loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base.	Decrease – Minimum densities in the GP do not apply to development of five or more dwelling units located within the flood evacuation area.	Must comply with flood protection and evacuation planning requirements in Chapter 17.38. Where there is a conflict or overlap with other regulations, whichever imposes the more stringent restrictions prevails.
HS Hillside	The purpose of the HS overlay is to minimize water runoff, soil erosion, removal of vegetation, susceptibility to geological hazards, and visual scarring that can result from development in areas with slopes of 15% or greater.	Decrease – Limits maximum density in areas with slopes 15% to 30% to one dwelling unit per lot or per acre and removes density from areas with slopes greater than 30%.	Requires design review and user permit approval for new development. Applies alternative development standards to minimize impacts, including height limits and reductions for setbacks and yards.
PE Parking Exempt	The PE overlay is intended to provide a pedestrian-friendly environment in the Downtown Specific Plan area by altering on-site parking requirements and establishing public parking facilities.	No Direct Impact	On-site parking for residential uses must comply with requirements in Chapter 6, Circulation and Parking, of the Downtown Specific Plan.
PD Planned Development	The PD overlay is established to encourage high quality, innovative development design for mixed uses through increased flexibility of development standards, consistent with the GP.	No Direct Impact	Provides for variations in the development standards of the underlying zoning district, excluding density and FAR, through discretionary design review.

Overlay District	Purpose	Impact on Residential Density	Additional Development Standards
SC Soscol Corridor	The purpose of the SC overlay is to encourage land uses and high quality, creative development designs that improve the physical character and image of the Soscol Avenue gateway corridor, consistent with the goals, objectives, concepts, and intent of the adopted Soscol Guidelines.	Potential Decrease – Requires use permit approval for uses not listed as "desired" in the Soscol Guidelines, which do not list residential uses.	Requires design review and approval for new development, additions, and exterior remodels. Applies exceptions to height and setback regulations.
TI Traffic Impact	The TI overlay is intended to minimize traffic conflicts and congestion along sections of crucial corridor streets, including Imola Avenue West (State Route 121), Trancas Street, Lincoln Avenue, Jefferson Street, Soscol Avenue, and Solverado Trail.	Potential Decrease – Prohibits high traffic generating uses (defined as 520 or more traffic trips per day per acre) unless the transportation benefits of the project clearly outweigh its adverse effects.	Requires review and approval from the Public Works Department Director prior to establishment of any use to minimize traffic conflicts through site design and off-site improvements, consistent with GP policies.
WS Water Setback	The purpose of the WS overlay is to preserve the aesthetic and natural resource values of waterfront areas adjacent to the Napa River by minimizing the encroachment of future development on open spaces, view corridors, and water access points.	No Direct Impact – However, prohibits the location of an ADU or detached rental unit between the top of bank and existing dwelling, unless approved through a use permit.	Allows one single-family dwelling per parcel to be located within minimum setbacks and yards in any residential zoning district.

Notes: Regulations of these overlay districts are in addition to, or in lieu of, those in the underlying zoning district. Generally, in the event of a conflict between regulations of an overlay and underlying district, the provisions of the overlay prevail.

Source: City of Napa Municipal Code, Title 17 Zoning (2022)

In addition to the development standards listed in Table E-2-3 and Table E-2-4, the Zoning Ordinance contains minimum requirements related to lot creation (i.e., subdivision), separation of uses, and preservation of open space. The below list also identifies several more nuanced provisions for site development that account for unique circumstances and constraints.

- **Lot Width and Frontage:** Most districts include minimum required lot widths and lot street frontages that are measured at the front setback line or property line adjoining a street, respectively. Minimum lot widths and frontages may be reduced for configurations with divergent lot lines, such as those abutting cul-de-sac bulbs.
- **Outdoor Area:** In addition to the maximum lot coverage allowed for structures, residential districts with minimum lot areas of 7,000 square feet or less and two of the Gasser Master Plan districts (MP-G3 and G4) also require a minimum amount of usable outdoor area per dwelling unit, whether provided as private yard or common open space. The amount of outdoor space varies from 200 to 600 square feet per unit.
- **Variable Yards and Setbacks:** In several zoning districts, yards and building setbacks vary based on structure height, adjacent development, or road classification, providing larger buffer areas for separation of land uses and, sometimes, increased flexibility. These variabilities include the choice of a decreased yard setback on one side for smaller residential lots (7,000 square feet or

less) and increased front and side setbacks adjacent to streets classified as Arterials or Collectors, where traffic volumes are higher.

- **Building Stepbacks:** There are also numerous zoning districts that require upper floors of buildings to be "stepped back" several additional feet beyond the minimum setback or yard distance. For example, in the RM Multifamily Residential district the second and third stories must be stepped back a minimum of 10 or 15 feet from the property boundary, respectively.
- **Street Frontage:** Specific street frontage treatments are required in the Gasser Master Plan districts MP-G1 through G4 depending on location and use, including separated sidewalks, landscaping and visual buffers, entrance locations, and building setbacks along Soscol Avenue, Gasser Drive, Hartle Court, Entry Street, and North Drive.
- **Master Plans and Area-Specific Plans:** Development standards for certain zoning districts must be in accordance with previously approved development, master, or other area-specific plans. For example, residential density and development standards in the DCC, DMU, DN, and OBC zoning districts must be in accordance with the city's adopted Downtown Specific Plan. Other districts have been established based on a "Master Plan" for the particular geographical area (e.g., MP-S Stanley Ranch Resort). Provisions in these plans are intended to achieve General Plan goals and policies, from resource preservation to affordable housing, through cohesive, whole-site designs that accommodate complex and innovative mixed-use development.
- **Site and Use Regulations:** Chapter 17.52, Site and Use Regulations, contains additional requirements pertaining to use-specific standards (S), agricultural buffers, creeks and watercourses, historic preservation, noise, outdoor storage, recycling areas, wetlands, and other site development standards.

Cumulative Impact of Development Standards

The cumulative impacts of development standards can unreasonably increase housing development costs and impede construction of new housing if not appropriately balanced among housing priorities, maintaining and enhancing community character, and protecting public health, safety, and welfare. To provide increased flexibility, the City of Napa Zoning Ordinance includes multiple mechanisms to modify development standards. Section 17.52.470, Small Lot Development, provides relief specifically for development on unusually small lots with approval of a Use Permit, and Chapter 17.56, Administrative Exceptions, authorizes the Community Development Director to approve minor adjustments to zoning development standards. There are also provisions under Section 17.52.130, Density Bonus, to allow waivers, reductions, or other modifications to development standards for qualifying projects. In addition, the Housing Program H2-2.1 directs the city to update the Zoning Ordinance provisions for density bonuses and affordable housing project concessions, in accordance with state law. Such updates may include waiving or modifying certain development standards, such as maximum height or lot coverage, where they are found to negatively impact the feasibility of an affordable housing project.

Allowed densities in residential zoning districts are, for the most part, determined by the General Plan designation associated with the specific property and range from two to 12 dwelling units per acre (du/ac) for low density, eight to 18 du/ac for medium density, and 16 to 40 du/ac for high density and

mixed use areas. The Affordable Housing Overlay District, which is applied to multi-family, mixed use, and other residential zoning districts, is specifically intended to increase the number of housing units affordable to low- and very low-income households by setting a higher minimum density requirement. In addition, the multi-family zoning districts are designed to accommodate high-density residential projects, including the RM district with one of the smallest minimum lot sizes (5,000 square feet), the highest maximum lot coverage limit (50 percent), and a higher height limit (35 feet or three stories).

The city rarely receives requests to develop sites below minimum densities and, in those cases, such a proposed project would not meet the requirement to comply with the General Plan unless it was found that a lower density was necessary for the protection environmental resources or to mitigate known hazard risks. In the previous planning period, no sites identified to accommodate the lower-income RHNA in the site inventory were developed with less than the minimum allowable density, and about a third of multi-family projects located within multi-family residential zoning districts over the past two decades have developed at the upper end of the allowed density range.

Many projects in more recent years have developed at the maximum density allowed and taken advantage of density bonuses, demonstrating that higher densities can be achieved under the city's development standards without the use of exceptions. Further, as density allowances have increased through General Plan and zoning updates, the City has accommodated the development of additional units for ongoing projects located on sites subject to such updates. Various types of projects in the pipeline are developing at or above the maximum density range, further demonstrating this more recent trend. Examples of recent projects developing at or above the maximum density allowed include those listed in Table 2-5.

Table 2-5: Examples of Development Density Achieved by Recent Projects

Project Name	Dwelling Units / Site Acreage	Density Achieved	Additional Information
Wilkins Townhomes	10 DU / 0.6 ac	Max density	Infill site; access to existing utilities and services; relatively flat topography
Vista Grove	27 DU / 4.9 ac	Max density	Infill site; access to existing utilities and services; relatively flat topography
Caritas	20 DU / 0.7 ac	Above max via density bonus	Infill site; access to existing utilities and services; relatively flat topography
Pietro Place (SoCo)	171 DU / 6.4 ac	Above max via density bonus	Infill site; access to existing utilities and services; relatively flat topography
Monarch Landing	77 DU / 3.3 ac	Above max via density bonus	Infill site; access to existing utilities and services; relatively flat topography

With the Zoning Ordinance's promotion of higher-density development and built-in flexibility, the city's development standards are not considered a constraint on affordable housing. Additionally, recent projects have trended toward developing at or above the maximum densities allowed without the use of exceptions, demonstrating that the cumulative impact of the city's development standards are not a hindrance to housing development, in general, or higher-density housing development, specifically. Even so, to further promote development at the upper end of allowed density, the Housing

Element includes programs (H2-2.1, H3-1.2, and H3-2.2) which call for the city to update the Zoning Ordinance for greater ease-of-use and to ensure that standards are objective, which will guarantee that development standards do not impose a burden on housing development. **Density Bonus**

Section 17.52.130 of the Zoning Ordinance specifies how density bonuses and other incentives, concessions, or waivers are provided for certain housing projects to implement requirements of the State Density Bonus Law (Cal. Gov. Code Sections 65915 through 65918). Such projects include moderate income for sale housing, residential development projects that include childcare facilities, student housing, senior housing, and rental or for sale housing affordable to low- or very low-income households. In 2023, state law will also cover group residential under Assembly Bill 682; thus, the Housing Element includes a program (H2-2.1) to update density bonus provisions in city code.

A density bonus is defined in state law as a density increase over the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the general plan. Local governments must grant a density bonus and other incentives or concessions to developers who agree to provide a specified percentage of housing units at a rate affordable to lower income households as part of an approved development. Other incentives or concessions may include height increases, parking reductions, and waivers, reductions, or other modifications to development standards. The magnitude of the incentive depends on the total share of development that is designated affordable. Additionally, state law provides density bonuses to projects that donate land for residential use if that land satisfies certain criteria.

Assembly Bill 2334, adopted by the Legislature in 2022, allows for maximum heights and unlimited densities for qualifying housing projects located in an urbanized very low vehicle travel area in Napa County. A program (H2-2.1) to amend Section 17.52.130 and incorporate the requirements of Assembly Bill 2334 is included in the Housing Element.

Nonconforming Uses, Structures, and Lots

Nonconforming development is that which was legally established but does not currently conform to the regulations of the zoning district in which it is located. Section 17.52.320 of the Zoning Ordinance provides for the continued operation of nonconforming uses, structures, or lots while controlling, reducing, or eliminating conflicts that may arise from the presence of such development and affording for the gradual elimination of incompatible or nuisance uses. Nonconforming uses, structures, and lots may be continued indefinitely subject to certain provisions. Mainly, nonconforming development is limited in the ways it can be altered that increase the degree of nonconformity.

For nonconforming uses, there are allowances for expansion or changes through administrative review or Planning Commission approval of a use permit, so long as the use will not be detrimental to any existing or potential permitted use in the surrounding area. A residential use that exceeds the maximum permitted density is considered a nonconforming use and may not increase in density but may be replaced or expanded upon approval of a use permit. For nonconforming lots, specifically, variances may be granted when the strict application of current development standards on new

structures or uses would substantially interfere with the minimal economically viable use of the property.

Nonconforming structure regulations are not seen as a constraint to affordable housing given the flexibility of these provisions for continued existence, expansion, or rehabilitation.

E.2.1.2.2 ON- AND OFF-SITE IMPROVEMENT REQUIREMENTS

An essential principle is that developers pay for the direct costs associated with a given residential project so that existing and future residents and property owners do not have to subsidize or provide costly improvements at a later date either directly or via city general fund expenditures. On- and off-site improvement standards establish infrastructure or site requirements to support new residential development. Requirements for these improvements vary with the project and the site. On-site improvements typically include grading, parking, storm drainage infrastructure, and landscaping. Off-site improvements can include street widening or construction, traffic light installation, and construction of curb, gutter, and sidewalk. A primary mechanism that implements on- and off-site improvements is the City of Napa Subdivision Ordinance, which regulates the division of land. Chapter 16.36 of the Subdivision Ordinance contains standards for subdivisions and design of public infrastructure improvements that are applied in conjunction with the city's adopted Standard Specifications.

While these improvements are necessary to ensure that new housing is adequately served and does not constrain existing infrastructure, the cost of these requirements can represent a significant share of the cost of producing new housing. Such requirements can reasonably be considered regulatory barriers to affordable housing if the jurisdiction-determined requirements are greater – and thus, more costly – than those necessary to achieve health, safety, and welfare requirements in the community.

Streets and Transportation Network

Street and other transportation network infrastructure standards can have a direct impact on housing construction costs, including on subdivision design. The City of Napa's standard street widths were established through interdepartmental discussions and input from the Development Advisory Committee; the standards are comparable to those of neighboring communities and are not viewed as a constraint to housing development.

Standards for new local, two-lane streets, which typically serve single-family residential development, vary in width curb-to-curb from 20 feet without on-street parking to 36 feet with parking on both sides. For new collector streets through residential and mixed use neighborhoods, the standard is 40 feet or 50 feet where bike lanes are included. Curb, gutter, and sidewalk are typically required as part of street construction and must be provided in compliance with the city standards. In addition, pedestrian, equestrian, and bicycle paths may be required to provide interconnectivity among community amenities, such as parks and schools, in conformance with General Plan goals and policies.

Utility Infrastructure

Installation of utility and fire protection infrastructure can impact housing construction costs, especially for larger development projects that require extending water and sewer lines, potentially including the construction of pumps or lift stations for adequate pressure and flow. City standards require most new utilities to be placed underground, but overhead utilities to existing structures may be allowed in some cases. If not accommodated within city road right-of-way, developers must also dedicate easements for construction and maintenance of utilities.

On-Site Parking

Providing sufficient parking for vehicles is an essential part of good planning to prevent negative transportation network and infrastructure impacts, as well as impacts on surrounding properties. At the same time, however, excessive parking requirements can be a barrier to new residential development at a range of densities necessary to facilitate affordable housing. The Zoning Ordinance establishes residential parking standards for properties located outside the boundaries of the Downtown Specific Plan area. For properties located within the Downtown Specific Plan area, parking requirements are set forth in Chapter 6, Circulation and Parking, of the Downtown Specific Plan. All current parking requirements for residential uses are summarized in Table E-2-6.

The City has found these requirements to be sufficient but not excessive. Napa's parking standards are well within the typical range imposed by cities throughout California and, therefore, do not represent an unreasonable development constraint. In addition, the Housing Element includes a program (H3-2.2) to update parking standards in compliance with Assembly Bill 2097 to significantly reduce and even eliminate parking minimums for residential uses near transit or within neighborhoods with low single-occupancy vehicle usage.

Where multiple structures or uses are involved, the aggregate total number of spaces must be provided. For single-family attached or detached units and for apartment units, at least one parking space must be provided in a garage or carport, and tandem parking (one car behind another) may be allowed for garages or driveways serving a single household in single-family attached or detached units. All guest parking must be marked and distributed throughout a development. Up to 30 percent of required residential parking spaces may be designed as compact spaces.

Table E-2-6: Residential Parking Standards

Use Classification	On-Site Parking Spaces Required		
	For Residents	For Guests	For Employees
Outside Downtown Specific Plan Area			
Single-Family Detached	2 per unit minimum; plus 1 space for each bedroom in excess of 2	1 per unit, typically on-street or in a commonly available location for public use	
Small Lot Single-Family Detached (RM district only)	1.5 for studio or 1-bedroom units; plus 0.5 space for each bedroom in excess of 1	1 per unit, typically on-street or in a commonly available location for public use	
Single-Family Attached (incl. condominiums)	1.5 for studio or 1-bedroom units; plus 0.5 space for each bedroom in excess of 1	1 per 4 units; or 1 per 2 units if access is from arterials or collectors where on-street parking is prohibited	
Apartments of 2 or more units, dwelling group units, and rental units in vertical mixed use	1-3 units: 1.5 for studio or 1-bedroom units; 1.75 for 2-bedroom; 2 for 3-bedroom; plus 0.5 space for each bedroom in excess of 3 4-49 units: 1.4 for studio or 1-bedroom units; 1.6 for 2-bedroom; 1.8 for 3-bedroom; plus 0.5 space for each bedroom in excess of 3 50+ units: 1.25 for studio or 1-bedroom units; 1.5 for 2-bedroom; 1.75 for 3-bedroom; plus 0.5 space for each bedroom in excess of 3	1 per 4 units; or 1 per 2 units if access is from arterials or collectors where on-street parking is prohibited	
Housing for Senior or Disabled Persons	1 per unit; plus 0.5 space for each bedroom in excess of 2	1 per 4 units, marked and distributed throughout the development	1 for any full-time employee and 0.5 space for any part time employee
Residential or Intermediate Care Facilities (or similar)	1 per 4 beds		
Group Residential (incl. SROs)	1 per sleeping room		
ADU/JADU (or living quarters)	1 per unit or quarter		
Within Downtown Specific Plan Area			
Single-Family Attached, Condominiums, or Apartments of 2 or more units	1 for studio or 1-bedroom units; 1.2 for 2-bedroom units; 1.3 for 3-bedroom units	*1 per 5 units; or 1 per 3 units if access is from arterials or collectors where on-street parking is prohibited	

Notes: *Guest parking is not required unless within 200 feet of a residential district

Source: City of Napa Municipal Code, Title 17 Zoning (2022); City of Napa Downtown Specific Plan (2012)

For any uses not listed in Table E-2-6 where another similar use is also not identified, parking is determined by the Planning Commission based on a parking study provided by the applicant or developer that is acceptable to the city. The parking standards for any specific use may be modified with a use permit, subject to review and approval by the Planning Commission, in order to provide adequate and well-designed parking, which is fair, equitable, logical, and consistent with the intent of Chapter 17.54. Additional parking waivers or exceptions provided include:

- **Senior or Disabled Persons Housing:** Under certain circumstances, the Planning Commission may reduce the number of parking spaces required for these uses to 0.5 spaces per unit, plus one guest space per 12 units (with a minimum 1), and plus employee parking. To qualify for this exception, the housing development must be located conveniently to shopping, services, and public transportation (or a private shuttle must be provided); some or all units must be available long-term to low-income households; the number of resident vehicles must be limited to the number of non-guest parking spaces; and a development agreement must be provided.
- **Group Residential and SROs:** The Planning Commission may reduce the number of required parking spaces to 0.5 spaces per unit when the housing development is located within a quarter mile of a food market and a regularly scheduled public transit stop. In addition, some or all of the units must be available long-term to low-income households, or the number of resident vehicles must be limited to the number of non-guest parking spaces provided. A development agreement is also required.
- **ADUs, JADUs, or Living Quarters:** The parking requirement of one space per unit is waived for these types of residential uses if located within one-half mile walking distance of a public transit stop; located in a designated historic district; constructed within a principal dwelling unit or an existing accessory structure; located in an area requiring on-street parking permits where a permit is not offered to the ADU occupant; or located within one block of a car-share pick-up and drop-off.

Grading, Drainage, and Landscaping

Site grading, erosion and sediment control, stormwater drainage, and landscaping requirements can add costs to housing development, but are necessary improvements to protect public health, safety, and welfare and to provide the type of environment that residents desire.

The city has design and construction standards for site grading and drainage that must be met for new development to ensure soil stability and prevent adverse impacts on neighboring properties or infrastructure. To accommodate increases in impervious surfaces from buildings, parking areas, and other site enhancements, drainage improvements may include engineered solutions like drainage swales, detention or retention ponds, or check dams to reduce off-site peak stormwater flows generated by development. Design features must also include reseeding exposed slopes and must minimize the use of artificial slopes (e.g., riprap).

In addition to providing an aesthetically pleasing and more heat resilient environment for residents, landscaping also helps stabilize sites after grading occurs, slows stormwater runoff, and prevents

erosion. For this reason, city code requires preservation of existing trees and vegetation, when feasible, and may require landscaping plans depending on the type, scope, and location of development. City landscaping requirements also provide for efficient water use in new and rehabilitated landscaping through soil preparation, drought-tolerant plant selection, and irrigation system design.

Other Dedications and Exactions

In addition to road right-of-way and easement dedications to the city, developers are occasionally also required to dedicate land for, construct, or set aside funds for community facilities or amenities, which can add significant cost to a project and impact housing affordability. Such exactions are usually required for large residential subdivisions that increase demand on existing facilities, services, and amenities. When dedications, offers of dedication, or deferred on- or off-site improvements are required for a development, they must be secured through a separate instrument, such as an improvements agreement, which is recorded concurrently with, or prior to, the associated subdivision map.

Park land development is one of the most common exactions. Pursuant to the authority granted by the state under the Subdivision Map Act, the city requires dedication of land, payment of a fee in lieu of dedication, or both in proportion to the scope of development being proposed and in accordance with open space goals and policies in the General Plan. To that effect, two and one-half acres of land for park or recreational use, or its equal value plus 20 percent, is required for every 1,000 persons residing in a new housing development based on the average number of persons per dwelling unit and the maximum density allowed in the zoning district. Similarly, but less commonly, construction or financial contribution towards the construction of other public facilities, such as a fire station or library, may be required where the need for one is identified in the General Plan or the applicable area-specific plan.

Cumulative Impact of On- and Off-Site Improvement Requirements

Considering the obvious benefits to overall community welfare and the necessity for reasonable regulations to protect public health and safety, the City of Napa's on- and off-site improvement requirements are not considered a constraint to housing development. With code updates through various policies and programs in the Housing Element, city regulations strike a balance among costs to housing developers, maintaining adequate services and infrastructure capacities to support a thriving community, and enhancing the built and natural environments for the wellbeing of residents.

E.2.1.2.3 ZONING FOR A VARIETY OF HOUSING TYPES

State housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multi-family housing, manufactured housing, employee housing, emergency shelters, and transitional housing, among others.

Accessory Dwelling Units, Junior Accessory Dwelling Units, and Accessory Living Quarters

Accessory Dwelling Units (ADUs), which are small living units that generally include cooking, bathing, and sleeping facilities and are accessory to a single-family home or multi-family building on the same lot, have a number of nicknames: granny flats, in-law units, backyard cottages, secondary units, and more. ADUs have the potential to meet a variety of housing needs because they provide affordable housing options for family members, friends, students, seniors, in-home health care providers, persons with disabilities, and others. (American Planning Association, 2021) In the City of Napa, ADUs and Junior Accessory Dwelling Units (JADUs) are exempt from General Plan density requirements and lot coverage percentages. When accessory to a single-family dwelling, only one ADU is permitted per lot, plus a JADU is also permitted provided the ADU is less than 800 SQFT. When accessory to multi-family dwellings, ADUs may be constructed in accordance with Cal. Gov. Code Section 65852.2(e).

ADUs and JADUs are allowed in all zoning districts where residential uses are allowed and can be rented but must not be sold as a separate unit or used for transient occupancy. ADUs are approved by issuance of a building permit unless the proposed ADU exceeds certain height requirements or is located on a lot containing a principal dwelling unit listed on the City's Historic Resources Inventory (HRI), in which case an administrative permit is required. Parking for ADUs can be waived under certain circumstances. Additional development standards for these types of residential uses are set forth in Section 17.52.015. The City of Napa plans to amend Section 17.52.015 as part of a Housing Element program (H2-2.1) to address new state requirements, including for maximum height and front setback allowances.

In addition to information resources provided by the City of Napa, the Napa Sanoma ADU Center assists homeowners in navigating the development of new ADUs. The Center offers an online information hub that includes locally pre-approved ADU designs and construction plans but does not provide financial assistance. However, the City of Napa has an ongoing program to provide forgivable loans for the construction of JADUs and ADUs that are created by converting an existing accessory structure (e.g., a garage), provided that the owner rents the accessory unit to a low-income household for at least 20 years.

Manufactured Housing and Mobile Home Parks

Manufactured housing serves as an alternative form of affordable housing in places where the development of higher density multi-family residential units is not allowed or not feasible. Under Cal. Gov. Code Sections 65852.3 through 65852.5, jurisdictions must allow certified manufactured homes on all lots zoned for conventional, stick-built single-family dwellings, and the only difference in regulation between manufactured homes and conventional single-family dwellings may be with respect to architectural requirements. In addition, Cal. Gov. Code Section 65852.7 specifies that mobile home parks shall be allowed on "all land planned and zoned for residential land use." However, local jurisdictions are allowed to require use permits for mobile home parks.

The City of Napa Zoning Ordinance allows manufactured homes and mobile homes on a permanent foundation the same as any other single-family dwelling. However, mobile home parks are currently not allowed by right in any zoning districts and are not allowed at all in several districts and General Plan land use designations that allow other residential land uses. Compliance with state code regarding allowances for mobile home parks will be addressed through a Housing Element program (H2-2.1) along with an amendment to the definition of mobile home in the City's Zoning Ordinance.

Employee and Agricultural Employee Housing

The Employee Housing Act (Cal. Health and Safety Code Section 17021.5) established standards for the construction, maintenance, use, and occupancy of living quarters called employee housing. Employee housing is defined by the Act as privately-owned housing provided in connection with any work, whether or not rent is involved.

Employee housing is defined in the City of Napa Zoning Ordinance to include housing for agricultural workers. Such housing where six or fewer individuals reside together as a household, identified as "small" employee housing in the code, is regulated the same as the type of housing it most closely resembles (i.e., a single-family home, typically) and is permitted in any zoning district where the comparable housing type is allowed. Cal. Health and Safety Code Section 17021.6 also requires employee housing consisting of no more than 36 beds in group quarters or up to 12 individual units designed for use by a single household, identified as "large" employee housing in the code, to be treated the same as an agricultural use. No conditional use permit, zoning variance, or other zoning clearance can be required for small or large employee housing that is not also required of a land use of the same type in the same zoning district.

Section 17.52.505 of the Zoning Ordinance generally allows employee and agricultural employee housing in accordance with state law; however, the Housing Element includes a program (H2-2.1) to update the Zoning Ordinance to comply with Cal. Health and Safety Code Section 17021.6 and allow large employee housing, up to 36 beds or 12 dwelling units, under the same provisions as any other agricultural use.

Housing for Persons with Disabilities

Consistent with state and federal Fair Housing Laws, the City of Napa adopted reasonable accommodation regulations and procedures in 2010 under Chapter 17.65 to eliminate obstacles and provide equitable access to housing opportunities for persons with disabilities. A reasonable accommodation may include such things as yard area modifications for ramps, handrails, or other accessibility improvements; widened driveways, parking areas, or walkways; building additions or interior modifications for accessibility; tree removal; reduced off-street parking; or development application fee waivers when warranted by financial circumstances directly resulting from a disability.

Requests for reasonable accommodation are reviewed administratively by the Community Development Director or their designee and are not subject to a fee or public hearing procedures. Once

a complete application is received, a decision is made within 45 days which can be appealed in accordance with the provisions of Chapter 1.26. Such requests can be approved, with or without conditions, upon making the following findings:

- The subject property will be used by a disabled person;
- The requested accommodation is necessary to make the subject property available to a disabled person;
- The requested accommodation would not impose an undue financial or administrative burden on the city; and
- The requested accommodation would not require a fundamental alteration in the nature of a city program or law, including land use and zoning.

The City of Napa follows state and federal regulations requiring any new residential construction that consists of three or more apartment units or four or more condominium units to be accessible or adaptable to meet the needs of persons with disabilities. The City has also adopted the California Building Standards Code, which includes universal design standards for new multi-family residential developments. No local amendments to the Code have been adopted that may diminish the ability to accommodate housing development for persons with disabilities.

Universal design is an inclusive design approach that integrates basic accessibility features into newly constructed residential units and make more structures accessible to persons with disabilities who are not necessarily residing there currently. Napa implements universal design standards in residential construction, including through mandating designs that follow Americans with Disabilities Act (ADA) requirements for multi-family development and housing projects that use state or federal funding.

The definition of a household or family in the Napa Zoning Ordinance is a person or group of people who live together in a single dwelling unit, not including the renting of individual rooms. By not limiting the number or relation of people occupying a single unit, the definition does not impede the ability of persons with disabilities to locate housing. In addition, the definition of household does not constrain the use of a single-family dwelling unit as a community care facility, emergency or transitional housing, residential care facility, group home, or other special needs housing. In compliance with Cal. Gov. Code Section 65583, supportive housing for persons with disabilities is allowed in any residential zoning district that permits residential uses of a similar type in the same zone.

Residential and Intermediate Care Facilities

Cal. Health and Safety Code Sections 1267.8, 1566.3, and 1568.08 require local governments to treat licensed group homes and residential care facilities with six or fewer residents no differently than other by-right single-family housing uses. “Six or fewer persons” does not include the operator, the operator’s family, or persons employed as staff. Local agencies must allow these licensed residential care facilities in any area zoned for residential use and may not require licensed care facilities for six

or fewer persons to obtain conditional use permits or variances that are not required of other family dwellings.

In accordance with state requirements, the Napa Zoning Ordinance allows residential care facilities, as well as intermediate care facilities, with up to six residents by right in all residential zoning districts. Larger care facilities with more than six residents are allowed conditionally with a Use Permit in several zoning districts and are subject to the same restrictions that apply to other residential uses of the same type in the same district.

Extremely Low-Income, Supportive, and Transitional Housing

Cal. Gov. Code Section 65583 requires the quantification and analysis of existing and projected housing needs of extremely low-income households, which typically consist of persons with special housing needs, including persons experiencing homelessness or at risk of homelessness, persons dealing with substance abuse or other mental health issues, and farmworkers. General plan housing elements must also identify zoning to encourage and facilitate supportive, transitional, and single-room occupancy (SRO) unit types of housing.

The city's Zoning Ordinance defines an SRO unit as a type of group residential use where five or more single rooms are intended for combined living and dining purposes for no more than two occupants per room. SRO units must comply with the provisions in Section 17.52.460 and are included in the definition of group residential where more than two rooms are offered for rent in multi-family districts or more than five rooms in single-family districts. Group residential is allowed conditionally through a Use Permit in multiple residential, mixed use, and office zoning districts. Single room occupancies that contain fewer than five single rooms in single-family districts are treated the same as similar types of residential uses in the same zone. The Housing Element includes a program (H2-2.1) to update the definitions of SRO and group residential uses in the City of Napa's Zoning Ordinance and more clearly align with state requirements.

Section 17.52.505 of the Zoning Ordinance provides for transitional and supportive housing pursuant to Cal. Gov. Code Section 65583(a)(5), where these uses are allowed in the same zoning districts and treated the same as the type of housing they most closely resemble. Supportive housing is housing with no limit on the length of stay that is occupied by a target population as defined in Cal. Health and Safety Code Section 53260(d) and is linked to on- or off-site services that assist residents in retaining housing, improving their health status, and maximizing their ability to live and, when possible, work in the community. Pursuant to Cal. Gov. Code Section 65651, supportive housing is also allowed by-right in zoning districts where multi-family and mixed uses are permitted; however, Housing Element Program H2-2.1 includes an amendment to the Zoning Ordinance to further clarify this.

Transitional housing is the next step in assisting persons with special housing needs to move towards permanent housing and, unlike supportive housing, has a limit on length of stay. Transitional units are rented and operated under a program that requires the termination of assistance and recirculation of the rental unit to another eligible program recipient at some predetermined future point in time, but no

less than six months from initial occupancy. This type of housing can take many structural forms, such as group housing or multi-family dwelling units, and may include supportive services to allow individuals to gain necessary life skills in support of independent living. Transitional housing for more than six persons where on-site supervision is provided is considered a large residential facility or community care facility. Such uses are allowed conditionally throughout the residential zoning districts. Approval of these facilities requires that the City make the same findings as for any conditional Use Permit.

Emergency Shelters and Low-Barrier Navigation Centers

The City of Napa has a history of supporting emergency housing and similar social-serving facilities. Development standards in the Zoning Ordinance facilitate such uses by regulating them based on operational characteristics rather than singling them out.

Cal. Health and Safety Code Section 50801 defines an emergency shelter as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less. In addition, no individual or household may be denied emergency shelter because of an inability to pay. Cal. Gov. Code Sections 65582 and 65583 require jurisdictions to allow emergency shelters by right in certain zoning designations and where there is in fact land available and appropriate to accommodate a shelter. Only objective development and management standards may be applied to by right emergency shelters, given that they are designed to encourage and facilitate the development of or conversion to an emergency shelter.

Emergency shelters are specifically listed and allowed as a by-right permitted use within the Public, Quasi-Public (PQ-P) zoning district, and the 2040 General Plan Environmental Impact Report (EIR) identifies more than 1,105 acres of Public/Institutional land within the city's planning area available for emergency housing purposes; of that, approximately 743 acres are within current city limits and approximately 363 acres are within the city's Sphere of Influence (SOI). More than 90 percent of the 1,105 acres available is fit for human habitation and not constrained by extreme topography, natural or humanmade hazards, or sensitive environmental resources. The PQ-P district is the best suited zone to accommodate emergency shelters by right, since transit and convenience services such as groceries and pharmacies are likely to be located nearby. Outside of the PQ-P district, emergency shelters are conditionally allowed with a Use Permit in all residential zoning districts and many nonresidential districts as community care facilities. However, the definitions of emergency shelter and community care facility within the Napa Zoning Ordinance differ from the state definitions, and recent changes in state law under AB 2339, which apply to the City of Napa as of January 1, 2023, expanded the types of zoning designations where shelters must be allowed by right. The Housing Element contains a program (H2-2.1) to amend the City's Zoning Ordinance to update the definitions and identify shelters as a separate and distinct land use that is allowed pursuant to Cal. Gov. Code Section 65583(a)(4).

It is important to note that those emergency shelters owned and operated by Napa County, such as the South Napa Shelter, are exempt from city regulations. When development standards are applied to emergency shelters and community care facilities, they are the same standards as those imposed on

other similar uses. Further, Section 17.16.040(M) states that development standards for emergency shelters in the PQ-P district shall be established in accordance with state law and there are no additional use-specific standards applied, such as bed limitations, lighting, or spacing requirements. However, Housing Element Program H2-2.1 includes an amendment to the Zoning Ordinance to clarify development standards, including parking requirements, for emergency shelters in accordance with state law.

Cal. Gov. Code Section 65660 *et. seq.* requires local jurisdictions to allow qualifying low-barrier navigation centers by right in zones where mixed uses are allowed and in nonresidential zones where multi-family residential uses are allowed. A low-barrier navigation center is housing or a shelter in which a resident who is homeless, or at risk of homelessness, may live temporarily while waiting to move into permanent housing. These centers offer more services than a typical emergency shelter and may be combined with recuperative or respite care, navigation centers, and transitional housing used as an interim intervention. For a navigation center to be considered "low-barrier," its operation should incorporate best practices to reduce barriers to entry, which may include:

- Permitting families and the presence of partners when not a population-specific site, such as for women, youth, or survivors of domestic violence or sexual assault;
- Providing privacy, such as private rooms or partitions around beds;
- Providing storage for private possessions; and
- Allowing pets.

Low-barrier navigation centers are not currently defined in the Napa Zoning Ordinance. A new program in the Housing Element (H2-2.1) will amend the Zoning Ordinance to be consistent with state requirements and provide for these centers in the City of Napa. In addition, there are currently three emergency shelters and a women's shelter currently located in Napa, as well as several transitional and permanent supportive housing developments and numerous small facilities (with six or fewer persons) located throughout the city that serve children, adults, and elderly. As evidenced by these existing facilities, the Zoning Ordinance does not constitute a constraint on emergency, supportive, or transitional housing. There are also Housing Element programs that will clarify and better align the Zoning Ordinance with state law, further reducing barriers to providing a variety of housing that serves all segments of the population.

E.2.1.2.4 CUMULATIVE IMPACT OF ZONING ORDINANCE REQUIREMENTS

Generally, land use controls in the City of Napa do not serve as a constraint to the development of affordable housing, or to the development of multi-family rental housing, factory-built housing, mobile homes, housing for employees and agricultural workers, supportive and transitional housing, SRO units, emergency shelters, and housing for persons with disabilities. While individual requirements in the Zoning Ordinance are not constraints on their own, the cumulative impacts may be considered a constraint due to complexity of the standards and processes. For this reason, the Housing Element includes a program (H2-2.1) to amend the Zoning Ordinance to comply with current state law and also

to increase accessibility and ease-of-use for the general public through multiple techniques as outlined and recommended in the Zoning Ordinance Diagnosis Report (Appendix K).

Importantly, the 2040 General Plan's goals and policies call for medium- and high-density residential areas to be developed and incentivizing the development of affordable housing. The 2023-2031 Housing Element also includes various policies and programs to address recent state regulatory changes and to further eliminate constraints on housing production. More specifically, Housing Element programs H2-2.8 and H3-2.2 address development guidelines, processes, and fees for residential uses and for 100 percent affordable housing projects, in particular. An update to the Zoning Ordinance is anticipated to occur in short order following adoption of the new element and well before the next update cycle.

E.2.2 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 inhibit innovative housing types and design. The City of Napa enforces the 2022 edition of the California Building Standards Code for all structures subject to the code, including the construction and rehabilitation of housing.

State law offers local governments the option of amending the state standards based on geographical, topological, or climatic considerations. The City of Napa has adopted local amendments and appendices to the various codes primarily related to fire sprinkler systems and increased energy efficiency. While the amended sprinkler requirements add to development costs, they do not constrain the development of new housing except potentially for small accessory dwelling units, for which exceptions are provided. However, increased energy efficiency to meet state greenhouse gas emission goals must be balanced against increases in housing costs.

No local code amendments have been adopted by the City of Napa to the California Energy Code (Part 6 of Title 24), California Electrical Code (Part 3 of Title 24 based on the 2020 National Electrical Code), California Historical Building Code (Part 8 of Title 24), California Existing Building Code (Part 10 of Title 24 based on the 2021 International Existing Building Code), or California Referenced Standards Code (Part 12 of Title 24). Local amendments that have been adopted by the city include:

- **California Building Code** (Part 2 of Title 24 based on the 2021 International Building Code of the International Code Council): Appendix G, Flood-Resistant Construction; Appendix I, Patio Covers; Appendix J, Grading; and amendments as set forth in Napa Municipal Code Section 15.04.030.
- **California Residential Code** (Part 2.5 of Title 24 based on 20218 International Residential Code of the International Code Council): Appendix H, Patio Covers; Appendix K, Sound Transmission; and amendments as set forth in Napa Municipal Code Section 15.04.040.
- **California Fire Code** (Part 9 of Title 24 based on the 2021 International Fire Code): Appendix Chapter 4, Special Detailed Requirements Based on Use and Occupancy with changes under B, C, F, H, and K; and amendments as set forth in the Napa Municipal Code Section 15.04.080.

- **California Green Building Standards Code** (Part 11 of Title 24): Amendments as set forth in Napa Municipal Code Section 15.04.090.
- **California Mechanical Code** (Part 4 of Title 24 based on the 2021 Uniform Mechanical Code): Amendments as set forth in Napa Municipal Code Section 15.04.060.
- **California Plumbing Code** (Part 5 of Title 24 based on the 2021 Uniform Plumbing Code): Amendments as set forth in Napa Municipal Code Section 15.04.070.

None of the local amendments create a constraint or add significant additional costs to the development of affordable housing. In addition, most amendments are typical for the surrounding areas and are unlikely to deter residential development in Napa.

E.2.2.1 Code Enforcement

City of Napa code enforcement staff are responsible for identifying and resolving violations of the City Building Code, generally on a complaint-driven basis or in association with an active permit. Staff are responsive to complaints that focus on health and safety issues and are mostly involved in abating illegal construction activities that pose risks to people, property, infrastructure, or the environment. When appropriate, city staff connect residents to resources, such as a grant program for owner-occupied unit rehabilitation, or through referrals to other assistance programs. As such, code enforcement does not constitute a constraint to the provision of safe and healthy affordable housing.

Some of the most common code complaints received by the city include:

- Unpermitted structures, and construction without permits
- Unpermitted ADUs and vacation rentals
- Keeping of roosters
- Outdoor accumulation of rubbish
- Home occupations
- Vision triangle obstructions, fence heights, and parking in setbacks
- Occupied RV, trailer, or vehicle
- Abandoned properties in a state of disrepair

E.2.3 Processing and Permit Procedures

Onerous or time-consuming application processing and permit procedures can contribute to housing costs. As such, improving multiple aspects of the development review process, including increasing accountability and improving project review time, has been a major focus for the City of Napa over the past decade.

In 2002, the City completed an assessment of the development review process that resulted in recommendations for process improvements, many of which have since been implemented. These recommendations included reorganizing and empowering development review staff; acquiring and implementing a permit tracking system; improving application submittal checklists; increasing the

number of administrative approvals and express building permits; clarifying and unifying design standards; increasing building permit fees to support and expand building permit processing; providing priority processing for affordable housing projects; expanding early process outreach to neighbors; expanding development of area-specific plans; and improving customer service.

In many ways, Napa's development review process is similar to other jurisdictions. Napa does not have any unusual permits, such as growth pacing programs, that occur at the development review stage, which can add months to a project prior to a decision. Also, the majority of development applications are relatively small infill projects that can be processed as categorical exemptions under the California Environmental Quality Act (CEQA); few projects require environmental impact reports, which may add a year or more to the processing time for a project. Subdivisions, in particular, are subject to environmental review in accordance with CEQA. In addition, all discretionary permits for a project are handled concurrently.

The city does not have a separate design review board making recommendations to the Planning Commission which can add several months to the process. The city does have an appointed Cultural Heritage Commission to make recommendations on projects involving certain historic properties. While this review adds time, it also reinforces the city's priority for historic preservation.

Generally, development applications for smaller residential projects are reviewed and approved for construction within six months of the initial submittal date. Larger residential projects, such as major subdivisions, may take longer but typically less than one year for review and final approval. In most cases where a project takes more than six months or one year to complete, respective to its scope, the cause is external to the city process (e.g., incomplete or inadequate application materials and market pressures).

E.2.3.1 Discretionary Review Procedure

Certain land uses in the city, including residential, may be suitable only in specific locations in a zoning district or require special consideration in their design, operation, or layout to ensure compatibility with surrounding use; these conditional uses are subject to discretionary review under a Use Permit and are identified with a "C" in Table E-2-2. In addition, a Design Review Permit is generally required for the design of physical project improvements, and various levels of subdivision map review are required when dividing property to create additional lots or units. A number of these improvements or subdivisions can be administratively reviewed and approved while others require Planning Commission or City Council approval. For example, in compliance with Senate Bill (SB) 9, lot splits and development creating four or fewer new units in single-family zoning districts are currently reviewed administratively; although, Housing Program H2-2.1 will specifically clarify this allowance within the code and remove any inconsistencies. When discretionary approval for a Use Permit, Design Review Permit, or subdivision map is required, the decision-making body must make certain findings.

To approve a Use Permit, the decision maker must find that the proposed use:

- Is in accord with the General Plan, applicable specific plans, the objectives of the Zoning Ordinance, and the purposes of the district and overlay district in which the site is located;
- Together with the 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; and
- Complies with each of the applicable provisions of the Zoning Ordinance (i.e., also meets criteria for a concurrent requests).

To approve a Design Review Permit, the decision maker must find that the proposed project design aligns with certain guidelines that are intended to keep new development compatible with existing neighborhood characteristics. Architectural design guidelines for residential projects include standards related to site planning, common space integration, placement of additions, structure massing and bulk, locations and ratios of windows, and exterior building materials. Housing Program H3-1.2 will also ensure that the city's design guidelines are objective, promote certainty for review outcomes, and support the development of diverse and well-designed housing options to meet the community's needs. In addition, the following findings must be made for approval of a Design Review Permit:

- Is consistent with General Plan design policies and specific plan design policies;
- Is consistent with applicable design guidelines adopted by the City Council; and
- Is in accord with provisions of the Zoning Ordinance 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.

To approve a Tentative Map for a subdivision that creates five or more lots or units, the decision maker must find that the proposed project:

- Is consistent with the General Plan and any applicable specific plan; and
- Provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision, as described in the State Subdivision Map Act.

Most of the City of Napa's property development standards are objective; however, findings required for discretionary approval are more subjective in nature. Consistent with state law, the Housing Element includes a program (H3-2.2) to convert subjective standards and criteria to objective throughout the Zoning Ordinance.

Much of the permit processing time frame is dictated by state-mandated noticing and processing procedures in the Permit Streamlining Act designed to ensure timely review of projects. Once a Use Permit, non-administrative Design Review Permit, or other discretionary review application is submitted, it is subject to the following steps:

Step 1. **Completeness Review (30 days):** City staff has maximum of 30 days to conduct an initial review of the proposed development project and determine whether the application is "complete", or whether additional information is needed to evaluate the project. This

timeframe includes referring the application to different city departments and external agencies, such as Napa County, involved in reviewing the project and consolidating comments received. During this time, staff anticipates what analyses will be needed for the project, if any, for environmental review and analysis or during the public hearing process, such as tree or riparian studies. If the project does not meet various city standards, it may need revision. Improved application submittal checklists have helped applicants identify what information is required for an application to be deemed complete with enough information and detail for evaluation.

Step 2. **Applicant Response (no time limit):** After staff provides comments from Step 1 to the applicant regarding any missing information in the application materials or necessary revisions to the project, the applicant is responsible for addressing deficiencies. Applicants may take several months to respond. When a revised project is submitted, the application will typically repeat Steps 1 and 2 until deemed complete. The number of applications needing multiple resubmittals has significantly decreased in recent years thanks to process improvements that have been implemented.

Step 3. **Environmental Determination (30 days):** Within 30 days of receiving a complete application, city staff must determine whether the project requires a Negative Declaration or Environmental Impact Report under CEQA, or whether it can be categorically exempt. If not categorically exempt, staff prepares an Initial Study.

Step 4. **Environmental Review Period (20-30 days, if required):** 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.

Step 5. **Public Notice of Planning Commission Review (10 days, if required):** Staff must provide notice to the public at least 10 days prior to the project being reviewed by the Planning Commission at a public hearing; however, this timeframe is typically combined with the longer environmental review notice in Step 4. During this time, staff also prepares a report detailing findings from the review.

Step 6. **Planning Commission Review and Action (1 day, unless continued):** The Planning Commission may act to approve, conditionally approve, or deny a project unless the project also requires City Council review, or the Commission may act to continue the public hearing to a later date if additional research or revisions are needed to alleviate concerns. When hearings for projects are continued, it is usually for a month or more to allow adequate time for applicant revisions and staff work. In those cases where the City Council is the decision-making body on a project, the Planning Commission makes a recommendation to Council. Members of the public may also appeal Planning Commission actions to the City Council within the allotted 10-day appeal period following an action.

Step 7. **City Council Review and Action (2-10 weeks, if required):** The City Council must act at a public hearing on amendments to the General Plan and rezoning requests, per state law. In Napa, specifically, Council also makes decisions on subdivisions creating five or more lots and multi-family or mixed use developments with more than 30 dwelling units. The timeframe associated with this additional public hearing for certain projects is an average of four weeks, but as little as two, from the date of the Planning Commission hearing for

scheduling and to meet public notice requirements. 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.

Step 8. **Final Plan Submittal (no time limit):** Once any discretionary approvals are secured, the applicant prepares and submits final site improvement (i.e., construction) or subdivision improvement plans when they are ready to proceed.

Step 9. **Final Plan Review (3-4 months):** Upon receipt of final site improvement or subdivision improvement plans, the Public Works Engineer routes the plans to various departments, as appropriate, for review against previous approvals. The Engineer then compiles any review comments and sends feedback to the project's engineer if any revisions are necessary, generally within five weeks of plan submittal. It is then up to the applicant to revise the plans and resubmit. The subsequent reviews, when necessary, typically take less than five weeks. Compliant final site improvement plans may be approved, or for final subdivision improvement plans, the final map is scheduled for City Council action.

Step 10. **Building Permit Review (2-4 weeks):** Building construction documents can be processed and approved concurrently with other site improvement plans under Step 9, but if not, applicants submit when they are ready. The typical timeline observed by city staff between discretionary approval and Building Permit application for affordable housing developments is 15 to 18 months. The first round of permit review typically takes two to three weeks and the need for revisions is common. Applicants then revise the plans and resubmit on their own timeline. Subsequent reviews typically take less time than the initial review. When plans are acceptable, a Building Permit is issued for construction.

Altogether, in Napa, a Use Permit or non-administrative Design Review Permit application may take three to six months for discretionary approval then another three to five months for approval of site or subdivision improvement plans and issuance of any Building Permits, or up to 11 months total. Rezonings and larger projects, such as subdivisions creating five or more lots and mixed use or multi-family developments with more than 30 units, take longer. Table E-2-7 summarizes the review and approval process for several example market rate and other housing projects ranging from procedurally simple to complex. The eight example projects are:

1. By-right single-family detached residence
2. By-right small farm labor housing unit (with six residents or fewer)
3. Conditional use duplex (i.e., two single-family attached residences)
4. Conditional use emergency shelter with 30 beds
5. Conditional use 16-unit supportive and transitional housing facility with on-site services
6. Conditional use group residential/SRO building with eight rooms
7. 12-lot subdivision for by-right single- and multi-family residences
8. Conditional use 50-unit apartment building

Table E-2-7: Example Project Procedures and Processing Times

Procedure Steps	Typical Processing Time	Approval Authority
Example Project No. 1 **Single-Family Detached Residence in RS Zoning District** *2 to 3 Months Total – No Public Hearings*		
Design Review Permit (Steps 1-3)	2 months	Community Development Director
Building Permit (Steps 8 & 10)	2-4 weeks	Building Division
Example Project No. 2 **Small Farm Labor Housing Unit in AR Zoning District** *2 to 3 Months Total – No Public Hearings*		
Design Review Permit (Steps 1-3)	2 months	Community Development Director
Building Permit (Steps 8 & 10)	2-4 weeks	Building Division
Example Project No. 3 **Duplex in RI Zoning District** *6 to 9 Months Total – One Public Hearing*		
Use Permit & Design Review Permit (Steps 1-6)	3-4 months	Planning Commission
Site Improvement Plan Review (Steps 8-9)	3-4 months	Public Works
Building Permit (Step 10)	2-4 weeks	Building Division
Example Project No. 4 **30-Bed Emergency Shelter in CC Zoning District** *6 to 9 Months Total – One Public Hearing*		
Use Permit & Design Review Permit (Steps 1-6)	3-4 months	Planning Commission
Site Improvement Plan Review (Steps 8-9)	3-4 months	Public Works
Building Permit (Step 10)	2-4 weeks	Building Division
Example Project No. 5 **16-Unit Supportive/Transitional Housing Facility with On-Site Services in CL Zoning District** *6 to 9 Months Total – One Public Hearing*		
Use Permit & Design Review Permit (Steps 1-6)	3-4 months	Planning Commission
Site Improvement Plan Review (Steps 8-9)	3-4 months	Public Works
Building Permit (Step 10)	2-4 weeks	Building Division
Example Project No. 6 **Eight-Room Group Residential/SRO Building in RO Zoning District** *6 to 9 Months Total – One Public Hearing*		
Use Permit & Design Review Permit (Steps 1-6)	3-4 months	Planning Commission
Site Improvement Plan Review (Steps 8-9)	3-4 months	Public Works
Building Permit (Step 10)	2-4 weeks	Building Division

Procedure Steps	Typical Processing Time	Approval Authority
Example Project No. 7 **12-Lot Multi- and Single-Family Residential Subdivision in RT 5 Zoning District** *11 to 16 Months Total – Two Public Hearings*		
Tentative Map Review & Approval (Steps 1-7)	4-6 months	City Council
Tentative Map Checkprint (Steps 8-9)	3-4 months	Public Works
Final Map Review & Approval (Steps 1-2 & 5-7)	2-3 months	City Council
Design Review Permits for Individual Lot Development (Steps 1-3)	2 months	Community Development Director
Building Permits for Individual Lot Development (Steps 8 & 10)	2-4 weeks	Building Division
Example Project No. 8 **50-Unit Apartment Building in OC Zoning District** *7 to 11 Months Total – One Public Hearing*		
Use Permit & Design Review Permit (Steps 1-7)	4-6 months	City Council
Site Improvement Plan Review (Steps 8-9)	3-4 months	Public Works
Building Permit (Step 10)	2-4 weeks	Building Division

Notes: Typical processing times only include those timeframes controlled by the City and assume complete applications upon first submittal.

Source: City of Napa Municipal Code, Title 17 Zoning (2022)

E.2.3.2 Environmental Analysis

Project review and approval timelines are often impacted by the level of environmental review required under the California Environmental Quality Act (CEQA). Before any development permit is granted, environmental analysis is required to assess project impacts and to determine whether public services and facilities are adequate to serve the proposed development.

Early in the process, once a complete application submittal is received, city staff determines whether the project is exempt from CEQA or requires preparation of a Negative Declaration (ND), Mitigated Negative Declaration (MND), or Environmental Impact Report (EIR). CEQA determinations are made at the time of initial application processing so that environmental review can be conducted concurrently and, often, completed by the time a project is ripe for final approval and entitlements. All CEQA determinations and required noticing is done within the timelines required by state law and in a manner consistent with the Permit Streamlining Act.

Many smaller and infill projects are categorically exempt from CEQA, meaning no environmental review is necessary. MNDs and EIRs are most commonly associated with development projects on sites that require rezoning or amendments to the General Plan, or sites that are located in identified natural hazard areas, in wetland or riparian areas, or near important historic and/or archaeological resources.

CEQA mitigation requirements can add time and cost to the development process, such as incorporating special construction procedures or mitigation techniques to avoid negative impacts on special status species. Development fees for the preparation of EIRs may be substantial, as they typically exceed the minimum $2,500 deposit for major permits and cover the city's costs for contracting out the service.

Examples of recently approved projects and the required level of environmental analysis include:

- Health and Human Services (HHS) Site: 15183 Community Plan Exemption (based on General Plan Compliance)
- Caritas Affordable Apartments: 15332 Infill Exemption
- Monarch Landing Affordable: 15332 Infill Exemption

Additional details about these projects in the pipeline are provided in Appendix B, Land Inventory.

E.2.3.3 Expedited Review of Affordable Housing Projects

Consistent with state law, the City has implemented an expedited planning review process for those housing projects that are 100 percent affordable. Regardless of the number of units proposed, discretionary review and approval authority for these affordable projects lies with the Planning Commission; approval from City Council is not required. Although there is no codified process for expedited Building Permit review of affordable housing projects, the typical timeline for initial review of most projects is two or three weeks, which is consistent with review timelines in other Bay Area communities and does not constitute a constraint on housing production.

Senate Bill 35 (2017)

SB 35 approved in 2017 requires jurisdictions that have failed to meet their housing needs allocation for certain income categories to provide a streamlined, ministerial entitlement process for housing developments that incorporate affordable housing. The city's established procedures have aided in minimizing the review time required for development processes and, in turn, helped reduce costs to affordable housing developers, which may increase housing production in Napa.

The City of Napa was not subject to SB 35 streamlining until 2022; however, there have not been any qualifying housing developments that have applied under the process so far.

Assembly Bill 2011 and Senate Bill 6 (2022)

Assembly Bill (AB) 2011 and SB 6 enacted in 2022 both authorize housing development that meets specified objective standards and affordability and site criteria to be considered a use by right within zoning districts where office, retail, or parking uses are principally permitted. In addition, AB 2011 makes such development subject to a streamlined, ministerial review process and requires the project to comply with certain wage and labor standards. The specified conditions for housing development to be considered a by right use under SB 6 include requirements relating to density; public notice,

comment, hearing, or other procedures; site location and size; consistency with sustainable community strategy or alternative plans; prevailing wage; and a skilled and trained workforce. The City of Napa Housing Element includes a program to address changes in state law under these two bills approved in 2022.

E.2.4 Growth Management

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 the major infrastructure improvements needed to serve that growth. Zoning regulations, subdivision regulations, and capital improvement programming is also used to implement the General Plan. In addition, new development is required to pay impact fees or otherwise assist in the construction of planned and needed transportation, parks, and water improvements.

Since 1975, the City of Napa's Rural Urban Limit (RUL) line has established a maximum boundary for the city's urban development. The RUL line is legally distinct from the city limits and Sphere of Influence (SOI). The RUL was first adopted in the General Plan and later incorporated into the City Charter, Section 180, through a ballot measure in 1999. As part of the City Charter, the RUL can only be amended with approval of the city's voters except under limited circumstances, such as when necessary to comply with state or federal law.

The 2040 General Plan contains goals and policies to maintain a compact urban form and promote infill development. This includes focusing urban development within the voter-approved RUL to protect surrounding open space and agricultural uses and promoting efficient land use patterns to accommodate projected housing growth. In addition, the General Plan estimates likely development resulting from application of the land use classifications summarized in Table E-2-1 to vacant and underutilized properties within the city's RUL and SOI growth boundaries (referred to as "buildout"). Although there is no way to accurately predict when buildout will occur, the General Plan is expected to result in approximately 7,800 new housing units by its 2040 horizon.

The projected buildout in the 2040 General Plan estimates an average of 433 new housing units per year, outpacing the projected housing needs allocation of approximately 334 new units per year through 2031. Further, historic growth trends show that the average number of units constructed annually is around 300 units. As such, it is clear that projected housing needs can be accommodated within the growth management limitations of the General Plan and RUL. A slowing in the number of new housing units built annually as a result of market conditions may be a greater factor in meeting housing needs, as discussed in Section SECTION E.3, Potential Non-Governmental Constraints.

E.2.5 Development Fees and Exactions

Development impact fees are intended to offset proportionate shares of impacts of new development on the community, and permit review fees help offset staffing and other administrative costs. While

development fees can add substantially to the cost of housing, Napa's fees are comparable to those of many other Bay Area cities. Development fees in Napa are directly related to the costs of permit processing and review and to the costs of providing schools, parks, streets and utilities, emergency response, and other services and infrastructure to service new development. Under Housing Element Programs H2-2.7, H2-2.8, and H3-2.2, impact and other city-imposed development fees will be analyzed and adjusted to balance the needs to fund public improvements and reduce project impacts with current market feasibility trends and affordable housing needs.

Affordable housing impact fees are also collected for all new development, except for affordable units and emergency housing owned and operated by a non-profit organization, to assist in providing new affordable housing. In addition, for each affordable or workforce housing unit, as defined by R2021-119, the Building Permit fee is reduced to 50 percent of what is charged for the market-rate equivalent.

Table E-2-8 provides a summary of fees (as of January 1, 2023) and other exactions that may be imposed on new development using several example market rate and other housing projects ranging from simple to complex. The eight example projects are:

1. 2,500-square-foot by-right single-family detached residence
2. 3,500-square-foot by-right small farm labor housing unit (with six residents or fewer)
3. 4,000-square-foot conditional use duplex (i.e., two 2,000-square-foot single-family attached residences)
4. 7,000-square-foot conditional use emergency shelter with 30 beds owned and operated by a non-profit organization
5. 16,000-square-foot conditional use supportive and transitional housing facility with 16 units at 800 square feet each and on-site services owned and operated by a non-profit organization
6. 5,000-square-foot conditional use group residential/SRO building with eight 500-square-foot rooms
7. 12-lot subdivision on a 3.1-acre infill site for six by-right detached single-family residences, four by-right duplexes (i.e., eight attached single-family residences), and two by-right triplexes (i.e., six attached single-family residences) at 2,000 square feet per residence
8. 52,000-square-foot conditional use 50-unit apartment building at 1,000 square feet per unit

Table E-2-8: Example Project Fees and Other Exactions

Description	Fee Calculation	Total Fee	Notes
Example Project No. 1 **Single-Family Detached Residence in RS Zoning District** *$68,313 in Total Initial Development Fees for* *1 Dwelling Unit at 2,500 sqft*			
Design Review Permit	Full cost per application ($1,500 min. deposit)	$1,500 min. deposit	
Building Permit	$4,533 base fee + $1.87 / sqft over 1,001 sqft	$7,336.13	CBC Group R-3

Description	Fee Calculation	Total Fee	Notes
Automatic Fire Extinguishing System Permit	$375 / dwelling unit	$375	NFPA 13D system
Strong Motion Instrumentation Program (SMIP) Tax	$0.13 / $1,000 of Building Permit valuation	$0.95	Residential
Land Development Excise Tax	$125 / dwelling unit	$125	Residential
Street Improvement Fee	$4,723 / dwelling unit	$4,723	General area
Park Development Fee	$1,003 / dwelling unit	$1,003	
Fire and Paramedic Development Impact Fee	$656 / dwelling unit	$656	
Affordable Housing Impact Fee	$4.75 / sqft	$11,875	
Napa Valley Unified School District Developer Fee	$4.79 / sqft	$11,975	
Water Capacity Fee	$6,296 flat fee	$6,296	For 1-inch tap
Water Tap & Meter Fees	$1,070 / meter $9,959 / pipe & tap	$11,029	For 1-inch tap
Napa Sanitation District Plan Check & Inspection Fees	Plan check: $120 / lot Inspection: $212 / lateral	$332	Residential
Sewer Tap Fee	$11,087 / dwelling unit	$11,087	
Example Project No. 2 **Small Farm Labor Housing Unit in AR Zoning District** *$79,828 in Total Initial Development Fees for 1 Dwelling Unit at 3,500 sqft*			
Design Review Permit	Full cost per application ($1,500 min. deposit)	$1,500 min. deposit	
Building Permit	$7,343 base fee + $1.97 / sqft over 2,501 sqft	$9,311.03	CBC Group R-3
Automatic Fire Extinguishing System Permit	$375 / dwelling unit	$375	NFPA 13D system
Strong Motion Instrumentation Program (SMIP) Tax	$0.13 / $1,000 of Building Permit valuation	$1.21	Residential
Land Development Excise Tax	$125 / dwelling unit	$125	Residential
Street Improvement Fee	$4,723 / dwelling unit	$4,723	General area
Park Development Fee	$1,003 / dwelling unit	$1,003	
Fire and Paramedic Development Impact Fee	$656 / dwelling unit	$656	
Affordable Housing Impact Fee	$4.75 / sqft	$16,625	
Napa Valley Unified School District Developer Fee	$4.79 / sqft	$16,765	
Water Capacity Fee	$6,296 flat fee	$6,296	For 1-inch tap

Description	Fee Calculation	Total Fee	Notes
Water Tap & Meter Fees	$1,070 / meter $9,959 / pipe & tap	$11,029	For 1-inch tap
Napa Sanitation District Plan Check & Inspection Fees	Plan check: $120 / lot Inspection: $212 / lateral	$332	Residential
Sewer Tap Fee	$11,087 / dwelling unit	$11,087	
Example Project No. 3 **Duplex in RI Zoning District** *$120,809 in Total Initial Development Fees ($60,405 per Unit) for 2 Dwelling Units at 2,000 sqft Each*			
Use Permit	Full cost per application ($2,500 min. deposit)	$2,500 min. deposit	
Design Review Permit	Full cost per application ($2,500 min. deposit)	$2,500 min. deposit	
Building Permit	$7,343 base fee + $1.97 / sqft over 2,501 sqft	$10,296.03	CBC Group R-3
Automatic Fire Extinguishing System Permit	$375 / dwelling unit	$750	NFPA 13D system
Strong Motion Instrumentation Program (SMIP) Tax	$0.13 / $1,000 of Building Permit valuation	$1.34	Residential
Land Development Excise Tax	$125 / dwelling unit	$250	Residential
Street Improvement Fee	$3,198 / dwelling unit	$6,396	General area
Park Development Fee	$744 / dwelling unit	$1,488	
Fire and Paramedic Development Impact Fee	$656 / dwelling unit	$1,312	
Affordable Housing Impact Fee	$4.75 / sqft	$19,000	
Napa Valley Unified School District Developer Fee	$4.79 / sqft	$19,160	
Water Capacity Fee	$6,296 flat fee / tap	$12,592	For 1-inch taps
Water Tap & Meter Fees	$1,070 / meter $9,959 / pipe & tap	$22,058	For 1-inch taps
Napa Sanitation District Plan Check & Inspection Fees	Plan check: $120 / lot Inspection: $212 / lateral	$332	Residential
Sewer Tap Fee	$11,087 / dwelling unit	$22,174	
Example Project No. 4 **30-Bed Emergency Shelter in CC Zoning District** *$221,238 in Total Initial Development Fees for 1 Facility at 7,000 sqft*			
Use Permit	Full cost per application ($2,500 min. deposit)	$2,500 min. deposit	

Description	Fee Calculation	Total Fee	Notes
Design Review Permit	Full cost per application ($2,500 min. deposit)	$2,500 min. deposit	
Building Permit	$12,342 base fee + $2.06 / sqft over 5,001 sqft	$16,459.94	CBC Group I
Automatic Fire Extinguishing System Permit	Per system: $483 for first 50 heads + $136 for each additional 25 heads	$619	NFPA 13/13R system; assuming 8 heads / 1,000 sqft = 56 total
Water Efficient Landscape Review Fee	Per project	$225	Based on landscape area 500 to 2,499 sqft
Strong Motion Instrumentation Program (SMIP) Tax	$0.28 / $1,000 of Building Permit valuation	$4.61	Commercial
Land Development Excise Tax	$0.01 / sqft of gross floor area	$70	Commercial
Street Improvement Fee	$1,083 / dwelling unit	$16,245	General area; for congregate care facility based on 30 beds = 15 units
Fire and Paramedic Development Impact Fee	$0.51 / sqft of commercial	$3,570	Commercial
Affordable Housing Impact Fee	Exempt	Exempt	Facilities owned and operated by a non-profit are exempt
Napa Valley Unified School District Developer Fee	$0.78 / sqft	$5,460	
Water Capacity Fee	$20,792 flat fee	$20,792	For 1½-inch tap
Water Tap & Meter Fees	$1,582 / meter $12,688 / pipe & tap	$14,270	For 1½-inch tap
Fire Service Pipe & Tap Fees	$12,901 / pipe & tap	$12,901	For 2-inch tap
Napa Sanitation District Plan Check & Inspection Fees	Plan check: $473 / building Inspection: $420 / lateral	$893	Commercial
Sewer Tap Fee	$11,087 / 0.75 of equivalent dwelling unit	$124,728.75	Assuming 30 beds = 15 equivalent dwelling units
Example Project No. 5 **16-Unit Supportive/Transitional Housing Facility with On-Site Services in CL Zoning District** *$404,605 in Total Initial Development Fees ($25,288 per Unit) for* *16 Dwelling Units at 800 sqft Each + 3,200 sqft of Office (16,000 sqft Total)*			
Use Permit	Full cost per application ($2,500 min. deposit)	$2,500 min. deposit	
Design Review Permit	Full cost per application ($2,500 min. deposit)	$2,500 min. deposit	
Building Permit	$22,624 base fee + $1.20 / sqft over 10,001 sqft	$29,822.80	CBC Group I

Description	Fee Calculation	Total Fee	Notes
Automatic Fire Extinguishing System Permit	Per system: $483 for first 50 heads + $136 for each additional 25 heads	$1,027	NFPA 13/13R system; assuming 8 heads / 1,000 sqft = 128 total
Water Efficient Landscape Review Fee	Per project	$225	Based on landscape area 500 to 2,499 sqft
Strong Motion Instrumentation Program (SMIP) Tax	$0.28 / $1,000 of Building Permit valuation	$8.35	Commercial
Land Development Excise Tax	$0.01 / sqft of gross floor area	$160	Commercial
Street Improvement Fee	$3,198 / dwelling unit + $5,391 / 1,000 sqft of office	$68,419.20	General area
Fire and Paramedic Development Impact Fee	$589 / dwelling unit + $0.32 / sqft of office	$10,448	
Affordable Housing Impact Fee	Exempt	Exempt	Facilities owned and operated by a non-profit are exempt
Napa Valley Unified School District Developer Fee	$4.79 / sqft of residential + $0.78 / sqft of commercial	$63,808	
Water Capacity Fee	$20,792 flat fee	$20,792	For 1½-inch tap
Water Tap & Meter Fees	$1,582 / meter $12,688 / pipe & tap	$14,270	For 1½-inch tap
Fire Service Pipe & Tap Fees	$12,901 / pipe & tap	$12,901	For 2-inch tap
Napa Sanitation District Plan Check & Inspection Fees	Plan check: $120 / lot Inspection: $212 / lateral	$332	
Sewer Tap Fee	$11,087 / dwelling unit	$177,392	
Example Project No. 6 **Eight-Room Group Residential/SRO Building in RO Zoning District** *$122,523 in Total Initial Development Fees ($15,315 per Room) for 8 Single-Occupancy Rooms at 500 sqft Each (4,250 sqft Total)*			
Use Permit	Full cost per application ($2,500 min. deposit)	$2,500 min. deposit	
Design Review Permit	Full cost per application ($2,500 min. deposit)	$2,500 min. deposit	
Building Permit	$6,762 base fee + $2.46 / sqft over 1,001 sqft = $14,754.54 (50% reduction applied)	$7,377.27	CBC Group R (except R-3); units meet definition of affordable under R2021-119
Automatic Fire Extinguishing System Permit	Per system: $483 for first 50 heads + $136 for each additional 25 heads	$483	NFPA 13/13R system; assuming 8 heads / 1,000 sqft = 34 total
Water Efficient Landscape Review Fee	Per project	$225	Based on landscape area 500 to 2,499 sqft

Description	Fee Calculation	Total Fee	Notes
Strong Motion Instrumentation Program (SMIP) Tax	$0.13 / $1,000 of Building Permit valuation	$1.92	Residential
Land Development Excise Tax	$125 / dwelling unit[1]	$500	Residential
Street Improvement Fee	$3,198 / dwelling unit[1]	$12,792	General area
Park Development Fee	$639 / dwelling unit[1]	$2,556	
Fire and Paramedic Development Impact Fee	$589 / dwelling unit[1]	$2,356	
Affordable Housing Impact Fee	Exempt	Exempt	Units 500 sqft or less are exempt
Napa Valley Unified School District Developer Fee	$4.79 / sqft	$20,357.50	
Water Capacity Fee	$6,296 flat fee	$6,296	For 1-inch tap
Water Tap & Meter Fees	$1,070 / meter $9,959 / pipe & tap	$11,029	For 1-inch tap
Napa Sanitation District Plan Check & Inspection Fees	Plan check: $120 / lot Inspection: $212 / lateral	$332	
Sewer Tap Fee	$11,087 / 0.6 of equivalent dwelling unit	$53,217	
Example Project No. 7 **12-Lot Multi- and Single-Family Residential Subdivision in RT 5 Zoning District** *$1,314,608 in Total Initial Development Fees ($109,551 per Lot; $65,730 per Unit) for 12 Lots from 3.1 Acres (135,000 sqft) Total and 20 Dwelling Units at 2,000 sqft Each*			
Subdivision *Subtotal of $28,319 + Infrastructure Costs ($2,360 per Lot) for 12 Lots at 5,000 to 15,000 sqft*			
Tentative Map Review	Full cost per application ($2,500 min. deposit)	$2,500 min. deposit	
Final Map Review	Full cost per application ($2,500 min. deposit)	$2,500 min. deposit	
Public Road Right-of-Way & Easement Dedication	N/A	N/A	Exaction; assuming 20% of total land area = 27,000 sqft of dedication
Public Street Construction	Full cost	Varies	475 ft of street; includes curb, gutter, and sidewalk
Sewer Main Extension	Full cost	Varies	475 ft of main
Plan Check & Inspection for Sewer Main Extension	Plan check: $120 / lot Inspection: $420 / 100 ft	$3,435	475 ft of main
Water Line Extension	Full cost	Varies	475 ft of line
Fire Hydrant Meter & Backflow Device Set Fee + Deposit	Set fee: $140 / meter Deposit: $1,750 / meter	$1,890	For 1 new hydrant

Description	Fee Calculation	Total Fee	Notes
Fire Hydrant, Lateral & Valves	$16,821 / hydrant	$16,821	For 1 new hydrant
Fire Hydrant Flush & Flow Test	$233 / hydrant	$233	For 1 new hydrant
Engineering Plan Check Review	Full cost	Varies	
Engineering Permit Fee	$540 per application	$540	For excavation and encroachment, with basic inspection and traffic control
Water Efficient Landscape Review Fee	Per project	$400	Based on landscape area greater than 2,500 sqft
Six Detached Single-Family Residences on Six 5,000 sqft Lots *Subtotal of $409,116 ($68,186 per Lot/Unit) for 6 Dwelling Units at 2,000 sqft Each*			
Design Review Permit	Full cost per application ($1,500 min. deposit)	$9,000 min. deposit	
Building Permit	$4,533 base fee + $1.87 / sqft over 1,001 sqft	$38,406.78	CBC Group R-3
Automatic Fire Extinguishing System Permit	$375 / dwelling unit	$2,250	NFPA 13D system
Strong Motion Instrumentation Program (SMIP) Tax	$0.13 / $1,000 of Building Permit valuation	$4.99	Residential
Land Development Excise Tax	$125 / dwelling unit	$750	Residential
Street Improvement Fee	$4,723 / dwelling unit	$28,338	General area
Park Dedication Fee	$6,581 / dwelling unit	$39,486	
Fire and Paramedic Development Impact Fee	$656 / dwelling unit	$3,936	
Affordable Housing Impact Fee	$4.75 / sqft	$57,000	
Napa Valley Unified School District Developer Fee	$4.79 / sqft	$57,480	
Water Capacity Fee	$6,296 flat fee / tap	$37,776	For 1-inch taps
Water Tap & Meter Fees	$1,070 / meter $9,959 / pipe & tap	$66,174	For 1-inch taps
Napa Sanitation District Plan Check & Inspection Fees	Plan check: $120 / lot Inspection: $212 / lateral	$1,992	
Sewer Tap Fee	$11,087 / dwelling unit	$66,522	
Four Duplexes on Four 10,000 sqft Lots *Subtotal of $502,357 ($125,589 per Lot; $62,795 per Unit) for 8 Dwelling Units at 2,000 sqft Each*			
Design Review Permit	Full cost per application ($1,500 min. deposit)	$6,000 min. deposit	

Description	Fee Calculation	Total Fee	Notes
Building Permit	$7,343 base fee + $1.97 / sqft over 2,501 sqft	$41,184.12	CBC Group R-3
Automatic Fire Extinguishing System Permit	$375 / dwelling unit	$3,000	NFPA 13D system
Strong Motion Instrumentation Program (SMIP) Tax	$0.13 / $1,000 of Building Permit valuation	$5.35	Residential
Land Development Excise Tax	$125 / dwelling unit	$1,000	Residential
Street Improvement Fee	$3,198 / dwelling unit	$25,584	General area
Park Dedication Fee	$4,884 / dwelling unit	$39,072	
Fire and Paramedic Development Impact Fee	$656 / dwelling unit	$5,248	
Affordable Housing Impact Fee	$4.75 / sqft	$76,000	
Napa Valley Unified School District Developer Fee	$4.79 / sqft	$76,640	
Water Capacity Fee	$6,296 flat fee / tap	$50,368	For 1-inch taps
Water Tap & Meter Fees	$1,070 / meter $9,959 / pipe & tap	$88,232	For 1-inch taps
Napa Sanitation District Plan Check & Inspection Fees	Plan check: $120 / lot Inspection: $212 / lateral	$1,328	
Sewer Tap Fee	$11,087 / dwelling unit	$88,696	
Two Triplexes on Two 15,000 sqft Lots *Subtotal of $374,816 ($187,408 per Lot; $62,469 per Unit) for 6 Dwelling Units at 2,000 sqft Each*			
Design Review Permit	Full cost per application ($1,500 min. deposit)	$3,000 min. deposit	
Building Permit	$16,606 base fee + $5.89 / sqft over 5,001 sqft	$44,980.22	CBC Group R (except R-3)
Automatic Fire Extinguishing System Permit	Per system: $483 for first 50 heads + $136 for each additional 25 heads	$966	NFPA 13/13R system; 1 system / structure; assuming 8 heads / 1,000 sqft = 96 total
Strong Motion Instrumentation Program (SMIP) Tax	$0.13 / $1,000 of Building Permit valuation	$5.85	Residential
Land Development Excise Tax	$125 / dwelling unit	$750	Residential
Street Improvement Fee	$3,198 / dwelling unit	$19,188	General area
Park Dedication Fee	$4,196 / dwelling unit	$25,176	
Fire and Paramedic Development Impact Fee	$589 / dwelling unit	$3,534	
Affordable Housing Impact Fee	$4.05 / sqft	$48,600	

Description	Fee Calculation	Total Fee	Notes
Napa Valley Unified School District Developer Fee	$4.79 / sqft	$57,480	
Water Capacity Fee	$6,296 flat fee / tap	$37,776	For 1-inch taps
Water Tap & Meter Fees	$1,070 / meter $9,959 / pipe & tap	$66,174	For 1-inch taps
Napa Sanitation District Plan Check & Inspection Fees	Plan check: $120 / lot Inspection: $212 / lateral	$664	
Sewer Tap Fee	$11,087 / dwelling unit	$66,522	
Example Project No. 8 **50-Unit Apartment Building in OC Zoning District** *$1,446,753 + Infrastructure Costs in Total Initial Development Fees ($28,935 per Unit) for 50 Dwelling Units at 1,000 sqft Each (52,000 sqft Total)*			
Use Permit	Full cost per application ($2,500 min. deposit)	$2,500 min. deposit	
Design Review Permit	Full cost per application ($2,500 min. deposit)	$2,500 min. deposit	
Public Road Right-of-Way & Easement Dedication	N/A	N/A	Exaction; 3,000 sqft of land dedication for future road widening
Street Improvements	Full cost	Varies	200 ft of curb, gutter, and sidewalk improvements
Engineering Plan Check Review	Full cost	Varies	
Engineering Permit Fee	$540 per application	$540	For excavation and encroachment, with basic inspection and traffic control
Building Permit	$80,616 base fee + $0.64 / sqft over 50,001 sqft	$81,895.36	CBC Group R (except R-3)
Automatic Fire Extinguishing System Permit	Per system: $483 for first 50 heads + $136 for each additional 25 heads	$2,523	NFPA 13/13R system; assuming 8 heads per 1,000 sqft (total 416 heads)
Water Efficient Landscape Review Fee	Per project	$400	Based on landscape area greater than 2,500 sqft
Strong Motion Instrumentation Program (SMIP) Tax	$0.13 / $1,000 of Building Permit valuation	$10.65	Residential
Land Development Excise Tax	$125 / dwelling unit	$6,250	Residential
Street Improvement Fee	$3,198 / dwelling unit	$159,900	General area
Park Development Fee	$639 / dwelling unit	$31,950	
Fire and Paramedic Development Impact Fee	$589 / dwelling unit	$29,450	
Affordable Housing Impact Fee	$4.05 / sqft	$210,600	

Description	Fee Calculation	Total Fee	Notes
Napa Valley Unified School District Developer Fee	$4.79 / sqft	$249,080	
Water Capacity Fee	$62,207 flat fee	$62,207	For 3-inch tap
Water Tap & Meter Fees	$3,854 / meter $24,550 / pipe & tap	$28,404	For 3-inch tap
Fire Service Pipe & Tap Fees	$12,914 / pipe & tap	$12,914	For 4-inch tap
Fire Hydrant Meter & Backflow Device Set Fee + Deposit	Set fee: $140 / meter Deposit: $1,750 / meter	$1,890	For 1 new hydrant
Fire Hydrant & Valves	Full cost / hydrant	$8,000	For 1 new hydrant (cost estimated)
Fire Hydrant Flush & Flow Test	$233 / hydrant	$233	For 1 new hydrant
Napa Sanitation District Plan Check & Inspection Fees	Plan check: $944 / building Inspection: $212 / lateral	$1,156	
Sewer Tap Fee	$11,087 / dwelling unit	$554,350	

Notes: Building Permit fees include engineering review, planning review, building plan review, fire clearance except automatic extinguishing systems, and inspections. Full cost is the fully burdened rate for staff or consultant time in addition to equipment and materials costs (e.g., vehicle, meter) incurred by the city in performing a service. [1]Dwelling unit equivalent for SRO rooms is 1 unit for every 2 rooms, per Section 17.52.460.B.1.

Source: City of Napa Master Fee Schedule (2022); Napa Sanitation District Fees and Charges (2022); Napa Valley Unified School District Developer Fees (2022)

City of Napa, Napa Valley Unified School District, and Napa Sanitation District fees cover costs of development review, permit processing, and mitigation of impacts on service and infrastructure capacities among others. In addition, the City has taken steps to defer fees for affordable housing projects; however, it is difficult to entirely waive impact fees related to new development as some entity, usually the city, must make up the difference.

Overall, city fees are relatively low, mimicking Consumer Price Index (CPI) inflation rates, and do not constitute an impediment to new residential development in general. Development impact fees were adopted following nexus studies completed in accordance with state law. Fees are indexed regularly and can increase or decrease based on construction cost indices. In addition, Housing Element Programs H2-2.7, H2-2.8, and H3-2.2 direct the city to analyze and adjust its fees to better align with current market trends and affordable housing needs. Impact fees are typically collected at the time of permit issuance unless otherwise deferred, such as to the time of building occupancy for affordable housing projects.

The current development fees for a new 2,500-square-foot single-family home amount to about 10 percent of the total development cost, including hard construction costs (e.g., materials, labor) but not the costs of land or site improvements, as discussed in Section E.3.1. Similarly, fees amount to around 10 percent of the total development cost for a 50-unit apartment building with 1,000-square-foot units. If land and site improvement costs are also included, the percentage of cost attributable to impact and permitting fees decreases. Though development fees represent a significant portion of residential

construction costs, the city finds that these fees are necessary to provide adequate public facilities, infrastructure, and services, and Napa's fees are generally comparable to, or less than, the fees of other Bay Area communities.

Affordable Housing Impact Fees

To promote the achievement of policy goals identified in the Housing Element of the Napa General Plan, and to mitigate the impacts that development projects have on the need for affordable housing, the city imposes an Affordable Housing Impact Fee on every development project whether residential or nonresidential except that fees are not imposed for "affordable units" as defined in NMC Section 15.94.020. In general, each development project creates a need for additional employees to provide goods and services to residents and businesses. Since a portion of those additional employees are lower wage earners (generally at 80 percent or less of area median income), a demand is created for affordable housing units for those employees. The impact fees collected from development projects, along with other available revenue sources, provide direct funding, subsidies, and incentives to increase, improve, or preserve the supply of housing units in Napa that are affordable to extremely low, very low, and low income households. Developers also have the option to satisfy the affordable housing impact fee obligation through alternative means, such as the construction of affordable units, in accordance with Section 15.94.070 of the Municipal Code.

Chapter 15.94 of the Municipal Code contains regulations implementing the Affordable Housing Impact Fee, including the method of fee calculation; procedures for application, reduction, or waiver of the fee; alternative options to paying the fee; allowed uses for the fees collected; and enforcement. Revenue collected under this chapter may be used, directly or indirectly, to construct new affordable units, acquire real property for development of affordable units, convert existing market rate units to affordable units, preserve existing affordable units, or subsidize the private development of rental or ownership affordable units.

SECTION E.3. POTENTIAL NON-GOVERNMENTAL CONSTRAINTS

Cal. Gov. Code Section 65583(a)(6) requires general plan housing elements to contain an analysis of non-governmental constraints to the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction. Potential non-governmental constraints are largely determined by market conditions over which local jurisdictions have little control.

In the City of Napa, the price of housing has generally risen since the late 1970s at a faster rate than household income. Contributing factors include increased costs of land, construction labor and materials, financing, and fees associated with real estate sales commissions and profits. Another factor has been the increasing perception of housing as a commodity for speculation. Although these trends reversed in 2008 with the recession, housing values and rents have been rising once again since 2012 with significant increases in more recent years. The COVID-19 pandemic also impacted housing trends as significant numbers of people left urban centers seeking larger living spaces with the ability to work remotely rather than physically commuting to an office.

Recognizing the high cost of housing and the large gap between affordable housing costs and the level of housing expenses that lower-income households can afford, the City of Napa's primary efforts to address non-governmental constraints to housing production is the use of Affordable Housing Impact Fees to assist in the development of affordable housing units. The impact fees collected from development projects, provide direct funding, subsidies, and incentives to increase, improve, or preserve the supply of housing units in Napa that are affordable to extremely low, very low, and, low income households.

E.3.1 Land and Construction Costs

Land and construction costs represent two of the most significant components of the overall cost of new housing. Both components fluctuate with market conditions. Factors affecting land costs include overall availability in a given subregion; environmental site conditions and constraints; public service and infrastructure availability; aesthetic considerations such as views, terrain, and vegetation; proximity to urban areas; and parcel size. Construction costs depend primarily on the costs of materials and labor, referred to as hard construction costs, which are influenced by market demand but also depend on the type and quality of housing unit being built. Cost of labor is based on a number of factors, including housing demand, the number of contractors in the area, and the unionization of workers. Rising land and construction costs in the City of Napa present a potential constraint on housing development and directly impact housing costs.

Land Costs

In Napa, vacant land for all types of housing is limited and the price of land remains high, but costs can vary depending on location, lot size and configuration, and zoning. While land costs are generally lower in greenfield areas on the city edges, these areas often require a greater amount of investment in backbone infrastructure and site improvements before construction can begin. Conversely, infill areas in developed portions of the city can take advantage of existing improvements and better access to services and amenities so costs are correspondingly higher. However, aging infrastructure in infill areas may require repairs or upgrades, the costs of which are typically borne by the developer.

Construction Costs

The hard costs of construction comprise more than 60 percent of total development costs. The greatest determinant of hard costs is the type of building. Single-story, wood-framed structures like single-family homes are the least costly to build, whereas multi-story steel-reinforced, poured-in-place concrete structures (type I construction) are the most expensive, such as high-rise apartment buildings. Therefore, type I high-rise buildings are more likely to be financially feasible in markets with high rents. (Terner Center for Housing Innovation, 2020)



Figure 3-1: California Construction Cost Index (CCI), 2016-2020

Source: California Department of General Services Real Estate Services Division (dgs.ca.gov/RESD), 2023

On average, construction costs in California were about $222 per square foot in 2018 compared to $177 in 2008 to 2009, representing a 25 percent increase over the decade, and costs have continued to increase since 2018. (*Id.*) According to the California Construction Cost Index (CCI), which is published by the California Department of General Services (DGS) based on Building Cost Index (BCI) average cost indices for San Francisco and Los Angeles, construction trade labor and materials costs in California have increased more than 26 percent from 2020 to 2022. However, it is important to note that the BCI reports do not reflect the current market bidding environment. See Figure 3-1 for CCI trends from 2016 to 2022. (DGS, 2023)

Several factors have caused the increased cost of materials, including global trade patterns and federal policy decisions, such as tariffs, as well as state and local regulations, such as building codes. Costs in the region have also been impacted by the loss of residential units to wildfires in the past several years. More recently, the COVID-19 pandemic influenced the cost and availability of construction materials, with supply chain disruptions resulting in project delays and increased costs due to a shortage of materials and equipment. Further, average hard costs in the Bay Area are significantly higher compared to the rest of the state even when controlling for project characteristics. For projects in the Bay Area, costs rose 119 percent over the 2008 to 2018 period, reaching more than $380 per square foot in 2018. (Terner Center for Housing Innovation, 2020)

Labor costs have also increased in recent years, as the labor pool has not kept pace with the increase in development demand. Since the recession, California has seen a severe tightening in the construction labor market, especially for workers trained in specific trades. The lack of an available labor force drives up the cost of labor and leads to project delays as workers are either unavailable or lost to more profitable projects. Although wages for construction workers are higher in the Bay Area than elsewhere in the state, reflecting higher costs of living, when adjusted for inflation using the local CPI, wages have failed to keep pace with local increases. This may be contributing to challenges and delays in attracting employees reported by developers. (*Id.*)

According to HomeGuide.com, the current average cost to build a 2,000-square-foot single-family home in the United States is $201,000 to $310,000, or $101 to $155 per square foot, depending on location, design, and finishes. The average nationwide cost of building a three-bedroom house is between $248,000 and $310,000, while the cost to build a four-bedroom house about $388,000 to $465,000. The cost to build a small two-bedroom house is as low as $93,000.

According to construction cost data published by RS Means, the per square foot cost of single-family construction in Napa County is likely to be approximately $253 per square foot, not including land, site improvement costs, or soft costs such as permit fees. For multi-family development, RS Means indicates that per square foot construction costs in Napa County could be approximately $232 per square foot. Site improvement costs may be approximately $50,000 per lot or more for a single-family home, but per unit site improvement costs are generally lower for multi-family development. However, this can vary substantially due to contributing factors such as the size of the lot, availability of water and sewer service, environmental constraints, and other conditions that could drive up costs. Consequently, hard construction costs for a new 2,500-square-foot single-family home are likely around $632,500 and hard costs for a 1,000-square-foot unit that is part of a multi-family development around $232,000.

Construction costs can be reduced in several ways. A reduction in amenities and the quality of building materials in new homes that still meet minimum acceptability for health, safety, and adequate performance, may result in lower sales prices. In this regard, state housing law provides that local building departments can authorize the use of alternative materials and construction methods if the proposed design is found to be satisfactory and the materials are at least equivalent to what is prescribed by the applicable code. In addition, prefabricated, factory-built housing may provide lower-priced products by reducing labor and material costs with greater economies of scale. As the number of units built at one time and in one place increases, savings in construction costs over the entire development are generally realized.

E.3.2 Availability of Financing

The availability of financing is a critical factor that can influence the cost and supply of housing. There are generally two types of financing used in the housing market: capital used for initial site preparation and construction and capital used to finance the purchase of units by homeowners and investors.

Interest rates substantially impact home construction, purchase, and improvement costs. There is little that local governments can do to affect these rates, which are determined by national policies and economic conditions, and a small fluctuation in rates can make a dramatic difference in the annual income needed to qualify for a loan. In addition, economic variability due to COVID-19 has made lenders more cautious, reviewing applicants more closely than in the past, and could have lasting effects on the availability of financing.

In recent years, financing for both construction and long-term mortgages has generally been available in Napa at reasonable rates, subject to normal underwriting standards. However, rates can change significantly and suddenly, impacting the affordability of housing stock. If interest rates rise, not only does it make new construction more costly, since construction period loans are short-term and bear a higher interest rate than amortized mortgages, but it can also lower the sales price that buyers can afford to pay. When interest rates rise, the market typically compensates by decreasing housing prices. Similarly, when interest rates decrease, housing prices begin to rise. There is often a lag in the market, causing housing prices to remain high when interest rates rise until the market catches up, and lower-income households often find it most difficult to purchase a home during this lag period.

First-time homebuyers are the group most impacted by financing requirements. As of June 2022, the current mortgage interest rate for new home purchases is approximately 4.87 percent for a fixed-rate 30-year loan; however, rates increased significantly in the last several months of 2022 and the lending market continues to be volatile, slowing the real estate market in general. Lower initial rates are available with graduated payment mortgages, adjustable-rate mortgages, and buy-down mortgages; however, the subprime crisis has affected the availability of dollars for home mortgages. Variable interest rate mortgages on affordable homes may increase to the point where the interest rate exceeds the cost-of-living adjustments, which is a constraint on affordability. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project infeasible that could have been successfully developed or marketed at lower interest rates.

Interest rates at the present time, especially considering the volatility of the lending market, can be considered a constraint to affordable housing; although, a more critical impediment to homeownership involves both the affordability of the housing stock and the ability of potential buyers to fulfill down-payment requirements. Conventional home loans typically require five to 20 percent of the sales price as a down payment, which is the largest constraint to first-time homebuyers. This indicates a need for flexible loan programs and a method to bridge the gap between the down payment and a potential homeowner's available funds. The availability of financing for developers under current economic conditions may also pose a constraint on development that is outside of the city's control.

Developers of affordable housing face challenges in securing financing. Due to the limited possible return from rents or sales prices of affordable units, many private lenders distrust the financial returns for these types of projects. Additional financing and subsidy for affordable projects is necessary and is generally available from local sources, such as the City's Affordable Housing Impact Fee Fund and Transient Occupancy Special Tax for Affordable and Workforce Housing, as well as state and federal programs.

E.3.3 Infrastructure Capacity

Growth and infrastructure management is a very dynamic process. Development rates vary over time depending on economic conditions, changes to the regulatory setting, and environmental conditions. The City uses a variety of plans and programs to manage infrastructure expansion with new development, including the General Plan and area-specific plans, fee programs, capital improvement plans, utility master plans, and project-specific mitigation measures and conditions of approval. Napa is a largely developed community where most vacant and underdeveloped sites are infill sites that can be served by nearby water, sewer, streets, storm drainage, electricity, and other dry utilities. Capacities of both wet and dry utilities are not expected to constrain housing development during the Housing Element planning period, and the sites identified in the Housing Element sites inventory can all be served by existing utilities and infrastructure.

Water service is provided by the City of Napa and wastewater treatment, reuse, and disposal are provided by Napa Sanitation District. Dry utilities, including cable, electricity, and telephone service, are available to all areas in the city and there is sufficient capacity to meet current needs as well as future needs and buildout of the RHNA. Service providers for these dry utilities are:

- Electricity: Pacific Gas & Electric
- Telephone: AT&T, Verizon, T-Mobile, and more
- Internet: Viasat, AT&T, Sonic, Xfinity, and more

Potable Water Supply

The Water Division of the Utilities Department is responsible for the operation, maintenance, and improvement of the municipal drinking water system serving all residents and businesses within the city, as well as a few users in areas just outside the city limits. The city supplies potable water through approximately 360 miles of transmission mains and distribution piping to almost 25,700 service connections. Napa has an expected 30,902 acre-feet per year (AFY) average under normal yield derived from three sources: Lake Hennessey, Milliken Reservoir, and through the State Water Project (SWP). Potable water demand projections include new development associated with buildout of the RHNA and the 2040 General Plan. Between 2020 and 2045, water demand is expected to grow approximately 10 percent.

The city's water supplies can meet projected demands during normal years through 2045; however, small supply shortfalls can be expected as a result of various year-to-year drought scenarios. To match projected dry year supplies during these shortfall situations, Napa will reduce demands by up to 11 percent. The City has determined that it can implement adequate water conservation efforts and public awareness campaigns to achieve the necessary demand reductions, which are supported as part of the goals and policies in the General Plan. There are also numerous system improvements planned for the next 20 years to achieve water security beyond 2045.

In conclusion, the City of Napa has, and will continue to have, adequate potable water supplies to serve the existing and future housing needs of the community.

In accordance with Cal. Gov. Code Section 65589.7, a copy of the Housing Element will be delivered, following certification and adoption, to the Water Division with a cover memorandum summarizing the city's regional housing allocation and needs, as documented in Appendix H.

Wastewater Collection and Sewer Capacity

The Napa Sanitation District (NapaSan) provides customers within its 21-square-mile service area with wastewater disposal services and strives to maintain a system that will meet Napa's long-term urban growth needs. NapaSan owns and operates the sanitary sewer collection system, including 270 miles of sewer mains, and the wastewater treatment plant that serves the city, treating 10 million gallons of wastewater per day and producing 700 million gallons of recycled water annually. In addition to the City of Napa, NapaSan serves the Silverado Country Club, the Napa County Airport, and several adjacent unincorporated Napa County areas.

NapaSan does not have the authority to regulate growth, but rather responds to it by planning its system to accommodate anticipated future needs in coordination with the city. Information about planned improvements and changes to both the sewer collection system and the wastewater treatment plant is covered in NapaSan's Collection System Master Plan (CSMP) and the Wastewater Treatment Plant Master Plan (WWTPMP) (see napasan.com for details). As more housing units are added in Napa, capacity improvements will be implemented in accordance with these two planning documents. Consistent with the goals and policies of the General Plan, city staff will coordinate with NapaSan on updates to the planning documents to ensure that the sewer collection system and wastewater treatment plant capacities are sufficient to accommodate future growth, including current and future housing needs.

In conclusion, the City of Napa has, and will continue to have, adequate wastewater collection and sewer treatment capacity to serve the existing and future housing needs of the community.

In accordance with Cal. Gov. Code Section 65589.7, the City of Napa will deliver a copy of the Housing Element following certification and adoption to NapaSan with a cover memorandum summarizing the city's regional housing allocation and needs, as documented in Appendix H.

Recycled Water

Treated wastewater from NapaSan's service area is recycled and provided for primarily landscape irrigation and industrial use. Recycled water is not provided as part of the potable water supply. Recycled water is sold to customers both inside and outside the General Plan Planning Area, and the city and NapaSan have an agreement that permits NapaSan to solicit customers and provide recycled water within a specified portion of the General Plan Planning Area. With increased future wastewater flows and facilities expansions, including construction of two several mile long pipelines completed in 2015, the maximum quantity of recycled water that NapaSan can produce is approximately 4,500 AFY.

Furthering opportunities to use recycled water for non-potable water needs can help offset water demands, help preserve the city's potable water supply, and help make Napa more water and drought resilient.

E.3.4 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 policies and programs (H2-4, H3-2.2, H2-3.2, H2-4.4, and H2-4.5) to address these issues, including focuses on good site and structural design and early neighborhood outreach and participation to assist in achieving project acceptability.

E.3.5 Environmental Considerations

Environmental considerations, such as natural hazards and resources, can impact the cost of housing development by requiring site or structural mitigation measures or prohibiting development altogether in high-risk areas. The city and its surrounding growth and influence areas in the RUL and SOI contain several areas of environmental concern where the density of housing development is necessarily constrained to what is safe to build. The main environmental considerations within the Napa city limits are earthquake, steep hillsides, and areas prone to flooding including from dam failure. Wildfires can also be a major concern, especially on the outskirts of the city where urban development interfaces with wildland areas of Napa County.

The Building Code is the primary mechanism to address earthquake impacts by regulating construction type and quality for resistance to ground shaking. Locations with higher elevations and steeper slopes have a higher potential for geologic hazards and soil erosion. These areas are regulated under the Hillside Overlay District (HS) to protect public health, safety, and welfare. In the HS overlay, density is limited to one dwelling unit per lot or per acre where slopes exceed 15 percent but are less than 30 percent. Where slopes exceed 30 percent, the HS overlay removes density. Additional mitigation requirements for soil stabilization may also apply.

Similarly, the Floodplain Management Overlay District (FP) is established to protect public health, safety, and welfare within all special flood hazard areas in the city, as defined by the Federal Emergency Management Agency (FEMA). The primary goals of the FP overlay are preventing loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base. In areas regulated under the FP overlay, structural flood protection and flood evacuation provisions apply, and the minimum densities stipulated in the General Plan do not apply for development of five or more dwelling units when located within a flood evacuation area.

The City of Napa and its greater surroundings are characterized by a slender valley floor interspersed with steep, wooded terrain with areas susceptible to wildfires. The hilly and mountainous terrain on the east and west sides of the Napa Valley strongly influences both wildfire behavior and the suppression capabilities of firefighters; this area is most susceptible to wildfire impacts. Within the city limits, there is a moderate fire severity risk, but there are nearby areas of high and very high wildfire risk in the surrounding county. (City of Napa, 2021)

Provisions in the City of Napa Municipal Code aid in reducing wildfire risks by ensuring the installation of protection features, like hydrants, and sufficient emergency access and water capacity. In addition, new development must comply with the city's Building Code, which references the state standards and are some of the strongest standards in the nation.

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CITY OF NAPA

2023-2031 HOUSING ELEMENT

Appendix F

Energy Conservation



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City of Napa | **General Plan Housing Element 6th Cycle Update 2023-2031**

Appendix F. Opportunities for Energy Conservation

Cover Image: Karsten Wurth, Unsplash, 2022

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SECTION F.1. INTRODUCTION

State law (Government Code Section 65583[a][7]) requires Housing Elements to contain an analysis of opportunities for residential energy conservation. According to the California Department of Housing and Community Development (HCD), the energy conservation section of a Housing Element must inventory and analyze the opportunities to encourage energy saving features, energy saving materials, and energy efficient systems and design for residential development.

The term "residential energy" refers to the total energy used in residential buildings, including heating, cooling, and "plug load" from appliances, lights, and electrical devices. "Energy conservation" refers to reducing energy use through using less of an energy service, such as lowering the thermostat in the winter.

Residential energy efficiency can be improved by sealing the building envelope and HVAC ducts; insulating the attic or ceiling, walls, and floor; installing efficient heating and cooling systems; and energy efficient lighting and appliances. Passive heating, cooling, and lighting can also be employed when designing new buildings. Housing type also makes a difference in building energy consumption, with the average multi-unit housing unit using half the energy of an average single-unit detached home. Multi-unit homes tend to be more energy efficient because they tend to be smaller than single-unit detached homes and the shared walls amongst units have a self-insulating effect.

In addition to reducing greenhouse gas (GHG) emissions and conserving limited energy resources, reducing residential energy consumption also has economic benefits. Energy conservation measures can result in lower monthly housing costs and contribute to greater long-term housing affordability.

This appendix chapter describes the ways the City is currently addressing the conservation of energy resources as part of larger climate action and adaptation processes

SECTION F.2. ENERGY CONSERVATION OPPORTUNTIES

F.2.1 Local Energy Use Trends

In Napa, electricity and natural gas are used to light, heat, and cool structures, public buildings, and home appliances. Fossil fuels are used to move people and products along the city's transportation corridors. Most of the energy consumed in Napa is produced from traditional sources and delivered to the city through established distribution networks. Pacific Gas and Electric Company (PG&E) provides electrical services and natural gas in the city. PG&E has limited renewable energy opportunities; only 15.9% of their total electric power distribution are eligible renewable resources. [https://findenergy.com/ca/napa-county-electricity/]



Solar Panel Install, Bill Mead Unsplash, 2022

There is one power producing plant in Napa. The city emits 1,406.29 kilograms of CO2 pollution per citizen in the city due to electricity consumption, which makes it the 71st highest polluting city out of 1617 cities in California based on emissions per capita. A total of 111,442,882.58 kilograms of CO2 emissions are emitted from the city each year. [id.] In Napa, Natural Gas makes up 100.00% of the fuel types used in electricity generation. [id.]

The City has made strides in reducing greenhouse gases and utilizing green energy sources. In 2007, the City Council passed a resolution in support of the U.S. Mayors' Climate Protection Agreement ("Agreement"), which sought to meet or beat Kyoto Protocol targets through the implementation of 12 suggested actions. The Agreement provides broad suggestions for cities, many of which are included as recommended actions in the City Plan. Two years later, the City received Energy Efficiency and Conservation Block Grant funds, which provided the financial resources to complete facility and streetlight retrofit projects and implement a fluorescent recycling program, which reduced energy consumption and encouraged the use of energy-saving technologies.

Since 2005, the City received funding through the U.S. Department of Energy's Energy Efficiency and Conservation Block Grant (EECBG) Program which has enabled the completion of energy retrofit projects in City facilities and streetlights. Additionally, the City has benefited from the PG&E-sponsored program, Napa County Energy Watch. Locally, Sustainable Napa County (SNC) has the Napa County

Energy Watch contract, and through this program, SNC provided invaluable support to the City conducting audits and providing recommendations regarding retrofits and other energy-saving measures. From 2005 to 2010, the City decreased its kWh of electricity by 11 percent, and initiatives implemented in 2011 contributed to another reduction in electricity use of nearly 3 percent.

In April of 2022, the City of Napa passed R2022-030, a resolution declaring a climate emergency, furthering the City's commitment to combating Climate Change. This resolution added the City of Napa to a growing list of communities committed to a goal of Net Zero Climate pollution by 2030 and demonstrates the City's commitment to implementing goals and policies in the General Plan through actionable tasks and projects. Additionally, the resolution calls upon the City to evaluate all planning and policy decisions with the lens of this commitment to climate change initiatives.

F.2.2 Framework for Conserving Energy Resources

F.2.2.1 City of Napa Sustainability Plan

The Napa City Council adopted the City's first Sustainability Plan on July 24, 2012, which outlined voluntary mechanisms to promote sustainability, to clearly articulate new citywide goals and actions, and center sustainability and climate change as community priorities. The Plan was funded by a block grant from the U.S. Department of Energy, and represents input collected from City staff and the community through interviews, a bilingual online survey, and a series of 16 public meetings. There are 95 initiatives in the Sustainability Plan (link to PDF).

F.2.2.2 2040 General Plan Update

The City approved the 2040 General Plan Update in October 2022. The 2040 General Plan includes a Climate Change and Sustainability Element (CCS) which builds upon the initial efforts of the 2012 City of Napa Sustainability Plan. The CCS Element most closely furthers the following Napa Community Vision and Guiding Principles:

- **Guiding Principle 3**: Balance local and tourism needs.
- **Guiding Principle 5**: Foster connections to nature and open space.
- **Guiding Principle 6**: Emphasize environmental sustainability.

F.2.2.3 Regional Climate Action and Adaptation Plans & Partnerships

The City participates in cross-jurisdictional collaboration to address climate change from a regional perspective by working with Napa County on a combined Climate Action Plan (CAP). Napa County's CAP calls for taking action towards fighting climate change by reducing emissions from local sources. It also prioritizes helping the community adapt to climate change and its effects. In June 2019, the six jurisdictions in Napa County took action regarding the countywide commitment to address climate

change and in 2020 formed the Napa County Climate Action Committee (CAC). The CAC consists of two elected officials from each of the six jurisdictions. The CAC is administered and staffed by Napa County.

Napa is also part of the MCE Community Choice Aggregation program, which offers an opportunity for Bay Area communities to choose renewable electricity options. Property owners in Napa, Marin, Solano, and Contra Costa counties can sign up through MCE to receive sustainably produced electricity from renewable resources, like solar, wind, bioenergy, small hydroelectric, and geothermal heat.

F.2.2.4 Energy Efficient Building Requirements & Infrastructure Resiliency

Title 24, Part 6, of the California Code of Regulations (Building Energy Efficiency Standards for Residential and Nonresidential Buildings) contains California's building standards for energy efficiency. These regulations respond to California's energy crisis and need to reduce energy bills, increase energy delivery system reliability, and contribute to an improved economic condition for the state. Each city and county must enforce these standards as part of its review of building plans and issuance of building permits. The standards, prepared by the California Energy Commission, were established in 1978 in response to a State legislative mandate to reduce California's energy consumption. The standards are updated periodically to consider and incorporate new energy efficiency technologies and methods.

The 2022 California Building Code (including Title 24, Part 6, described above) went into effect in the City on December 15th, 2022, see Chapter 15.04.030 of the City's Code. All new construction must comply with the standards in effect on the date a building-permit application is submitted. The City of Napa has adopted high performance building regulations for new development that address planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental quality (Chapter 15.30 of the City's Code). While based on the California Green Building Standards Code (CALGreen), these regulations also include some more stringent local amendments as summarized in Napa Municipal Code Chapter 15.04.

The California Building Code also includes green building regulations, referred to as CALGreen, to encourage more sustainable and environmentally friendly building practices, require low pollution emitting substances that can cause harm to the environment, conserve natural resources, and promote the use of energy efficient materials and equipment. There are mandatory measures, which apply statewide, and voluntary measures, which can be adopted locally. Voluntary measures are organized into 2 tiers with their own respective prerequisites and elective measures: Tier 1 prerequisites set a higher baseline than CALGreen mandatory measures while Tier 2 prerequisites include all of Tier 1 prerequisites plus some enhanced or additional measures. Via City Ordinance O2022-013, the City made the following voluntary residential measures identified in "Appendix A4, Residential Voluntary Measures" mandatory: Sections A4. 203.1 ("Energy Efficiency"), A4.203. 1.1 ("Hourly Source Energy Design Rating (EDR1)", A4. 303.1 ("Kitchen Faucets"), A4.303.3 ("Appliances"), A4. 306.1 Innovative Concepts and Local Environmental Conditions"), A4. 504.1 ("Compliance with Formaldehyde Limits"), and A4. 504.3 Thermal Insulation (Tier 1 only).

F.2.3 Energy Efficiency and Conservation Programs & Resources

This Section briefly describes some of the potential ways to achieve energy savings through the regulations and programs of the City, the State, local utility providers, BayREN, and MCE.

F.2.3.1 Green Energy Financing and PACE Programs

The City of Napa provides options to property owners for financing eligible renewable and efficiency improvement projects. Eligible improvements vary by provider but can include energy efficiency, water conservation, and renewable energy improvements. The California Statewide Communities Development Authority (CSCDA), Golden State Finance Authority (formerly California Home Finance Authority), and Western Riverside Council of Governments can offer their financing products to Napa property owners. To foster greater competition and provide more alternatives for property owners seeking financing options, the City Council may consider approving additional PACE providers in the coming years.

F.2.3.2 Home Energy Conservation Programs

The Bay Area Regional Energy Network (BayREN) is a coalition of the Bay Area's nine counties — a network of local governments partnering to promote resource efficiency at the regional level, focusing on energy, water, and greenhouse gas reduction. BayREN's programs provide the Bay Area with rebates, funding, technical assistance, education and more. Single and multi-family homeowners in Napa can access rebates and Home Energy Advisor services through BayREN.



Residential Irrigation, Jordan Hopkins, Unsplash, 2022

The MCE Community Choice Aggregation program operates the Low Income Families & Tenants (LIFT) Program, providing rebates, free comprehensive assessments, and technical assistance for energy and water saving measures, as well as recommendations for electrification such as replacing existing gas appliances with energy-efficient electric models for multifamily property owners. Properties with 5 or more units offering affordable housing or deed-restricted units are eligible for additional rebates for electrification measures and other energy conservation upgrades.

Additionally, PG&E offers the Energy Savings Assistance Program to provide qualified customers with energy-saving improvements at no charge.

The City of Napa participates in the California Water Efficiency Partnership (CalWEP) to offer rebates for water-saving products and appliances. The City also offers water customers an incentive to replace their lawns with water-efficient landscaping, paying $1.00-2.00 per square foot for eligible areas transitioned from turf to low-water plants or permeable hardscape. (Cash for Grass)

F.2.3.3 Local Utility Programs

Currently, the City of Napa receives its power from the Pacific Gas and Electric Company (PG&E). Napa is also part of the MCE Community Choice Aggregation program, which offers an opportunity for property to receive sustainably produced electricity from renewable resources, like solar, wind, bioenergy, small hydroelectric, and geothermal heat. Participants can select from plans that offer 60-100% of electricity service from renewable sources, including locally-produced solar.

F.2.3.4 Federal and State Energy Assistance Programs

In addition to the local programs described above, the California Department of Community Services and Development (CSD) administers the Federally funded Low-Income Home Energy Assistance Program (LIHEAP). This program provides two types of assistance: Home Energy Assistance and Energy Crisis Intervention. The first type of assistance is a direct payment to utility bills for qualified low-income households. The second type of assistance is available to low-income households that are in a crisis. CSD also offers free weatherization assistance, such as attic insulation, caulking, water heater blankets, and heating and cooling system repairs to low-income households. A list of resources supported by CSD in Napa County is available online.

CITY OF NAPA

2023-2031 HOUSING ELEMENT

Appendix G

Evaluation of Past Programs



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City of Napa | **General Plan Housing Element 6th Cycle Update 2023-2031**

Appendix G. Evaluation of Previous Programs

Cover Image: Brendan Hurley, City of Napa, 2021

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SECTION G.1 EVALUATION OF PREVIOUS PROGRAMS

Program	Objective	Timeline	Progress during Period	Responsibility	Financing	Status for HE Update
H1.A – Adequate Sites The City shall continue to provide and maintain adequate sites consistent with State law.	Maintain Adequate Sites	Ongoing; 2015-23	Ongoing	Planning Division	Staff time	**Ongoing; Retain**
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.	Adopt a General Plan Update	2016-18	General Plan Update Adopted October 2022	Planning Division	Staff and consultant time to develop Specific Plans	**Completed**
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.	Prioritize land resources for population groups with the highest need. Evaluate local housing needs for special population groups, given limited land supply.	Ongoing as projects are submitted	**2021**: As part of the General Plan Update, an inventory of underutilized sites (high opportunity redevelopment sites) has been created for potential rezoning into Housing Sites. No barriers have been identified that may inhibit the eventual completion of this goal.	Planning Division	Private sources as part of development review	**Ongoing; Retain**
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.	Improve linkages between housing and employment development	As plans are developed	Successfully conducted for several planning processes; studied city-wide in 2021 as part of the General Plan Update	City Manager and Economic Development	General Fund	**Ongoing; Retain**
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.	Heightened link between jobs and housing	As major projects are proposed and reviewed	**2021**: Studied in the General Plan Update	Planning Division	Staff time; private impact analysis	**Ongoing; Retain**

Program	Objective	Timeline	Progress during Period	Responsibility	Financing	Status for HE Update
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.	Completion of Housing Sites analysis for surplus or potentially surplus institutional lands and follow-up actions	2016-18	**2021:** Underway	Housing Division, Planning Division, Economic Development	Staff time; General Funds	**Ongoing**
H2.A – Adequate Sites for Multifamily 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.	Completion of Sites study for further Housing Element	2020-23	**2021:** Underway	Housing Division, Planning Division	Staff time; General Funds; and other state and federal planning funds as available	**Ongoing**
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.	220 Units	Ongoing; 2015-23	**2015-17**: 40 units under construction by Napa Valley Community Housing **2018**: 76 affordable rental units for low and very low-income households were under construction: 8 at Napa Creek Village, 49 at Stoddard West, and 19 at Napa Courtyards. The city approved a density bonus for Bridgeview Apartments which would provide 11 affordable units as part of the project **2019**: 68 new affordable rental units were developed and occupied, including 49 at Stoddard West and 19 at Napa Courtyards. 42 affordable units were under construction, including 8 at Napa Creek Village (continued from 2018) and 34 additional units at Redwood Grove. **2020**: 50 affordable units at Manzanita Family Apartments started construction. 42 affordable units that started construction in 2019 remain under construction. **2021**: 30 additional rental affordable units started construction (19 at Caritas & 11 at SoCo). 8 affordable units that started construction in 2019 remained under construction. 50 affordable rental units that started construction in 2020 completed construction.	Housing Division/Housing Authority, private developers, and non-profit agencies such as Napa Valley Community Housing and BRIDGE Housing	Possible sources of funding include local Housing Trust Fund, Low Income Housing Tax Credit Program, HOME Rental Construction Program; Mortgage Revenue Bonds	**Ongoing; progress will be continually monitored through consolidation into H2-1.1 – Development Incentive Program**

Program	Objective	Timeline	Progress during Period	Responsibility	Financing	Status for HE Update
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.	15 ownership housing units	Ongoing; 2015-23	**2015**: Working with Habitat for Humanity on a 1-unit project **2016**: Finalized Habitat For Humanity 1-unit project **2017**: CDBG funds were utilized to fund off-site improvements for the Habitat for Humanity home constructed through Habitat's sweat equity program on land made available from excess City ROW. City made a loan from its Affordable Housing Impact Fee fund to Burbank Housing for Redwood Grove, a 34-unit affordable homeownership project. **2018**: Habitat for Humanity completed one home for a low-income homebuyer on property that was previously excess ROW. The project utilized CDBG funds. **2019**: the City increased its loan by $650K for the 34-unit Redwood Grove affordable homeownership project. **2020**: Redwood Grove continued construction. **2021**: Redwood Grove completed construction. This development received funding from the State, County & City. Of the 34 units, 14 are restricted to low-income, 10 to median income & 20 to moderate-income.	Housing Division / Housing Authority	Local Housing trust funds, HOME	**Ongoing methods of implementation of this goal include continuing to expeditiously process applications for Affordable Housing development projects, as well as continued robust permitting of Affordable Units (43% of all permitted units in 2021 were affordable). No barriers have been identified that may inhibit the eventual completion of this goal.**
H2.D – First Time Buyer 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	Assist 80 low-income households to become first time homebuyers	Ongoing; 2015-23	**CY 2015**: assisted 8 low-income & 1 very-low-income households **CY 2016**: assisted 8 low-income households **CY 2017**: assisted 7 low-income households **CY 2018**: assisted 8 low-income households **CY 2019**: assisted 6 low-income households **CY 2020**: assisted 10 low-income households	Housing Division; private/nonprofit	Staff time; CalHome, HOME and other down payment assistance programs,	**Ongoing**
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.	Identify and acquire 1-2 sites	Ongoing; 2015-23	Housing Sites analysis underway	Housing Authority, Planning Division	City funding for Staff time; acquisition funds from City General funds, Housing Trust Fund, or other State/federal program sources	**Ongoing; consolidated into H2-2.6 - Land Banking Program**

Program	Objective	Timeline	Progress during Period	Responsibility	Financing	Status for HE Update
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?	Modify Zoning Overlay District	2016-18	Following General Plan Update (2022)	Planning Division, City Attorney	Staff time	**Ongoing based on 2022 General Plan Update**
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.	Approve long term agreements for new affordable units and provide monitoring of these agreements and projects funded under Federal, State, or local housing programs	Agreements as projects occur, Monitoring in an ongoing activity	2015-21: Monitoring conducted annually	Housing Division, City Attorney	Staff time	**Ongoing**
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.	Review and update every two years to continue to meet State standards	Ongoing; 2015-23	Ongoing	Building and Planning Divisions, Public Works Department	Staff time	**Ongoing**

Program	Objective	Timeline	Progress during Period	Responsibility	Financing	Status for HE Update
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.	Study the possible development of administrative regulations to provide eligibility preferences for people who live and/or work in Napa for affordable housing programs	2016-18	2015-21: The City is researching feasibility under Fair Housing laws. The County is also exploring legislation to allow employee housing.	Housing Division, City Attorney	Staff time	**Ongoing**
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.	Zoning amendment	2016-17	Following General Plan Update (2022)	Planning Division, City Attorney	Staff time	**Modify - developing design standards to implement SB 9.**
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.	Implement design guidelines and meeting process	Ongoing; 2015-23	Design Review requirements amended in 2017	Planning Division; Planning Commission and City Council	Staff time	**Schedule another review during the upcoming Housing Element cycle with updated considerations (fee schedule, ADUs, etc.)**
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.	Promote design flexibility	Ongoing; 2015-23	**2015-2021**: Planned Development zoning used to accommodate Harvest Village, a cottage home development	Planning Division	Development review	**Focus on amending ordinances to reduce the need for PD zoning; streamline the processes.**
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.	Monitor and potentially increase mix of housing throughout the City of Napa	Incorporate such research as review as part of next overall General Plan Update	**2017**: Review during General Plan Update – kickoff CY2018 **2018-2021**: Reviewing as part of the General Plan Update.	Planning Division	Staff time	**2022 General Plan has new designations that allow mix of housing. Completed.**

Program	Objective	Timeline	Progress during Period	Responsibility	Financing	Status for HE Update
H3.D – New Second Units The City shall continue to encourage new subdivisions to include second units and to encourage other second units.	36 units/14 very low-income; 13 low-income; 9 moderate income	Ongoing; 2015-23	**2015**: 2 ADUs provided in Harvest Village project **2016**: 2 ADUs provided in Harvest Village project; 18 ADUs approved **2017**: 2 ADUs provided in Harvest Village project; 34 ADUs approved **2018**: 44 ADUs approved **2019**: The City continued its Junior Unit initiative pilot program which provides financing and technical assistance to homeowners to create junior accessory dwelling units which are rented to low-income tenants. Two deed-restricted junior units were created through the program in 2019. **2020**: 45 ADUs approved in 2020, including three deed-restricted units through the City Junior Unit initiative program. **2021**: 60 ADUs approved, including four deed-restricted units through the City Junior Unit initiative program.	Planning Division	Private	**Ongoing**
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.	Revise Ordinance including work with service providers	2016	**2015**: Finalizing ADU development standards; presented options to Planning Commission and City Council regarding long-term goals **2016-17**: Finalized Update to Accessory Dwelling Unit Ordinance and initiated further amendments in response to new state laws. **2018**: the City adopted an ordinance amendment to exclude any dwelling unit 500 square feet or less from being charged affordable housing impact fees. Additionally, Napa Sanitation District and Napa Valley USD changed their fee structures to exclude ADUs under 500 square feet from impact fees.	Planning Division in consultation with affected divisions, agencies, such as Fire, Building, Water, Housing, Napa Sanitation District	Staff time	**Completed.**
H3.F – Amnesty Program The City shall consider an amnesty program for illegal second units.	Consider and potential development of Amnesty Program	2020	**2015-17**: Presented options to Planning Commission and City Council **2018-21**: Amnesty of un-permitted units is taking place organically with changes to the ADU Ordinance.	Building, Planning, Housing Division, Code Enforcement	General Fund	**Completed.**

Program	Objective	Timeline	Progress during Period	Responsibility	Financing	Status for HE Update
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."	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	Ongoing; 2015-23	**2015:** Rehabilitated 1 rental unit for a very low-income household, 34 owner-occupied units for 23 very low-income, and 11 low-income households. **2016**: Rehabilitated 23 owner-occupied units for low-income and very low-income households. **2017**: Rehabilitated 31 owner-occupied units for low-income and very low-income households: eight units through Owner Occupied Rehab Program and 31 through the Emergency Grant Program **2018**: Rehabilitated 23 owner-occupied units for low and very-low income homeowners: 9 through the Owner Occupied Rehab Loan Program and 14 through the Emergency Repair Grant Program. The Housing Authority also approved: a $160,000 loan for improvements to Pueblo Orchard, a 14-unit affordable rental project; CDBG funds for improvements to Mayacamas Village, a 51-unit apartment project which includes 50 affordable units and 1 manager's unit; and a new regulatory agreement to allow a tax credit rescindment for the Vintage Senior Apartments which would allow approximately $3.4M in improvements to the 115-unit affordable senior rental complex **2019**: Rehabilitated 10 owner-occupied units for low and very-low income homeowners: 5 through the Owner Occupied Rehab Loan Program and 5 through the Emergency Repair Grant Program. The Housing Authority provided funding previously authorized. The City provided CDBG funds for improvements to Mayacamas Village and authorized the bond issuance for the acquisition and rehab of River Park Manor, a 105-unit market rate apartment complex with 104 units and 1 manager's unit. The City authorized a bond issue for the rehab of Charter Oaks, a 75-unit affordable rental project, increasing the project's number of very-low-income units from 15 to 31 units. In addition to 1 manager's unit, there will be 43 low-income units. **2020**: 19 owner-occupied units for low and very-low-income homeowners were rehabilitated: 7 through the Owner-Occupied Rehab Loan Program and 12 through the Emergency Repair Grant Program. River Park Manor was renovated, and Charter Oaks began renovations. **2021**: 11 owner-occupied units for low and very-low-income homeowners were rehabilitated: five through the Owner-Occupied Rehab Loan Program and six through the Emergency Repair Grant Program. Charter Oaks completed renovations. Minor rehabilitation work was completed on Oran Court, a 12-unit affordable rental project and substantial rehabilitation was completed at Catholic Charities' Red House, a five-unit rental project.	Housing Division, Code Enforcement	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	**In 2019, City implemented a 1% Transit Occupancy Tax TOT for Workforce and Affordable Housing which has provided a semi-permanent source of funding for development of units at any range below 120% AMI.** **In FY19, FY20, and FY21, 15, 16, and 29 (respectively) units were rehabilitated. Additionally, Owner-Occupied Rehab Loan Program and Emergency Grant Program funding has been allocated for the rehabilitation of 11 owner-occupied units. No barriers have been identified that may inhibit the eventual completion of this goal.**
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.	Improve community health and safety	Ongoing; 2015-23	Ongoing	Building Division, Code Enforcement	City general funds	**Ongoing, with updates.**

Program	Objective	Timeline	Progress during Period	Responsibility	Financing	Status for HE Update
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.	"Cleanup" of neighborhoods experiencing deterioration	Ongoing; 2015-23	Ongoing	Interdepartmental	Substantial staff time	**Ongoing, with updates.**
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.	Provide information to public on appropriate historic remodel techniques; Cultural Heritage Commission Certificates of Appropriateness; Historic Survey update	Ongoing; 2015-23	**2015**: Updated Historic Preservation Ordinance and Inventory **2016**: Implementation of new Historic Preservation Ordinance and Inventory **2017-21**: Ongoing	Planning Division, Cultural Heritage Commission	City funds, State Historic Preservation grants	**Ongoing, with updates.**
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.	General Plan Amendment	Address as part of overall General Plan Update	**2017**: Began General Plan Amendment Update **2018-21**: General Plan Update underway	Public Works Department, Planning Division	Staff time	**Ongoing, based on 2022 General Plan.**
H3.L – Capital Improvement Programs for Neighborhood Improvement The City shall continue to use Capital Improvement Program (CIP) funds, and Community Development Block Grant (CDBG) funds to a limited extent, to assist in neighborhood improvement efforts.	Improvement of neighborhood quality through specific improvements as outlined in CIP and CDBG Consolidated Plan	CIP during budget review; and CDBG 5-year plan and annual reviews	**2015**: CDBG Funds were utilized in 2015 to fund ADA improvements to sidewalks in low-income neighborhoods **2016**: CDBG Funds were utilized in 2016 to fund ADA improvements to sidewalks in low-income neighborhoods and for rehab of Rainbow House **2019-21**: Ongoing	CIP: City Manager, Public Works, Planning Division; CDBG: Housing Division	Capital Improvement Funds from General Fund and grant sources; Community Development Block Grant funds	**Ongoing.**
H3.M – Parks & 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.	Assure adequate parks to serve higher density areas	2016-18	**2017**: Began General Plan Update process General Plan Update underway	Parks and Recreation Department	General Fund	**Completed in 2022 General Plan Update.**

Program	Objective	Timeline	Progress during Period	Responsibility	Financing	Status for HE Update
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.	None at present; no units are at risk	Ongoing; 2015-23	**2015-20**: No units threatened	Housing Authority, Housing Division	HOME Acquisition Program, HOME and CDBG Rehabilitation Program, Federal HOME Loan Affordable Housing Program, Low Income Housing Preservation Program, and other sources of funds	**Ongoing.**
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.	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.	Ongoing; 2015-23; property management and maintenance standards shall be developed by the time first units are ready for occupancy	**2015-17**: None (Riverside was determined to be financially infeasible in 2014) **2018**: the City began an environmental review for the proposed Heritage House/Valle Verde project which would include the reuse of an abandoned assisted living facility which would be converted into affordable rental housing (33 very-low and 33 permanent supportive housing units) **2019**: the City drafted an environmental review for the Heritage House/Valle Verde project. **2020**: the City completed environmental review and entitlements for the Heritage House/Valle Verde project. **2021**: the City allocated CDBG-DR funding for the Heritage House/Valle Verde project and the Valley Lodge Apartments, which would convert a motel into 55 units of permanent housing for people experiencing homelessness.	Housing Authority, Housing Division	HOME, CDBG Rehabilitation Program, Federal Home Loan Bank Affordable Housing Program, State and federal Tax Credit Program, local Housing Trust Fund	**Ongoing; consolidated into H2-1.3 – Acquisition and Rehabilitation**
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.	Mixed-Use review: new standards, guidelines as needed	2018-20	Following General Plan Update (2022)	Planning Division	General Fund	**Completed.**

Program	Objective	Timeline	Progress during Period	Responsibility	Financing	Status for HE Update
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 (COC) — assist coordination of available social services to address special needs. As needed, prepare written operation standards consistent with State Law.	Emergency Shelters to meet Continuum of Care to address unmet needs	Ongoing; 2015-23	**2015-21**: City funded existing emergency shelter Operations and participated in the COC. City & County also contracted with national experts to redesign homeless system to be a housing-first system in accordance with HUD requirements & national best practices. **2018**: City approved CDBG funding to Catholic Charities for improvements to a building at Rainbow House which was being converted to family emergency shelter. **2019**: Rainbow House opened; improvements are still in the design phase. **2021**: The City also provided CDBG funding for improvements at Catholic Charities' Yellow House, which was converted into a family shelter	Housing Authority, Housing Division, City Manager and County of Napa working with non-profits	Shelter Acquisition Programs, CDBG, General Fund, County Housing Trust funds	**Ongoing.**
H4.B – Permanent Supportive/Transitional Housing The City will assist in meeting needs for additional permanent supportive and transitional housing for previously homeless.	Rehabilitate 8-bedroom home for new transitional housing for homeless families	2015	**2018-19**: See Program H3.O. **2020**: See Program H3.O - City approved the environmental review and approved entitlements for Heritage House/Valle Verde. **2021**: the City reserved $2.7M in CDBG Disaster Recovery (CDBG-DR) funds for Heritage House/Valle Verde. The City also reserved $387K in CDBG-DR funding for Valley Lodge Apartments, a motel conversion which would create 54 units of permanent housing for formerly homeless, including transitional aged foster youth. Both allocations are pending State approval. The City also jointly applied with Burbank Housing for Project Homekey funding for the Valley Lodge Apartments project.	Housing Authority and County of Napa in coordination with Gasser Foundation, and other non-profits	Continuum of Care federal funds with local match, City and County Trust Funds	**Ongoing, with updates.**
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.	Retain existing and support and assist implementation of added support facilities and services	Day Services Center continuation in the community; other services are ongoing contingent on funding	Ongoing	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	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	**Ongoing, with updates.**

Program	Objective	Timeline	Progress during Period	Responsibility	Financing	Status for HE Update
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.	Maintain 10 shelter Plus Care vouchers/year, 30 Mainstream vouchers for disabled/year and 100 non-elderly Disabled (NED) Vouchers	Ongoing; 2015-23	**2015-21**: SPC vouchers were maintained **2018**: the Housing Authority was awarded 11 new Mainstream Vouchers for homeless or at-risk of homeless households with at least one disabled household member bringing the Housing Authority's total Mainstream vouchers to 41. **2019**: the Housing Authority was awarded 17 project-based vouchers for homeless veterans and four project-based vouchers (in two different developments) for chronically homeless referred through the County's Coordinated Entry System. **2020**: the Housing Authority was awarded 30 new Mainstream Vouchers for non-elderly disabled households, bringing the Housing Authority's total Mainstream vouchers to 71. The Housing Authority continued its Landlord Mitigation and Incentive Program, launched in 2017, to help house homeless and at-risk of homeless persons. The Housing Authority reserved 39 project-based vouchers (in two different developments) for chronically homeless referred through the County's Coordinated Entry System. **2021**: 71 Mainstream vouchers and 100 NED vouchers were maintained. The Housing Authority was awarded 45 new Emergency Housing Vouchers for special needs populations, including homeless and survivors of domestic violence. The Housing Authority continued its Landlord Mitigation and Incentive Program. The Housing Authority made 10 project-based vouchers of the 20 PBVs in Manzanita Family Apartments available to homeless (4 units) and to families at-risk of losing their children due to lack of housing (6 units).	Housing Authority	Shelter Plus Care, Mainstream and other federal programs	**Ongoing.**
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.	Provide funds to assist in maintenance of non-profit facilities serving low income and special needs groups	CDBG allocations	**2015**: NEWS received CDBG funding to make improvements to its safe house **2016**: Rainbow House received CDBG funding to make improvements to its shelter for young mothers and their children **2017**: NEWS received CDBG funding to make improvements to its safe house which serves battered spouses and their children **2018-20**: the City approved CDBG funds to Catholic Charities to make ADA improvements to Rainbow House to convert one of the buildings to a family homeless shelter. **2021**: Due to increased construction costs, additional funding was allocated to the Rainbow House.	Housing Division	CDBG	**Ongoing.**
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.	Revise SRO Ordinance; 20 units for extremely low and low income	Ordinance revision by 2016; units by 2023	Under Review	Planning Division, City Attorney	Staff time	**Ongoing, with updates.**

Program	Objective	Timeline	Progress during Period	Responsibility	Financing	Status for HE Update
H4.G – Rehabilitate Existing Facilities for SROs 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.).	Rehabilitate 20 units of housing to SRO units	Ongoing; 2015-23	**2019**: The City reviewed a proposal to convert an abandoned assisted living facility into a 66-unit affordable housing project. Sixty of these units would be SROs. **2020**: The City completed environmental and entitlement review for Heritage House/Valle Verde. Sixty of these units would be SROs.	Housing Authority working with County social service and Mental Health Agency	CDBG and HOME Rehabilitation Programs and other federal funds	**Ongoing, with updates.**
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.	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	Ongoing; 2015-23 or as specifically noted in program	**2015**: Napa Valley Community Housing marketed its new 40-unit project to farmworkers. **2019, 2020**: Ongoing **2021**: as described in H.4.B, the City reserved CDBG-DR funding for an affordable housing project, Heritage House/Valle Verde, that includes the conversion of an abandoned assisted living facility into a 66-unit affordable housing project. Sixty of these units would be SROs.	Housing Division	Staff time	**Evaluate new requirements to create a more specific goal. Partner with agencies best suited for this housing.**

Program	Objective	Timeline	Progress during Period	Responsibility	Financing	Status for HE Update
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.	Help developers 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.	Establish a partnership with the Regional Center by 2016; Assist developers as funding is available	**2015-18**: Housing Division provided ADA Improvements as part of its Emergency grant/rehab programs **2019**: Housing Division provided ADA Improvements to 1 unit as part of its Emergency grant/rehab programs **2020**: Housing Division provided ADA Improvements to 4 units as part of its Emergency grant/rehab programs **2021**: Housing Division provided ADA Improvements to 5 units as part of its Emergency grant/rehab programs	Housing Division and Planning Division	Staff time	**Ongoing, with updates.**
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.	Add Universal Design provisions to zoning ordinance	2016	Under Review	Planning and Building Divisions, City Attorney	Staff time	**Under Review**
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.	Monitor as new developments are proposed. Pursue modifications to the TI Overlay as needed	Ongoing; 2015-23	Ongoing	Public Works Department, Planning and Building Divisions, City Attorney	Staff time	**Addressed in other programs.**
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.	Develop administrative policy for project processing during and after approvals	2017	Completed 2017	City Manager's Office, Interdepartmental	Staff time	**Completed.**

Program	Objective	Timeline	Progress during Period	Responsibility	Financing	Status for HE Update
H5.D – Affordable Housing Fees The City shall continue to permit deferral of fees for affordable housing until project occupancy.	Retain ability to defer fees	Ongoing; 2015-23	Ongoing - amendments in 2018/19 to eliminate Affordable Housing fees for dwelling units under 500 sq ft.	City Manager's Office, City Attorney, Interdepartmental	Staff time	**Completed.**
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.	Retain Fair Housing Agency	Ongoing; 2015-23	**2015-22**: City continued to fund Fair Housing	City Manager's Office; Housing Division	CDBG Funds and/ or other local funds	**Ongoing activity.**
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.	Incorporate permit tracking and land use databases into GIS system	Ongoing; 2015-23	Under Review	Planning Division	General Fund	**Ongoing activity.**
H5.G – Legislation City and Housing Authority Staff shall continue to review and take positions, as needed, on pending legislation affecting housing and planning.	Monitor and support key legislation	Ongoing; 2015-23	**2015-17**: Continued to review legislation & took action as appropriate **2019-20**: City continued to support key legislation **2021**: City increased legislative efforts this year by assigning a staff person to track and analyze information and engage with other stakeholder groups like the League of California Cities. City began work to formalize a legislative platform which would allow it to better monitor and weigh in on housing legislation.	Housing Division, Planning Division, City Attorney	Staff time	**Completed.**

Program	Objective	Timeline	Progress during Period	Responsibility	Financing	Status for HE Update
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.	Assist County in meeting Housing Needs	Ongoing; 2015-23	**2015-16**: No new transfer agreements **2017**: Transfer Agreement for the Redwood Grove Housing Project **2018-19**: Transfer Agreement for Napa Courtyard, Stoddard West, Oak Creek Terrace, and Redwood Grove Housing Project **2020, 2021**: Napa Pipe Agreement includes the City of Napa taking 80% of the County's RHNA in the Sixth Housing Cycle	City Manager's Office, Planning Division, Housing Division, City Attorney	Staff time	**Ongoing, with updates.**
H5.I – Cities/Counties Coordination The City shall continue to work collaboratively with the County and other cities on Countywide housing and other planning issues.	Improve coordination on City/County housing issues	Ongoing; 2015-23	**2015-19**: Continued to work with County & other cities on housing issues. **2020, 2021**: Continued to work with County & other cities on housing issues including updating joint underwriting guidelines.	City Manager's Office, Planning and Housing Divisions, Napa County Transportation and Planning Agency	Staff time	**Ongoing, with updates.**
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.	Outreach and education	Ongoing and as Specific Plans are developed	**2015**: Amended Planning Division procedures to include Notice of Application for all project applications **2016-21**: Provide Notice of Application to property owners within 500 feet for all project applications	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	Staff time and materials	**Ongoing, with updates.**

Program	Objective	Timeline	Progress during Period	Responsibility	Financing	Status for HE Update
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.	Implementation of Housing Programs	Ongoing; 2015-23	**2017**: City approved $1,025,000 from its Affordable Housing Impact Fee fund for Redwood Grove, a 34-unit affordable ownership project. In an effort to generate additional revenue for housing programs, the City presented a ballot measure that authorizes a 1% increase in TOT to be used for workforce and affordable housing. Approved by the voters by over a 2/3 margin, it will provide approximately $2M per year in new housing program funding. **2018**: Provided Burbank Housing an additional $500K in funding from the City's Affordable Housing Impact Fee for Stoddard West, a 50-unit rental development (which includes 49 affordable units and 1 manager's unit).	Housing Authority, Housing Division	Local, State, and federal sources including HOME funds, Mortgage Credit Certificate allocations, Low Income Housing Tax Credits, etc.	**Ongoing, with updates.**
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.	Maintain existing allocation of up to 1,378 Section 8 Rental Vouchers Countywide (including Program 4.D special needs vouchers)	Ongoing; 2015-23	**2015**: Utilized 100% of Section 8 allocation **2016**: Utilized 100% of Section 8 allocation **2017**: Utilized 97.4% of Section 8 allocation **2018**: Utilized 101% of Section 8 allocation **2019**: Utilized 102% of Section 8 allocation **2020**: Utilized 98% of Section 8 allocation **2021**: Utilized 93.6% of Section 8 allocation	Housing Authority, Housing Division	Section 8 voucher program	**Ongoing.**
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.	Use of private resources to achieve housing element goals	Ongoing; 2015-23	**2015-21**: Continued to encourage private resources for affordable housing, especially through use of Housing Density Bonus program. Participated in Non-Profit Coalition Housing Subcommittee **2018-21**: Partnered with the County through an MOU for the homeless system **2021**: Worked with Napa Valley Community Foundation and the City of Calistoga on the Napa Sonoma ADU Center.	Housing Division	Private sources	**Ongoing, with updates.**
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.	Ensure that water and sewer providers are aware of the City's plans for residential development throughout the City.	By January 31, 2016	**2015**: Distributed June 18, 2015 [completed]	Planning Division	Staff time	**Completed.**

CITY OF NAPA

2023-2031 HOUSING ELEMENT

Appendix H

Public and Stakeholder Engagement



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City of Napa | **General Plan Housing Element 6th Cycle Update 2023-2031**

Appendix H. Public and Stakeholder Engagement

Cover Image: DP+S, 2022

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SECTION H.1. PUBLIC & STAKEHOLDER OUTREACH AND COLLABORATION

As part of the Housing Element Update process, the City implemented the State's public participation requirements, set forth in Cal. Gov't. Code § 65583(c)(7), that jurisdictions "…shall make a diligent effort to achieve participation of all economic segments of the community in the development of the housing element." The diligent effort required means that local jurisdictions must do more than issue the customary public notices and conduct standard public hearings prior to adopting a Housing Element. State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly low-income and racial and ethnic households that might otherwise not participate in the process.

The City encouraged all members of the community to participate in the preparation of the Housing Element through a combination of general public notices (e.g., flyers, website posts, social media posts, and email listserv) and direct contacts with community organizations inviting them to attend the public workshop and the opportunity to review and comment on the document.

Public and stakeholder engagement is a critical component to understanding existing and future housing needs in the City of Napa. Public outreach is also a required component of the City of Napa's Housing Element update. As such, it's vital that early and continued engagement is facilitated through a diverse range of mediums to ensure residents, community members, neighboring jurisdictions, and other stakeholders have adequate opportunity to provide input.

There are two main phases of public and stakeholder outreach and engagement and key components within each as outlined below:

PHASE 1 – Plan Development Phase	PHASE 2 – Plan Review Phase
Online Outreach	Public Draft Release
Public Events	Summarizing & Addressing Comments
Housing Policy Working Groups	HCD Submittal & Plan Revisions
City Council & Planning Commission Meetings	City Council & Planning Commission Meetings

SECTION H.2. PLAN DEVELOPMENT PHASE

H.2.1 Online Content and Outreach

NAPA HOUSING ELEMENT WEBSITE

Napahousingelement.com is a project website that provides information on the 2023-2031 City of Napa Housing Element, including background information on the requirements of a housing element, a project overview, news & events, frequently asked questions (FAQs), resources, and access to the Balancing Act application. The website is designed to communicate project information to community members of Napa. Additionally, users can sign up for a newsletter and contact the project team directly. Figure H-1 illustrates the design and features of the website[1].

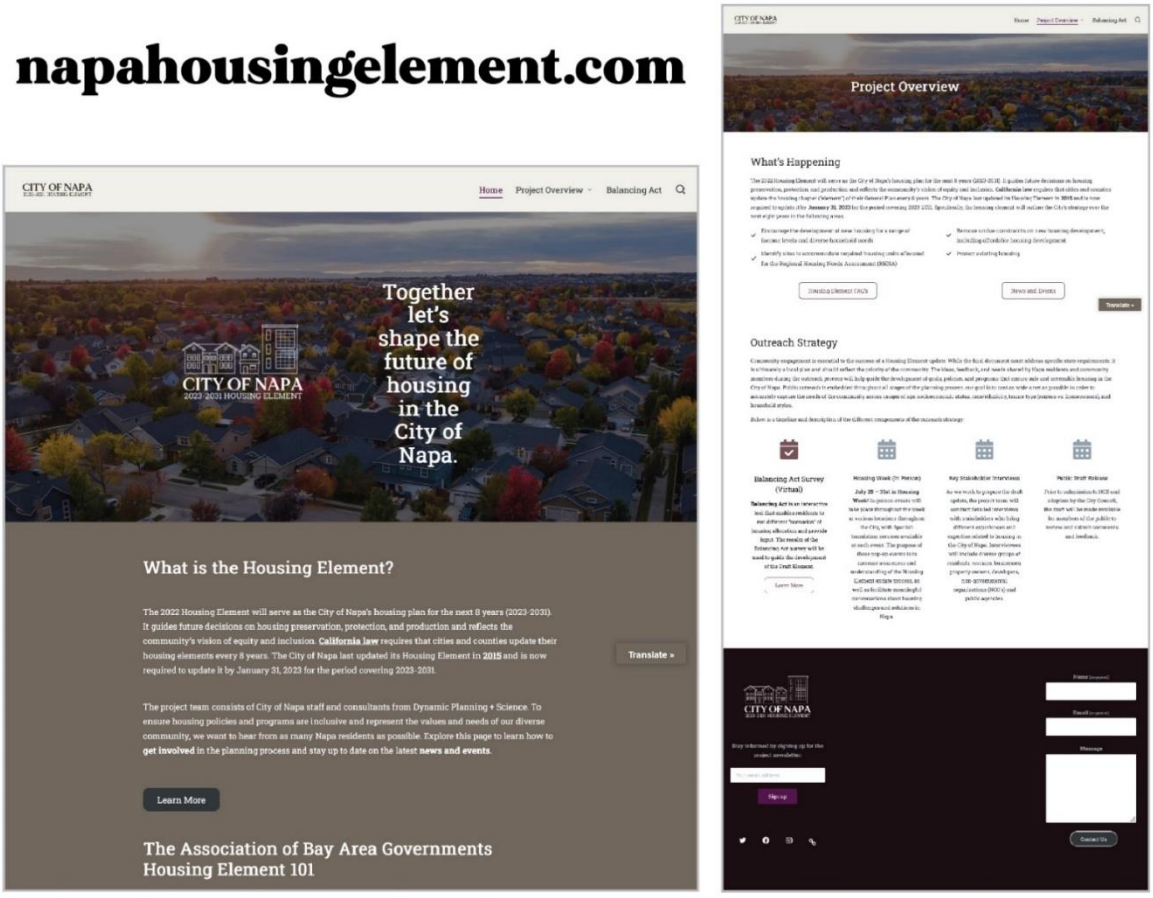


Figure H-1: Napahousingelement.com

[1] https://napahousingelement.com

BALANCING ACT

Balancing Act[2] is a simulation that allows users within the City of Napa community to provide input on where they would like to see new housing in the city. The underlying goal of the application is to receive community feedback on preferences for the location of new housing units in the city through a user-created housing plan that achieves the city's required regional housing needs assessment (RHNA)[3]. Balancing Act has been assembled with **preliminary** analysis similar to the Housing Element Site Inventory analysis.

The planning area within city limits is broken into 12 neighborhoods. Each neighborhood is presented to the user with pipeline units and various additional housing unit options by development type (ADU, single family, etc.). The user completes a housing plan by adding units in each neighborhood across various development types until they reach the RHNA unit goal, then submits their plan to the city. Figure H-2 illustrates some of the user interface features of Balancing Act.

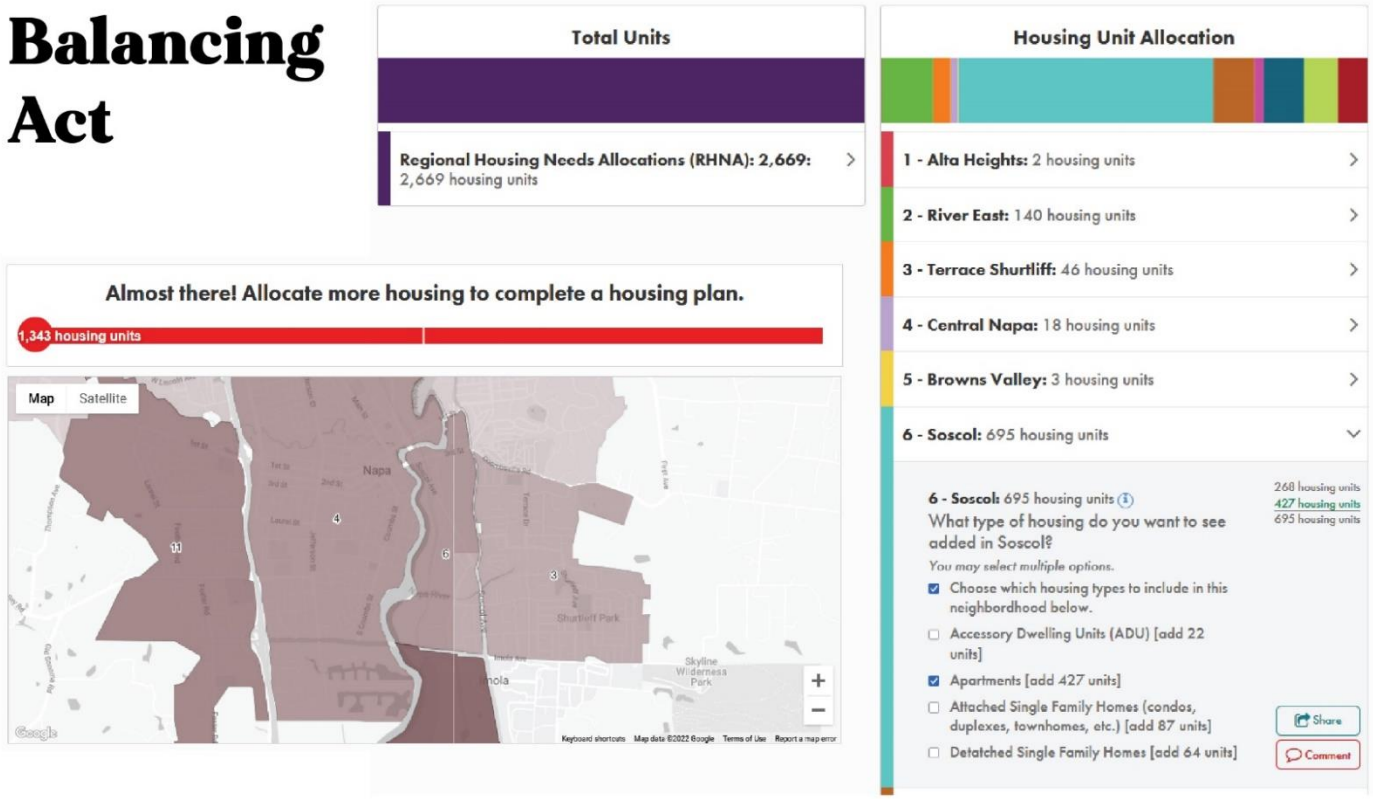


Figure H-2: Balancing Act

Summary results are detailed in Section H.4.1.

[2] https://napahousingelement.com/balancing-act/
[3] https://www.hcd.ca.gov/regional-housing-needs-allocation

OTHER ONLINE OUTREACH

The Project Team leveraged the City's Facebook page, Instagram page, and Twitter Account to promote the project website, share updates, and highlight upcoming opportunities for involvement, including Housing Week.

H.2.2 Public Events

Public Information Booths

On July 26, 29, and 30, 2022, the City of Napa hosted information booths at three community events to provide an overview of the Housing Element process and solicit input from stakeholders and the public regarding housing needs and opportunities in specific locations across the City. An analog version of Balancing Act was provided in posterboard form; the board depicted neighborhoods and members of the public were invited to affix stickers to areas they believed were well-suited to additional housing developments. Members of the public were also invited to participate in a visioning exercise using penny jars to indicate their agreement with visioning statements (see inset) about their community. Spanish-speaking residents who attended the July 26 event were invited to participate in the Latinx working group help on July 27. A Spanish translator was present at the community event on July 30, however the City did not receive any comments or oral input in Spanish at that event.

On July 25-31, 2022, the City hosted Housing Week, which included activities to solicit public input on Housing Element policies and priorities. Housing Week included many types of events, such as:

Housing Week

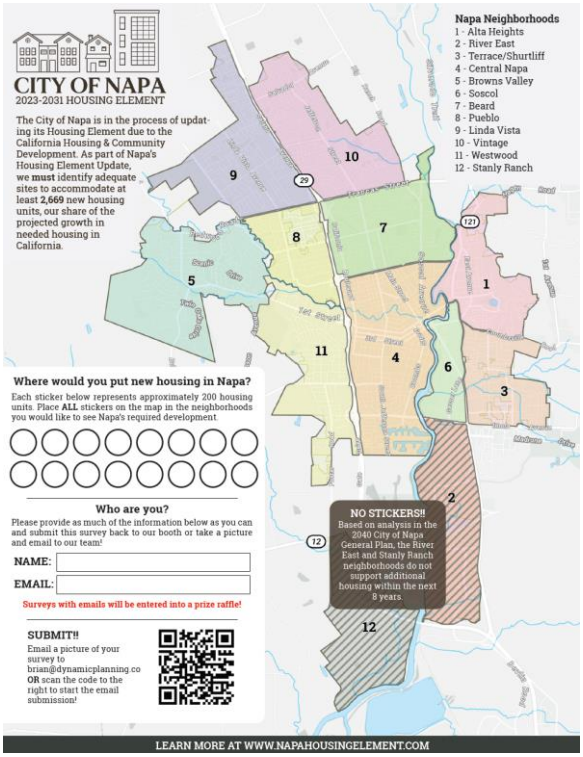
The City hosted in-person public outreach events to gather feedback about the Housing Element Update in July of 2022. These events included:

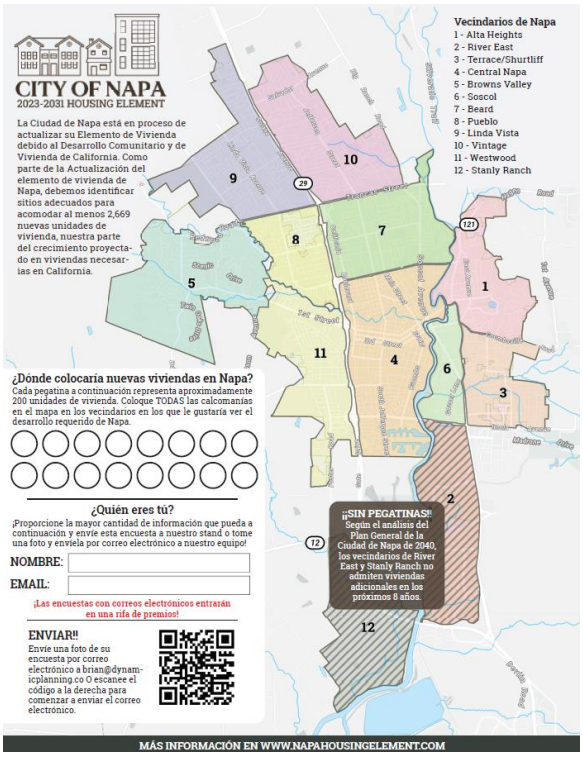
- Two tabling sessions at the Napa Farmers Market
- A focus group with Latinx residents of the City of Napa
- A working session with housing collaborators
- An informational presentation to the Napa Kiwanis Club
- A booth at Oxbow Market during the summer concert series

Each public event offered residents the following mechanisms to share their opinions about housing in the City of Napa:

BALANCING ACT SURVEY

One-page, hardcopy versions of a simplified Balancing Act survey on clip boards were provided for attendees to quickly respond. Each attendee received a take-home card with the website address to participate later, if they do not have time to take the survey in person, and to spread the word.





COMMENT CARDS

A quarter-page long-answer comment card could be offered for attendees to write down their general thoughts on the Housing Element and housing in the City of Napa, in lieu of or in addition to the hardcopy survey.

All comment cards are available in Section H.4.3.

Feedback & Comments Welcome:

Retroalimentación y Comentarios Bienvenidos:

Optional Info:

Name:

Email:

Información Opcional:

Nombre:

Correo Electrónico:

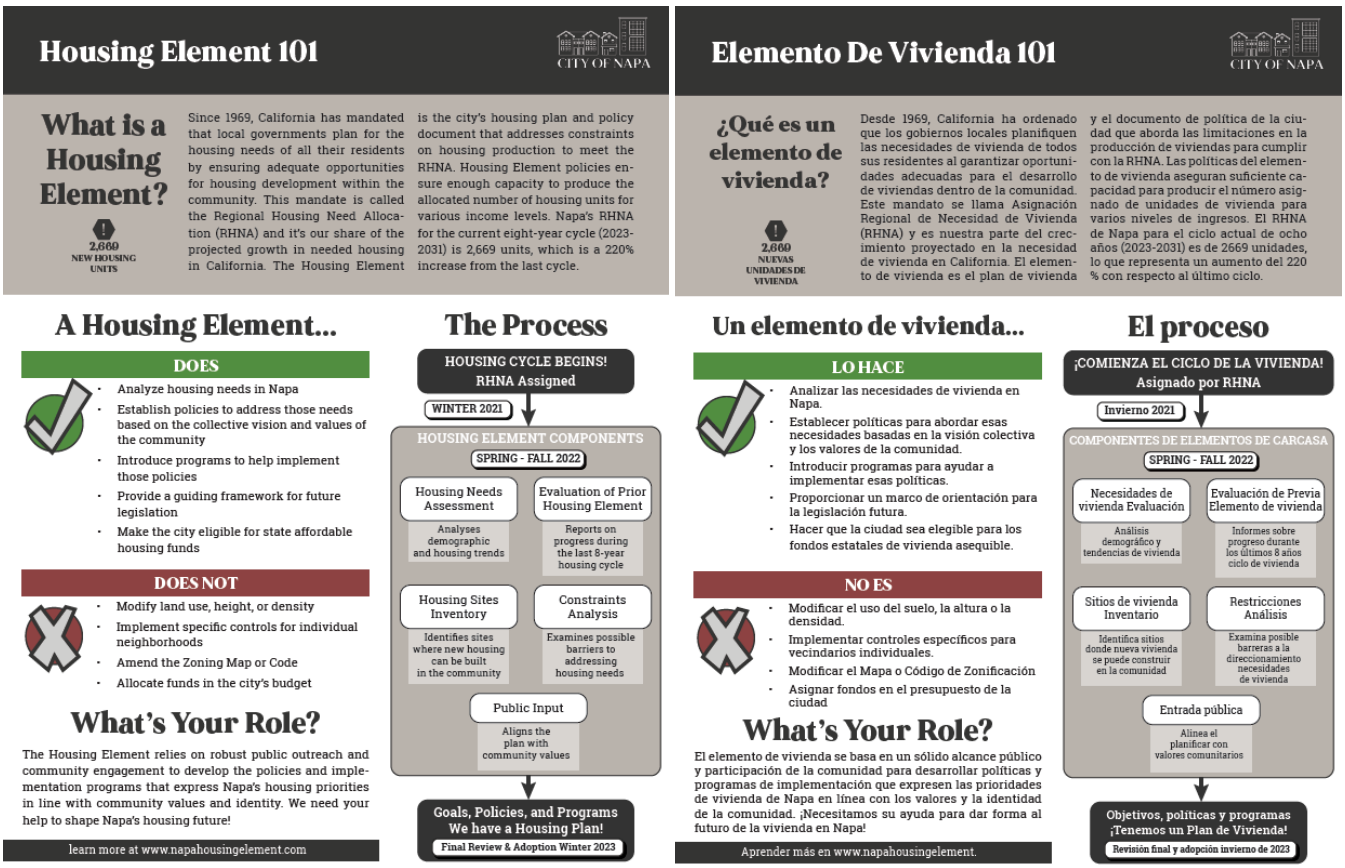
STICKER PRIORITY MAPPING OF ZONES

A large hardcopy map of opportunity zones was set up at all locations to allow attendees to place stickers on the map to visualize housing development opportunities in the City.

The final map is presented in Section H.4.2

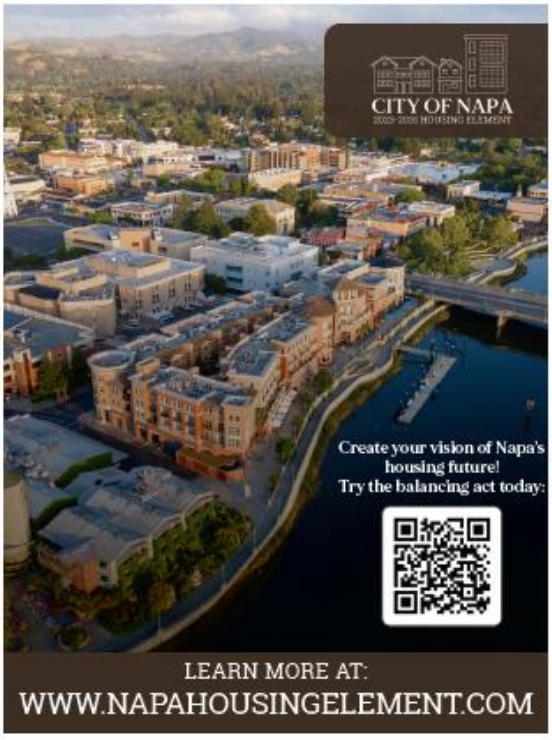
HOUSING ELEMENT 101 HANDOUTS

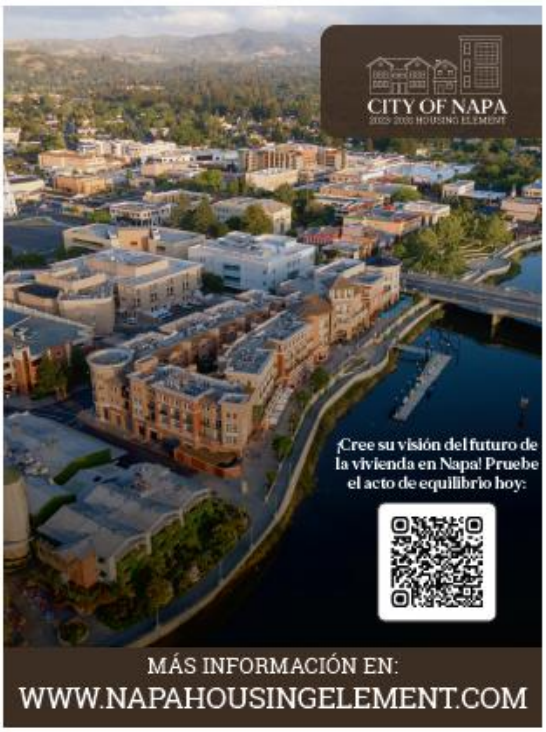
These hardcopy handouts included basic information on what a General Plan and Housing Element are and why the Housing Element is important for the City of Napa.



TAKE-HOME CARDS

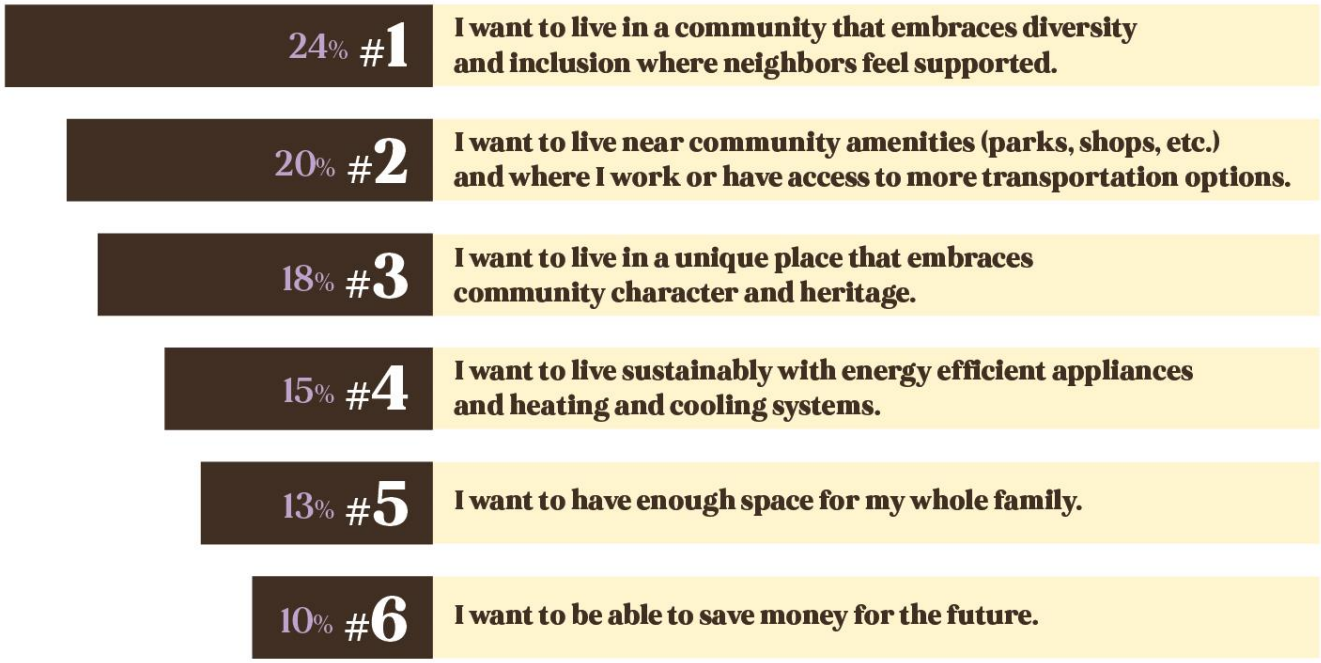
All attendees received a card with the website address and basic information to take with them and help spread the word around town.





VISIONING EXERCISE WITH PENNY JARS

This exercise verified and strengthened visioning already done for the General Plan Update. Attendees were provided with a bag of pennies to distribute however they wished among several jars labeled with housing-related value statements such as "I want to live near transit" or "I want to be able to save for the future." Jars are weighed to tally results at the conclusion of each event.



RAFFLE PRIZES

Each event included a prize provided jointly by the City and DP+S to encourage participation. If an attendee completes a Balancing Act survey, they received a raffle ticket and were entered to win a prize at the end of the event or for the grand prize at the end of the Housing Element Update project.

Presentation to Community Groups

On July 28, staff attended a meeting of the Kiwanis Club of Napa to provide an overview of the Housing Element and RHNA process and solicit input from stakeholders and the public regarding housing needs and opportunities. Approximately 30 Kiwanis members attended and were given an opportunity to ask questions about the Housing Element process as well as participate in the analog version of Balancing Act and the penny jar visioning exercise.

The City provided Spanish translations of its invitation to Housing Week and had translation services available at the Saturday Farmers Market on July 30. *See* Figure H-3. The City will continue outreach on housing and affordability issues in Spanish to the greatest extent possible.



Figure H-3. Sample Housing Week Outreach in English and Spanish

H.2.3 Housing Policy Working Groups



Napa Recovery Center Workshop

On July 27, 2022, the City held a Community Workshop for Spanish-speaking residents of Napa that was attended by 10 staff members from the Napa Recovery Center as well as 3 members of the public. Spanish translation was offered at the workshop. The intent of the workshop was to provide an overview of the Housing Element and RHNA process and solicit input from stakeholders and the public regarding housing needs and opportunities. After a brief presentation, staff asked participants for their opinions about the City's shortcomings, accomplishments, types of housing needs and where this housing can be developed, as well as other barriers aside from income preventing residents from accessing housing. Feedback included several topics related to the series of questions asked, including how the City can increase housing stock for all affordability levels, especially those in the "missing middle" who do not qualify for assistance but who cannot afford housing in Napa. Participants also discussed the difficulty in accessing programs created to address fair housing practices and indicated a need for increased participation through community outreach.



Figure H-4: Latinx Outreach Meeting

(L) Latinx residents consider policies and key questions related to the Housing Element at the July 27 Working Session. (R) Attendees of the July 27 Working Session participate in a penny jar visioning activity. Photo Credit: Dynamic Planning + Science

Housing Collaborators

Also on July 27, the City held a meeting with housing collaborators The intent of the workshop was to solicit input from stakeholders regarding development needs and opportunities. Feedback included several topics related to the series of questions asked, including:

- Need clarity around permit fees, review times, etc. for housing projects that change land use designation and zoning;
- More public education about the benefits and importance of affordable housing, as well as the different levels of affordability;
- Integration of affordable housing into other projects;
- Mechanisms for reducing or waiving impact fees;
- Revising guest parking requirements;
- Expedite planning review for mixed-affordability housing projects; and
- Include developers in review of potential sites to determine feasibility.

Table H-1: Housing Collaborators Workshop Attendees

Name	Affiliation
Larry Florin, CEO; Jocelyn Lin	Burbank Housing
Mariann Lim	EAH Housing
Cass Walker	Gasser
Erica Sklar; Karina O'Briain	Napa Valley Community Housing
Adam Kuperman; James Conlon	Satellite Affordable Housing Assoc.
Trent Sanson	Yellow Roof Foundation
Charles E. Loveman, Jr.	Heritage House Partners
Dev Goetschius	Housing Land Trust of Sonoma Co.
Pablo Zatarain	Fair Housing Napa Valley

Sonoma/Napa Collaborative Equity Working Group

The Equity Working Group (EWG) was convened by the Napa Sonoma Collaborative to engage community members in the Housing Element Update process within the Napa Sonoma region. The EWG also had the secondary purpose of exposing jurisdictions to community members outside of the formal public participation process. Over the course of six sessions the EWG discussed barriers, obstacles, and constraints to providing affordable housing within the Napa Sonoma region as well as developed recommendations for how to address these issues. The EWG members were nominated by members of the Napa Sonoma Collaborative due to their work within the community, including those who directly engage vulnerable populations, provide housing for vulnerable populations, or are a member of a vulnerable population. Full EWG Report Link.

EWG Key Findings

- The current approach to housing policies throughout the region is ad hoc and piecemeal and what is needed is a holistic approach to housing and homelessness issues:
    - Affordable homeownership is missing from the conversation
    - Transitional and supportive housing as a more integrated part of the whole conversation is missing
    - The traditional paradigm of designing affordable housing should be changed; design professionals should be educated to think holistically about designing communities and integrating affordable housing patterns into community design.
- A lack of community trust leads to a lack of honest and transparent communication and engagement between local governments, partner agencies, and community members.
- Additional housing costs are not factored into the affordable housing definition:

  - The official definition of affordable housing does not include all related housing costs:
    - Those who live in deed-restricted affordable housing face food shortages, high insurance rates, and rising utility costs, to name a few, which are not factored into the official definition of affordable housing. Yet these are costs that must be included in an already strained budget.
  - Super-commuting leads to higher gas costs and more wear and tear on cars, but it is necessary to find and maintain affordable housing.
  - The housing situation within the region leads to students working to support their families, creating an unintended consequence of students dropping out of their educational careers and leaving the community after they matriculate from High School since they cannot afford housing.
  - Onerous regulation leads to displacement.
- Affordable homeownership is missing from the conversation. Renting is not a sustainable approach, and it prevents people from accessing the "American Dream."
- The lack of affordable and safe housing due to high development costs, loss of units due to disasters, and gentrification (the EWG specifically called out investors renovating potentially naturally occurring affordable housing into higher-end units) are some of the contributing factors to the housing crisis within the region.
- Discrimination is both subtle and overt:
  - Tenants are susceptible to landlords taking advantage of them due to a particular set of issues, including but not limited to:
    - Language barriers
    - Cultural Barriers
    - Stereotypes
    - Disabilities
    - Income
  - Discrimination is a multilayered situation:
    - Tenants in substandard/unhealthy housing live in precarious conditions and are afraid to complain due to the fear of being evicted
    - There is a genuine fear that rents will increase if tenants complain about substandard situations
  - Stereotypes associated with low-income tenants and voucher holders are a barrier to obtaining housing:
    - Criminal backgrounds and subsidies contribute to stereotypes that make landlords leery of renting
    - SB 329 makes it illegal to reject housing vouchers; however, it still occurs
  - Discrimination is difficult to determine since there aren't enough vacancies to even apply for housing
- The lack of available land, regulations, and high impact fees contribute to astronomical development costs.

SECTION H.3. PLAN REVIEW PHASE

The second phase of public and stakeholder engagement is the document review phase. The draft Housing Element was circulated for public review on the project website, on the city website, via newsletter, and on city social media.

H.3.1 Draft Public Review

The public draft of the Housing Element was initially released on December 22, 2022, and open for a period of 30 days until January 21, 2023.

Napa Recovery Center Meeting

Continuing the city's targeted outreach to Spanish-speaking residents in Napa, on January 10, 2023, the City held an online meeting for Napa Recovery Center staff members and others who attended the original workshop on July 27, 2022. During the meeting, project staff presented an overview of the draft Housing Element, discussed key topics of interest identified in the July workshop, and requested feedback from attendees, including initial reactions during the meeting and more detailed comments before the end of the review period if possible.

Planning Commission Public Meeting

The Planning Commission held a public meeting on January 5, 2023, to introduce the draft Housing Element and kick-off the public draft review period. During the meeting, city staff presented a report on the draft Housing Element and requested the Commission's feedback; no formal action was requested.

Discussion was facilitated by city staff and focused on state requirements, the update process, the depth of analysis provided by the document, community engagement efforts, and housing inventory sites selection. Staff answered questions from the Planning Commissioners, including about data sources, demographic changes, pipeline projects, income assessment and categories, the analysis of impediments to fair housing, allocating units for local residents, and penalties for noncompliance.

H.3.1.1 Input Mechanisms

Website Posting

As shown in Figure H-5, the draft housing element was hosted at www.napahousingelement.com/documents. Accompanying the link to the draft housing element is a description of the document structure and instructions on how to comment.

Review Mechanism

The documents page, along with every page of the website, includes a translate button to change the rendered language of the web page. The comments are captured via three options. Option 1 is to launch the "Review PDF" which is a collaborative platform where the user can open the document, comment, and see all other comments in the draft. All comments are then compiled into a single copy of the housing element.

The second option is a Google-based comment form that collects the reviewer's feedback in text format and submits directly to the project team.

The final option is a direct email link to the project team.

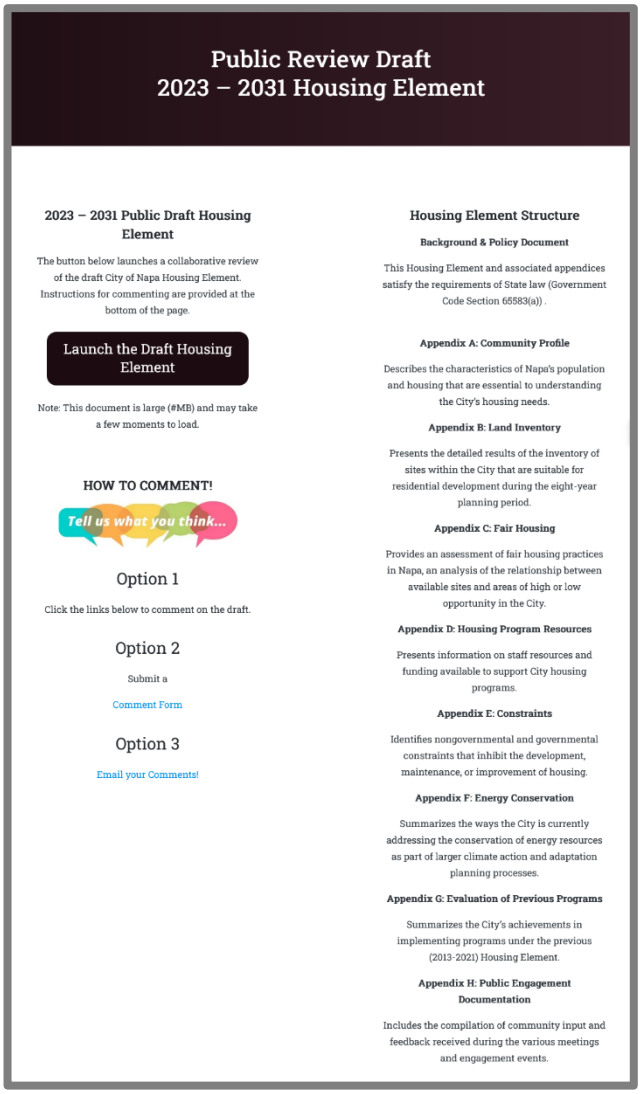


Figure H-5: Documents Page at Project Website

H.3.1.2 Addressing & Incorporating Comments

The public review draft of the Housing Element was posted for review and comment by members of the public and stakeholder groups for a 30-day period, from December 22, 2022, to January 21, 2023. A total of 35 comments were received from 14 individuals, some representing entities such as the Napa County Progressive Alliance and Systems Change Advocate Disability Services and Legal Center (DSLC). Comments ranged from general feedback and minor grammatical edits to requests for more in-depth analysis of specific topics. Examples of comments received include: revisions to Housing Element programs to more specifically address challenges for people with disabilities, funding mechanisms, and implementation; agreement with preserving community character while addressing housing for all community members; and questions and concerns about specific housing sites included in the land inventory.

Upon completion of the 30-day public review period, the City considered public comments received and made necessary revisions to the draft Housing Element prior to submitting the updated draft to HCD for review on February 16, 2023. Summaries of comments and responses are provided in Appendix J, Comment Tracking.

H.3.2 HCD Review

After incorporating revisions based on public comment, the draft Housing Element was submitted to HCD for review on February 16, 2023. The city received a total of 35 formal comments back from HCD on May 17, 2023. In order to efficiently address the comments received, the city met with representatives of HCD on June 2, 2023, and July 20, 2023, and additional informal comments were received from HCD on August 7, 2023.

City staff engaged with HCD to identify revisions and additions to the draft Housing Element in response to HCD's written findings. Specific responses to HCD comments and references to where in the Housing Element revisions have been incorporated are detailed in the HCD Comment Tracking Sheet (Appendix J). Summaries of key changes made to the Housing Element in response to HCD review comments include, for example, the following:

- **HCD Comment No. 13:** Accessory Dwelling Units – The element projects 366 ADUs to be constructed over the planning period, averaging approximately 46 units per year. This projection was based on annual permit data from 2018-2021. 2023-2031 City of Napa Housing Element 10 However, Annual Progress Reports submitted by the City indicated building permit figures of 20, 34, 45, and 60 for 2018, 2019, 2020, and 2021, respectively. The element should reconcile these figures and adjust assumptions as appropriate.
    - **City Response:** To complete the housing sites inventory analysis, clarification was added that ADU projection is based on the adoption of loosened regulations in 2019, allowing the City to use permit numbers from 2019 to 2021 as the baseline average, consistent with accepted projection methodology. (Appendix B, Section B.4, pg. B-37)
- **HCD Comment No. 24:** Land Use Controls – While the element lists some development standards for each zone, it should also list lot coverage requirements for each zone. In addition, the element should independently and cumulatively evaluate the impact of development standards on housing supply (number of units), cost, feasibility, and ability to achieve maximum densities. For example, the analysis should address the combination of floor area ratios, setbacks, heights, lot coverage, and other bulk standards for impacts on achieving maximum densities. The element may utilize input from the development community and past projects to address these requirements.
    - **City Response:** Added lot coverage to Table E-3: Summary of Development Standards. Additional narrative has been added under Section E.1.1.1.2.1 regarding cumulative impacts of development standards (pg. E-13), including discussion of recent trends seen in Napa to develop sites at the maximum density, use density bonuses, and add units to ongoing projects where GP updates have increased the maximum density. A list of

Pipeline Projects developing at or above the maximum density allowed is also provided in this section as evidence of recent trends.

- **HCD Follow-Up Comment:** Needs stronger analysis… would be helpful to include table with sample project(s) over prior planning period and can use trends from pipeline projects. Compare site characteristics between projects (size, zone, density, actual number of units constructed).
- **City Follow-Up Response:** To complete the analysis of potential governmental constraints on housing development, lot coverage was added for all districts where it applies, and additional discussion was provided describing the cumulative impacts of the City's development standards. Discussion includes recent trends seen in Napa to develop sites at the maximum density, use density bonuses, and add units to ongoing projects where recent General Plan updates have increased the maximum density allowed, as evidenced by several current projects developing at or above the maximum density. (Appendix E, Section E.1.1.2.1, pp. E-9 to 10, Table E-3, and pp. E-13 to 14)

- **HCD Comment No. 25:** Local Processing and Permit Procedures – While the element includes some information about permit processing procedures and processing times (pp E28-33), it should also describe approval procedures including the number of public hearings, approval findings, and any other relevant information for a typical single-family and multi-family development. In addition, the element should address public comments on this draft submittal and discuss compliance with the Permit Streamlining Act and intersections with CEQA and timing requirements, including streamlining determinations and add or modify Programs H3-1.2 (Design Standards) and H3-2.2 (Design Review Guidelines) as appropriate. Finally, the element should discuss whether procedures and provision comply with Senate Bill 9 (SB9) (Chapter 162, Statutes of 2021) which generally, among other provisions, requires ministerial approval of a subdivision of a parcel in a single-family zone into two parcels.
  - **City Response:** To complete the analysis of potential governmental constraints on housing development: Additional details were added about development review procedures and processing times, approval findings, and the City's Design Guidelines; Program H3-1.2 calls for the Design Guidelines to be updated by 2025 to ensure they are objective, support review outcome certainty, and support the community's housing needs; additional details were added about Senate Bill 35 (SB 35), including that the City was only subject to SB 35 starting in 2022 and has not seen any qualifying applications since; it was clarified that Napa currently complies with SB 9 and Program H202.1 will codify existing procedure; and a new section regarding CEQA requirements was added, including timing, costs, and examples of required environmental review for recent projects. (Appendix E, Section E.1.3.1, pgs. E-29 to 34; Table E-6 and Section E.1.3.2, pg. E-35; Section E.1.3.3, pg. E-36; and Housing Element, Section 5, pgs. 53 and 62, Programs H2-2.1 and H3-1.2)

A redline version of the draft Housing Element showing the revisions made in response to HCD's comments was published to the project website on August 11, 2023, and remained posted through the

minimum ten-day review period. With the revisions summarized here and detailed in Appendix J, the draft Housing Element is in substantial compliance with state Housing Element Law.

Resubmittal to HCD is anticipated mid-September 2023 – this section will be completed based on subsequent review and comment.

H.3.3 City Council & Planning Commission Review

As part of the plan review phase, the draft Housing Element was submitted to the City of Napa Planning Commission and City Council for review in September and October of 2023.

Planning Commission Review & Recommendation

A duly noticed public hearing in front of the Planning Commission was held on September 7, 2023. The scheduled hearing was published in a local newspaper of record, the Napa Valley Register, on August 26, 2023. In addition, staff provided direct notice to persons who previously requesting updates on the project. Prior to the hearing, staff received two comments from members of the public regarding the draft. In summary, one of the comments suggested stronger language be incorporated into the Housing Element reinforcing "no net loss" and to make it more difficult to modify a housing site's land use or density allowance. The second comment received was a re-submittal of a comment provided during the initial 30-day review period between December 2022 and January 2023, which requested acceptance of the Greenbelt designation for the Foster Road Mixed Use area; however, this revision would be outside the scope of the Housing Element.

At the September 7, 2023, public hearing, city staff presented a summary of the draft element, its policies and programs, and the public and HCD comments received and resulting revisions to date. Staff recommended that the Planning Commission forward a recommendation to the City Council to adopt a resolution amending the 2040 General Plan to adopt the 6th Cycle Housing Element for the 2023 to 2031 planning period. In addition, staff recommended a determination that the actions authorized by the resolution are exempt from the California Environmental Quality Act (CEQA). Public comment was taken by the Planning Commission during the hearing, which consisted of questions about new housing construction and builder's remedy.

After addressing questions and providing additional information about the draft, the Commission closed the hearing and made a motion to forward a recommendation to City Council to adopt the Housing Element with one minor revision and determine the authorized actions are exempt from CEQA. The minor revision recommended was to move up the timeline for Housing Element Program H4-1.1, Sustainability Standards, from a deadline of 2030 to 2025.

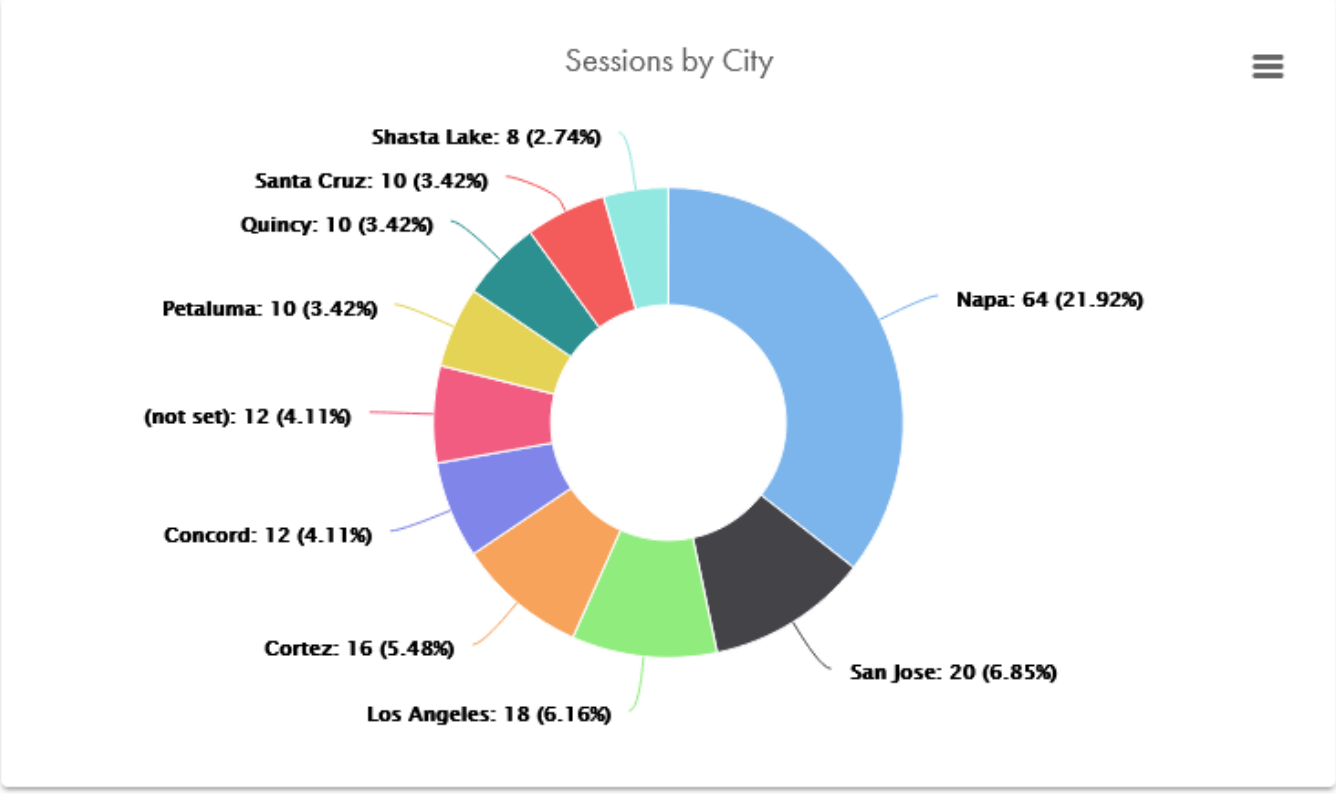
City Council Review & Certification

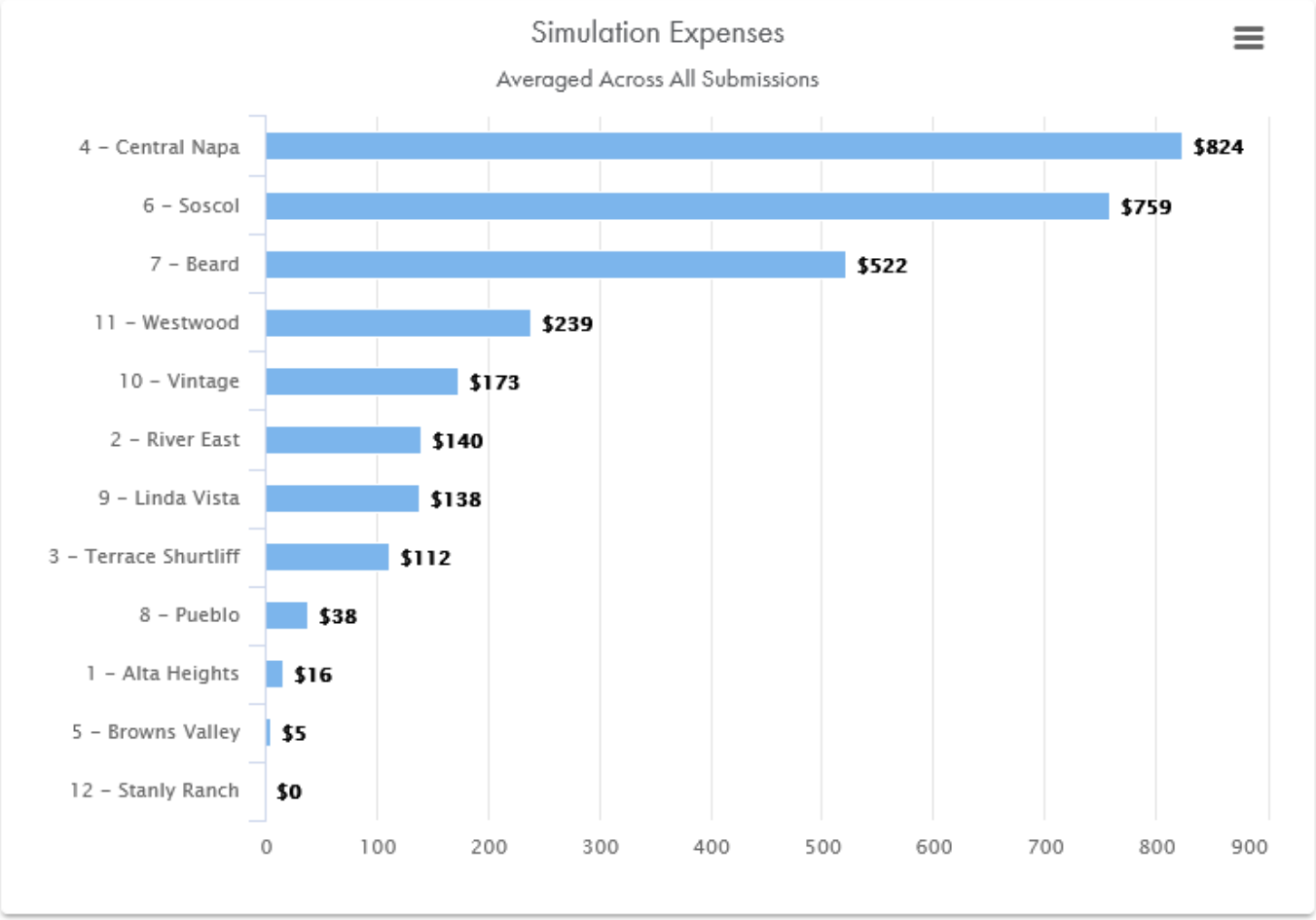
This section will be updated following the City Council public hearing scheduled for October 17, 2023.

SECTION H.4. OUTREACH DOCUMENTATION

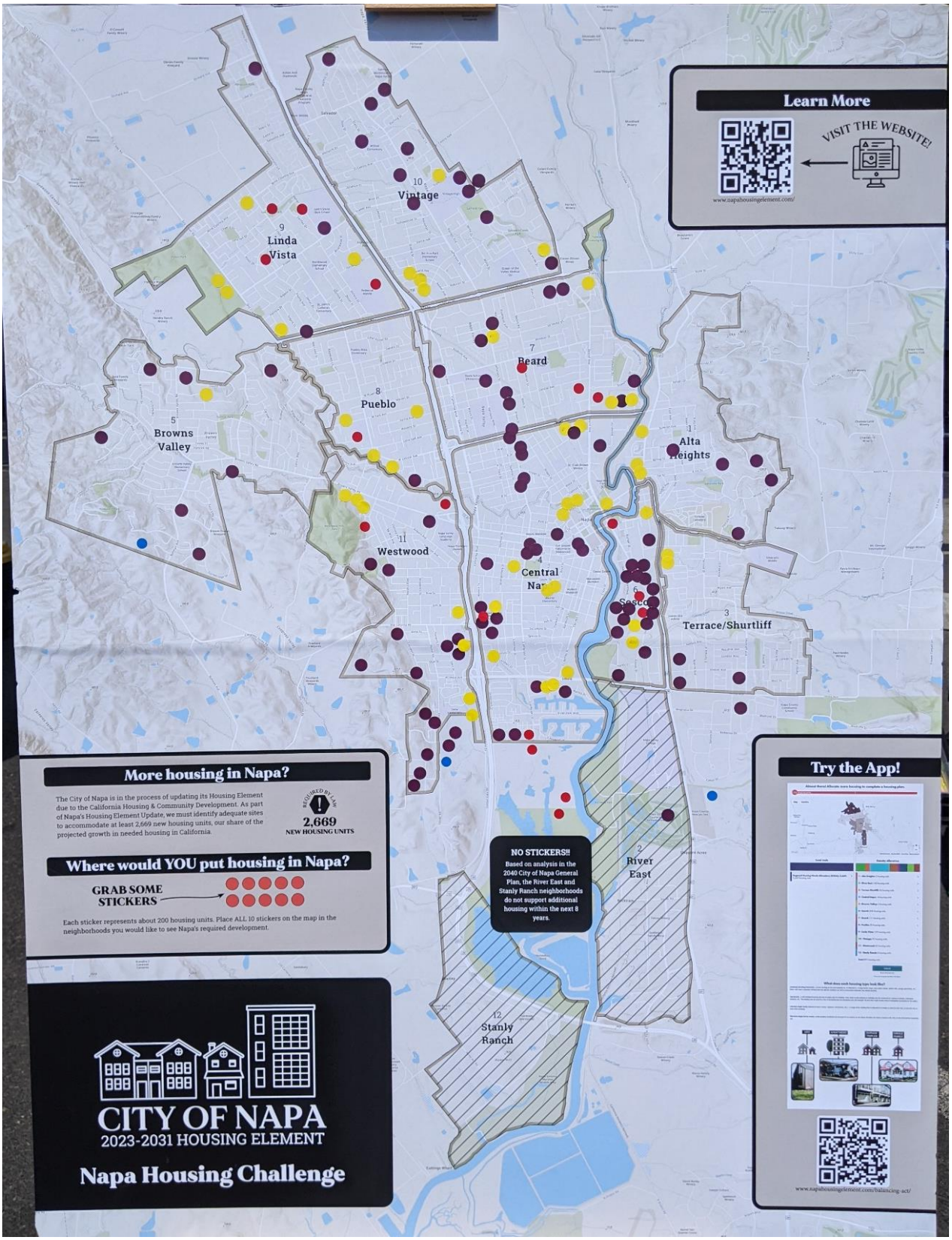
H.4.1 Balancing Act Survey Response Summary

Total Pageviews	Average Time on Site	Taxpayer Receipt Visits	Total Simulation Submissions
1,070	6m 44s	0	50




Simulation Expenses
Averaged Across All Submissions
4 – Central Napa
$824
6 – Soscol
$759
7 – Beard
$522
11 – Westwood
$239
10 – Vintage
$173
2 – River East
$140
9 – Linda Vista
$138
3 – Terrace Shurtliff
$112
8 – Pueblo
$38
1 – Alta Heights
$16
5 – Browns Valley
$5
12 – Stanly Ranch
$0
0
100
200
300
400
500
600
700
800
900

H.4.2 Dot Map Survey



H.4.3 Comment Card Submissions

Feedback & Comments
Welcome:

CITY OF NAPA
2023-2031 HOUSING ELEMENT

Places to build 200+ units:
① parking lot by court along 3rd + Coombs ② All Jefferson Street strip malls are outdated, underused, and people don't like them ③ vacant bank site at Jefferson + 2nd (near Fuller ④ please add bakeries + cafes to residential zones and allow SFR to add little businesses in their garages ⑤ Add protected bike lanes all over town because lots ride on sidewalks.

Optional Info:

Name: [redacted]
Email: [redacted]

Feedback & Comments
Welcome:

CITY OF NAPA
2023-2031 HOUSING ELEMENT

Need another crosswalk & Stop sign on S. Jefferson between Saratoga Downs & ~~Airline~~ Meadows SR Home &/or Down between Saratoga & River Road.

[redacted]

Optional Info:

Name:
Email:

Feedback & Comments
Welcome:

CITY OF NAPA
2023-2031 HOUSING ELEMENT

MICRO APARTMENTS FOR RENT SPACE

Optional Info:

Name: [redacted]
Email: [redacted]

Retroalimentación y
Comentarios Bienvenidos:

CITY OF NAPA
2023-2031 HOUSING ELEMENT

-Moratorium & eviction protection. City of Napa should be more proactive and supportive to its renters when disasters like the pandemic impact communities and the ability for them to attend to live in their homes.
-Increase hospitality and tourist taxes/fees to add to funding for housing.
-Restrict large corporations from overtaking neighborhoods and increasing rent.

Información Opcional:

Nombre:
Correo Electrónico:

Retroalimentación y Comentarios Bienvenidos:

CITY OF NAPA 2023-2031 HOUSING ELEMENT

~~NVUSD~~

Napa Valley Unified School District

main contact w/parents are parent liaisons.

Viviana Loera – vloera@nvusd.org
head of parent liaisons at nvusd.
She can help connect with each liaison in each nvusd school site.

Información Opcional:

Nombre: [redacted]

Correo Ele

Retroalimentación y Comentarios Bienvenidos:

CITY OF NAPA 2023-2031 HOUSING ELEMENT

Nos gustaría que esta información sea más promovida para que todos sepan sus opciones de quedarse en Napa antes de pensar salir o cambiar del Condado.

Información Opcional:

Nombre: [redacted]

Correo El

Feedback & Comments Welcome:

CITY OF NAPA 2023-2031 HOUSING ELEMENT

Thank you for being here. I appreciate the effort to educate the community

Optional Info:

Name: [redacted]

Email:

Feedback & Comments Welcome:

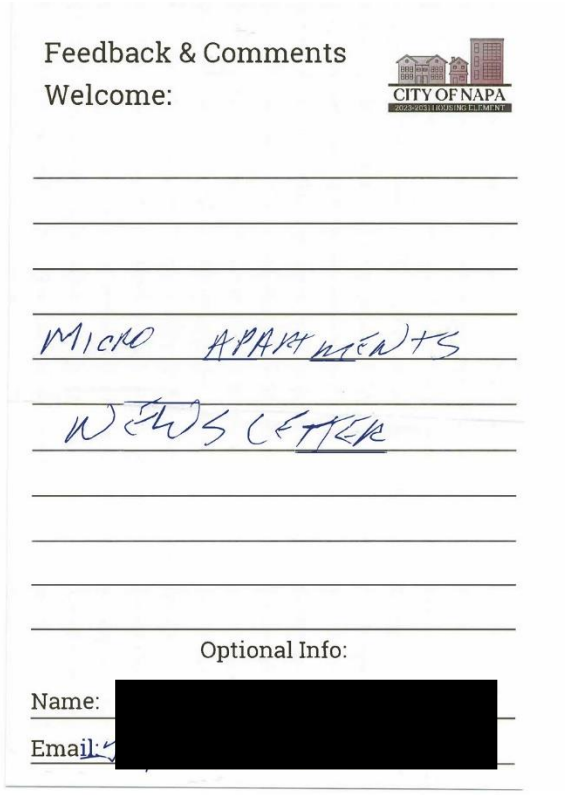
CITY OF NAPA 2023-2031 HOUSING ELEMENT

I'd like to see more affordable senior housing

Optional Info:

Name: [redacted]

Email:



Feedback & Comments
Welcome:

CITY OF NAPA
2023-2031 HOUSING ELEMENT

MICRO APARTMENTS

NEWSLETTER

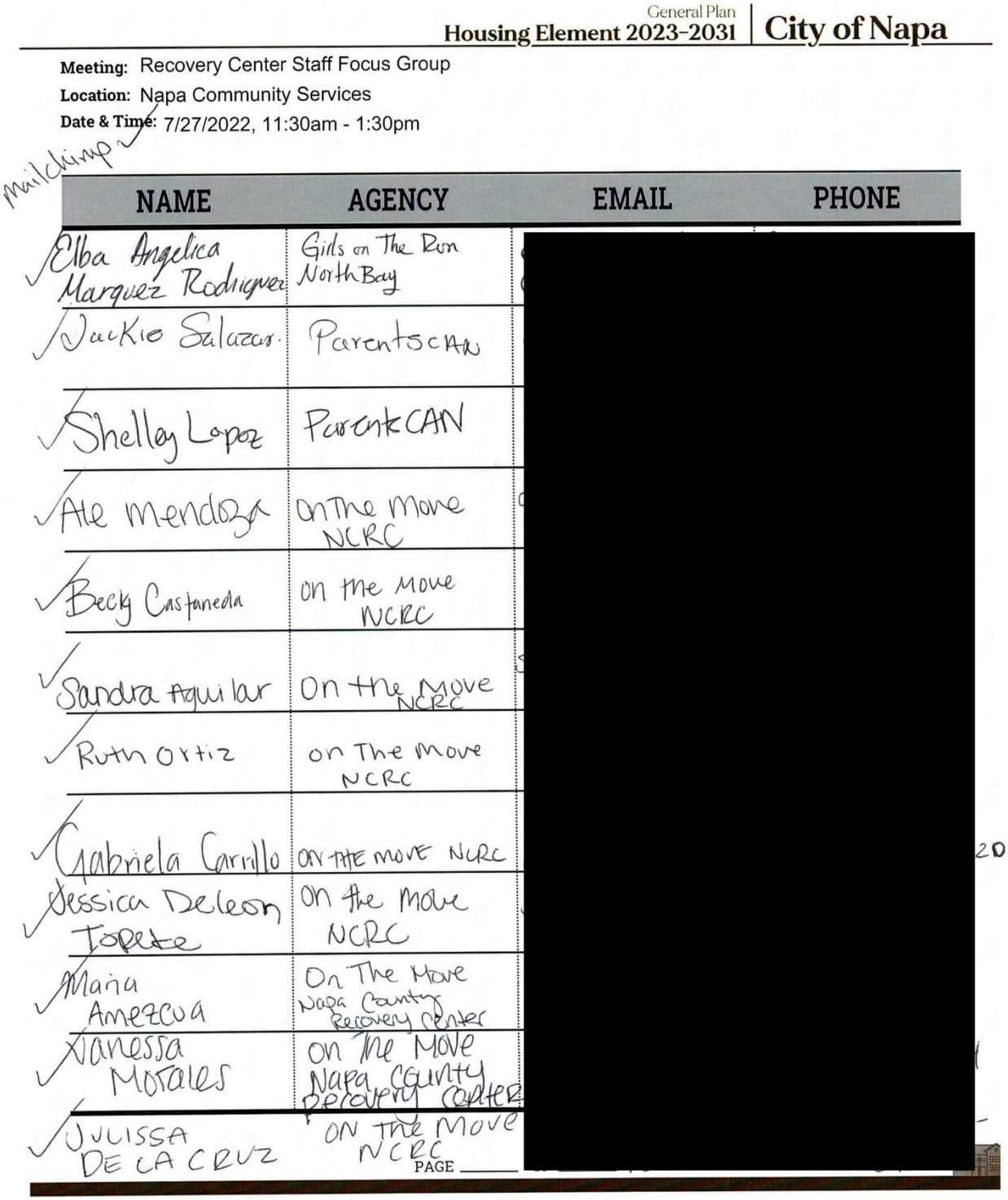
Optional Info:

Name: [redacted]

Email: [redacted]

H.4.4 Meeting Sign-In Sheets

Recovery Center Staff Focus Group



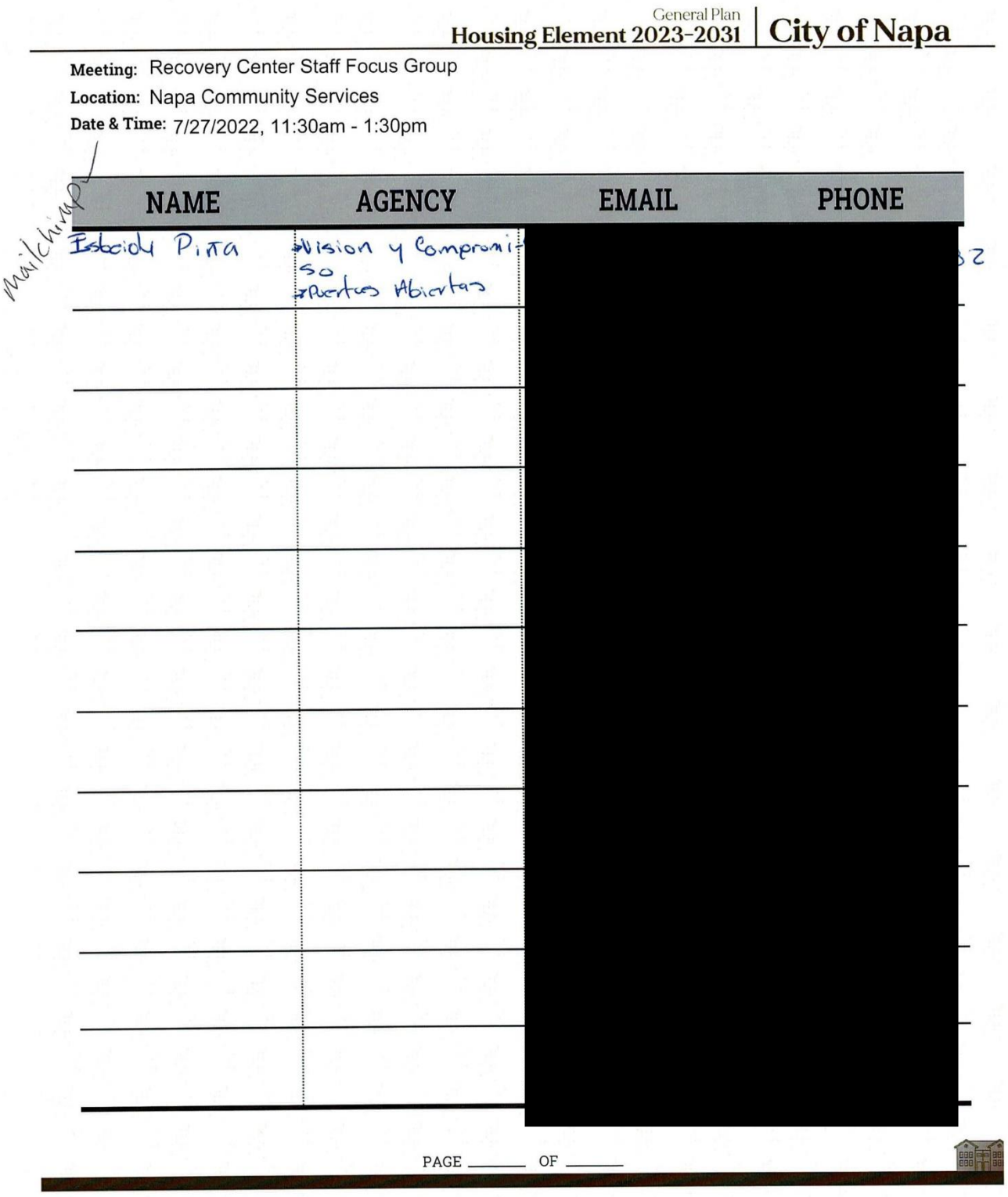
General Plan
Housing Element 2023-2031 | City of Napa

Meeting: Recovery Center Staff Focus Group
Location: Napa Community Services
Date & Time: 7/27/2022, 11:30am - 1:30pm

mailchimp ✓

NAME	AGENCY	EMAIL	PHONE
✓ Elba Angelica Marquez Rodriguez	Girls on The Run North Bay	[redacted]	
✓ Jackie Salazar	ParentsCAN		
✓ Shelley Lopez	ParentCAN		
✓ Ale Mendoza	On The Move NCRC		
✓ Becky Castaneda	On the Move NCRC		
✓ Sandra Aguilar	On the Move NCRC		
✓ Ruth Ortiz	On The Move NCRC		
✓ Gabriela Carrillo	ON THE MOVE NCRC		
✓ Jessica Deleon Lopez	On the Move NCRC		
✓ Maria Amezcua	On The Move Napa County Recovery Center		
✓ Vanessa Morales	On the Move Napa County Recovery Center		
✓ JULISSA DE LA CRUZ	ON THE MOVE NCRC		

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General Plan
Housing Element 2023-2031 | City of Napa

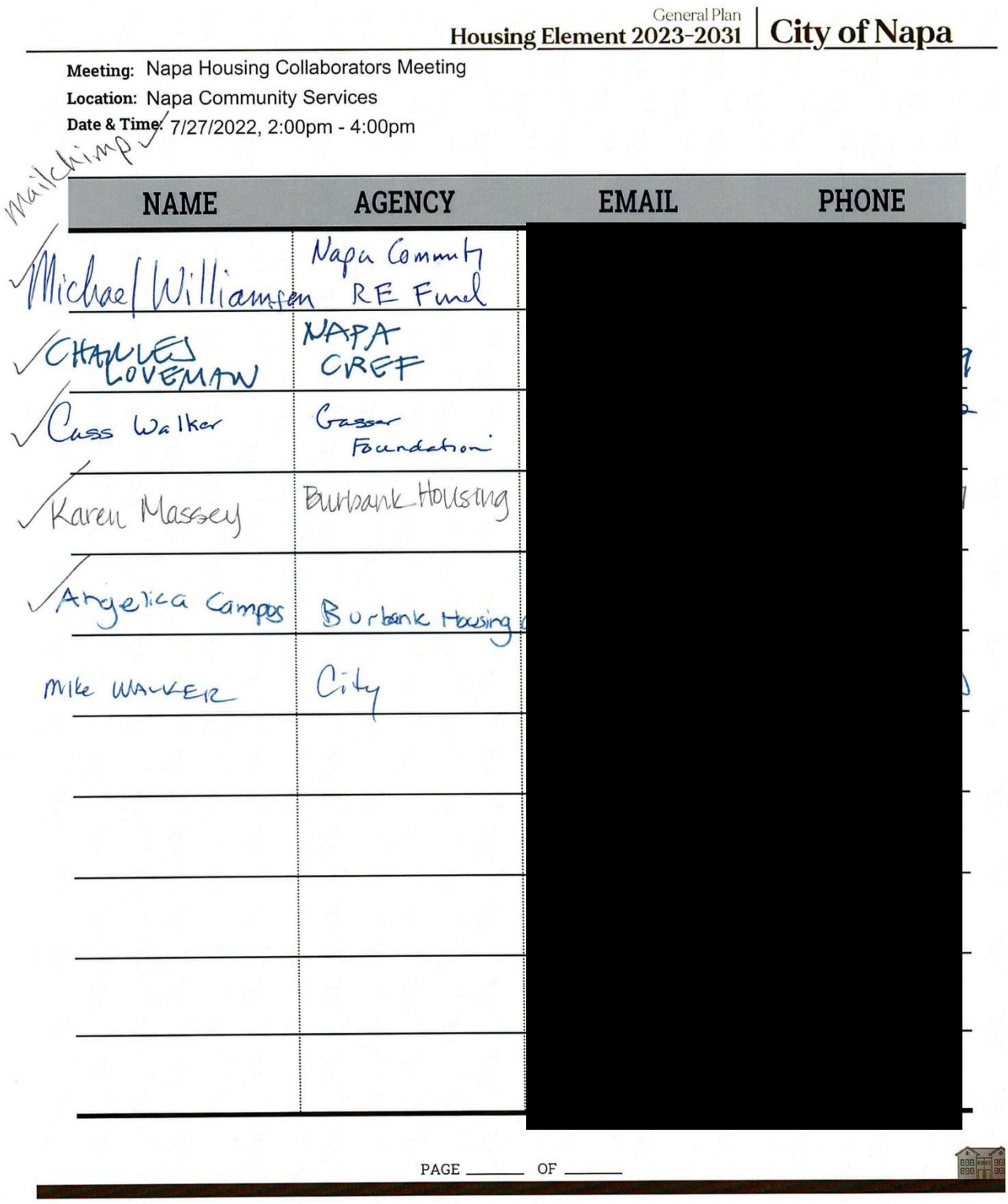
Meeting: Recovery Center Staff Focus Group
Location: Napa Community Services
Date & Time: 7/27/2022, 11:30am - 1:30pm

mailchimp

NAME	AGENCY	EMAIL	PHONE
Estrella Pina	Vision y Compromiso Puertas Abiertas	[redacted]	

PAGE _____ OF _____

Housing Collaborators Meeting



General Plan
Housing Element 2023-2031 | City of Napa

Meeting: Napa Housing Collaborators Meeting
Location: Napa Community Services
Date & Time: 7/27/2022, 2:00pm - 4:00pm

mailchimp ✓

NAME	AGENCY	EMAIL	PHONE
✓ Michael Williamsen	Napa Community RE Fund	[redacted]	
✓ CHARLES LOVEMAN	NAPA CREF		
✓ Cass Walker	Gasser Foundation		
✓ Karen Massey	Burbank Housing		
✓ Angelica Campos	Burbank Housing		
Mike WALKER	City		

PAGE _____ OF _____

General Plan
Housing Element 2023-2031 | City of Napa

Meeting: Napa Housing Collaborators Meeting
Location: Napa Community Services
Date & Time: 7/27/2022, 2:00pm - 4:00pm

mailchimp

NAME	AGENCY	EMAIL	PHONE
Karina O'Briain	NVCH	[redacted]	

PAGE _____ OF _____

Kiwanis Club

General Plan
Housing Element 2023-2031 | City of Napa

Meeting: Kiwanis Club of Napa Housing Element Overview
Location: The Elk's Lodge, 2840 Soscol Ave, Napa, CA 94558
Date & Time: 7/28/2022, 1:00pm - 1:30pm

NAME	AGENCY	EMAIL	PHONE	NEWS-LETTER SIGNUP
IRA C. SMITH		[redacted]		☐
				☐
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H.4.5 Notice of Priority Water & Sewer Service

The following memorandum will be sent to the City of Napa Utilities Department, Water Division, and the Napa Sanitation District (NapaSan) following certification and adoption of the element to provide notice of priority sites for water and sewer service.

To: Water and Sewer Service Providers
From: City of Napa Community Development Department
Date: TBD
Subject: Notice of Priority Water and Sewer Service

To whom it may concern,

Per Chapter 727, Statues of 2004 (Senate Bill 1087), upon completion of a housing element, the local government is responsible for immediately distributing a copy of the element to area water and sewer providers. In addition, water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. Chapter 727 was enacted to improve the effectiveness of the law in facilitating housing development for lower-income families and workers.

To ensure adequate water and sewer capacity is available to accommodate the City of Napa's housing needs, local water and sewer providers must adopt written policies and procedures that grant a priority for service hook-ups to developments that help meet the community's share of the Regional Housing Needs Allocation (RHNA) for lower-income households. In addition, state law prohibits water and sewer providers from denying service, conditioning service approval, or reducing service for an application for development that includes housing affordable to lower-income households, unless specific written findings are made.

A copy of the full state-certified and adopted City of Napa 2023-2031 Housing Element is attached and also available on the city website at cityofnapa.org/262/Housing-Element. Below are summaries of the city's RHNA and the Housing Element site inventory.

City of Napa 2023-2031 Housing Element Regional Housing Needs Allocation

Income Group	RHNA
Extremely Low- and Very Low-Income	770
Low-Income	444
Moderate-Income	405
Above Moderate-Income	1,050
Total	**2,669**

City of Napa 2023-2031 Housing Element Site Inventory Summary

	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
RHNA	**1,214**	**405**	**1,050**	**2,669**
Pipeline Residential Development	337	135	1,412	**1,884**
Capacity on Vacant Sites	579	74	147	**800**
Capacity on Underutilized Sites	202	137	128	**467**
ADU Projection	220	110	36	**366**
Total Capacity	**1,338**	**456**	**1,723**	**3,517**
Surplus(+) / Deficit(-)	**+124**	**+51**	**+673**	**+848**
Surplus %	*10.2%*	*12.6%*	*64.1%*	*31.8%*

Note: Lower-Income Units includes those housing units affordable to households categorized as low-, very low-, and extremely low-income.

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CITY OF NAPA

2023-2031 HOUSING ELEMENT

Appendix I
Glossary



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City of Napa | **General Plan Housing Element 6th Cycle Update 2023-2031**

Appendix I. Glossary

Cover Image: Dmitry, source: Adobe Express

Association of Bay Area Governments (ABAG): The regional government agency authorized by the Federal and State Government to address regional transportation, housing, and other planning issues in the Bay Area. ABAG membership is voluntary and represents the cities, towns and counties of the Bay Area with a population of more than 7 million people. We offer members research and analysis, education and outreach, regional coalition coordination, and cost-effective member service programs.

Accessible Housing: The construction or modification of housing to enable independent living for individuals with disabilities.

Accessory Dwelling Unit (ADU): A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Sometimes known as "granny flat" or "second unit."

Acre: a unit of land measure equal to 43,560 square feet. Net acreage refers to the portion of a site exclusive of existing or planned public or private road rights-of-way.

Access to Opportunity: Geographic access to goods, resources, and services (including employment, education, and transportation) that offer individuals, particularly low-income households and individuals, the best chance at economic advancement, high educational attainment, and good physical and mental health. Low-income communities and communities of color often have disproportionate access to opportunity. Access to opportunity is generally expressed as "high resource" or "low resource"

Affirmatively Further Fair Housing (AFFH): A state mandated requirement for government agencies and grantees to take meaningful actions to explicitly address, combat, and relieve disparities resulting from past patterns of segregation to strengthen fair access to housing and more inclusive communities.

Affordable Housing: Under State and federal statutes, housing which costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and related costs.

Age-in-Place: The ability to live in one's own home and community safely, independently, and comfortably, regardless of age, income, or ability level.

Assisted Housing: Housing that has received subsidies (such as low interest loans, density bonuses, direct financial assistance, etc.) by federal, state, or local housing programs in exchange for restrictions requiring a certain number of housing units to be affordable to very low-, low-, and moderate-income households.

At-Risk Housing: Assisted rental housing that is at risk of losing its status as housing affordable for extremely low, very low-, low-, and moderate-income residents due to the expiration of federal, state or local agreements.

California Department of Housing and Community Development (HCD): The State Department responsible for administering State-sponsored housing programs and for reviewing housing elements to determine compliance with State housing law.

Census: The official United States decennial enumeration of the population conducted by the federal government.

Chronic Homelessness: A chronically homeless individual is a homeless individual with a disability who lives either in a place not meant for human habitation, a safe haven or in an emergency shelter, or in an institutional care facility.

Collective Ownership Models: Ownership by a group for the benefit of members of that group. Examples of collective ownership models include housing cooperatives or "co-ops," and community land trusts.

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Condominium: A building or group of buildings in which units are owned individually, but the structure, common areas and facilities are owned by all owners on a proportional, undivided basis.

Continuum of Care: A community plan to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and maximum self-sufficiency. It includes action steps to end homelessness and prevent a return to homelessness.

Covenant: A property title agreement which places resale or rental restrictions on a housing unit.

Density: The number of dwelling units per unit of land. Density usually is expressed “per acre,” (e.g., a development with 100 units located on 20 acres has density of 5.0 units per acre).

Density Bonus: The allowance of additional residential units beyond the maximum for which the parcel is otherwise permitted usually in exchange for the provision or preservation of affordable housing units at the same site or at another location.

Development Impact Fees: Fees required by City code, ordinance, resolution or other City law to be paid as a condition of, or prerequisite to, issuance of a building permit for the development of residential uses, as those fees may be amended from time to time.

Development Pipeline: Refers to projects at all stages of the development process after having applied for a land use or building permit through a local planning department.

Displacement: Occurs when certain groups of individuals or households (often low-income) are forced to move from neighborhoods as a result of rising housing costs and neighborhood conditions associated with new investments in those neighborhoods.

Diversity: The practice or quality of including or involving people from a range of different social and ethnic backgrounds and of different genders, sexual orientations, etc.

Dwelling Unit: means one or more rooms that include permanent provision for living, sleeping, eating, cooking, and sanitation that are occupied for residential purposes by one or more persons living as a single housekeeping unit.

Energy Conservation: Reducing the consumption of energy through using less of an energy service. This can be achieved either by using energy more efficiently or by reducing the amount of service used.

Emergency Shelter: Emergency shelter is defined as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. (See Government Code, § 65582, subd. (d) and Health and Safety Code, § 50801, subd. (e).)

Fair Market Rent (FMR): Fair Market Rents (FMRs) are freely set rental rates defined by HUD as the median gross rents charged for available standard units in a county or metropolitan area. Fair Market Rents are used for the Section 8 Rental Program and other HUD programs.

First-Time Home Buyer: Defined by HUD as an individual or family who has not owned a home during the three- year period preceding the HUD-assisted purchase of a home. Jurisdictions may adopt local definitions for first-time home buyer programs which differ from non-federally funded programs.

Floor Area Ratio (FAR): The ratio of gross building area (GBA) of development divided by the total net lot area (NLA). For example, a one-story building covering its entire lot would have a FAR of 1.0. A two-story building covering half its lot would also have an FAR of 1.0. The formula for calculating FAR is GBA/NLA = FAR.

General Plan: The General Plan is a legal document, adopted by the legislative body of a City or County, setting forth policies regarding long-term development. California law requires the preparation of seven elements or chapters in the General Plan: Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Safety. Additional elements are permitted to address local needs.

Gentrification: The process by which higher income households displace lower income residents of a neighborhood, changing the essential character of that neighborhood.

Group Quarters: A facility which houses groups of unrelated persons not living in households (U.S. Census definition). Examples of group quarters include institutions, dormitories, shelters, military quarters, assisted living facilities and other quarters, including single-room occupancy (SRO) housing, where 10 or more unrelated individuals are housed.

High Resource Area(s): Area(s) identified by HCD and the Tax Credit Allocation Committee's Opportunity Area Mapping Tool that offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

HOME Program: The HOME Investment Partnership Act, Title II of the National Affordable Housing Act of 1990. HOME is a Federal program administered by HUD which provides formula grants to States and localities to fund activities that build, buy, and/or rehabilitate affordable housing for rent or home ownership or provide direct rental assistance to low-income people.

Homelessness: As defined in the HEARTH act, homeless means: (1) an individual or family who lacks a fixed, regular, and adequate nighttime residence, such as those living in an emergency shelter, transitional housing, or places not meant for habitation; (2) an individual or family who will imminently lose their primary nighttime residence (within 14 days), provided that no subsequent housing has been identified and the individual/family lacks support networks or resources needed to obtain housing; (3) unaccompanied youth under 25 years of age, or families with children and youth, who qualify under other Federal statutes, such as the Runaway and Homeless Youth Act, have not had a lease or ownership interest in a housing unit in the last 60 or more days, have had two or more moves in the last 60 days, and who are likely to continue to be unstably housed; (4) an individual or family who is fleeing or attempting to flee domestic violence, has no other residence, and lacks the resources or support networks to obtain other permanent housing.

Household: The U.S. Census Bureau defines a household as all persons living in a housing unit whether or not they are related. A single person living in an apartment as well as a family living in a house is considered a household. Household does not include individuals living in dormitories, prisons, convalescent homes, or other group quarters.

Household Income: The total income of all the persons living in a household. Household income is commonly grouped into income categories based upon household size, and income, relative to the regional median family income. The following categories are used in the Housing Element:

Extremely Low: Households earning less than 30 percent of County median family income;

Very low: Households earning less than 50 percent of County median family income;

Low: Households earning 51 percent to 80 percent of the County median family income;

Moderate: Households earning 81 percent to 120 percent of County median family income; and

Above- Moderate: Households earning above 120 percent of County median family income.

Housing Choice Voucher Program (formerly Section 8 vouchers): A tenant-based rental assistance program that subsidizes a family's rent in a privately owned house or apartment. The program is administered by local public housing authorities. Assistance payments are based on 30 percent of household annual income. Households with incomes of 50 percent or below the area median income are eligible to participate in the program.

Housing First: A homeless assistance approach or policy that prioritizes providing permanent housing to people experiencing homelessness as quickly as possible, and other supportive services afterward.

Housing Problems: Defined by HUD as a household which: (1) occupies a unit with physical defects (lacks complete kitchen or bathroom); (2) meets the definition of overcrowded; or (3) spends more than 30 percent of income on housing cost.

Housing Subsidy: Housing subsidies refer to government assistance aimed at reducing housing sales or rent prices to more affordable levels. Two general types of housing subsidy exist. Where a housing subsidy is linked to a particular house or apartment, housing subsidy is "project" or "unit" based. In Section 8 rental assistance programs the subsidy is provided to the family (called "tenant-based") who can then use the assistance to find suitable housing in the housing unit of their choice.

Housing Unit: A room or group of rooms used by one or more individuals living separately from others in the structure, with direct access to the outside or to a public hall and containing separate toilet and kitchen facilities.

Inclusion: This is an active state of being valued, respected and supported. Inclusion focuses on the needs of every individual and ensures the right conditions are in place for each person to achieve his or her full potential. An inclusive environment ensures equitable access to resources and opportunities for all. It also enables individuals and groups to feel safe, respected, engaged, motivated, and valued for who they are and for their contributions toward organizational and societal goals.

Inclusive Economic Development Investment(s): Investments that expand economic opportunities that benefit underserved and underrepresented communities, thereby reducing social, racial, health, and economic disparities in these communities. Through public and private actions that are responsive to community need and build on resident assets, these investments foster small business growth, increase quality jobs, stabilize people in safe and affordable homes, prepare residents of all ages to fill jobs, improve neighborhoods, and increase household wealth.

Infill: The process of developing vacant or under-utilized parcels within existing developed areas.

Junior Accessory Dwelling Unit (JADU): An additional, independent living unit created through the conversion of an existing legally permitted bedroom in a single-family dwelling. (See definition of Accessory Dwelling Unit)

Large Household: A household with five or more members.

Low Barrier Navigation Center(s): A "Housing First", low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. For emergency shelters, creating a "low barrier" environment means removing as many pre- conditions to entry as possible and responding to the needs and concerns of people seeking shelter.

Manufactured Housing: Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing.

Market-Rate Housing: Housing which is available on the open market without any subsidy. The price for housing is determined by the market forces of supply and demand and varies by location.

Median Income: The annual income for each household size within a region which is defined annually by HUD. Half of the households in the region have incomes above the median and half have incomes below the median.

Mobile Home: A structure, transportable in one or more sections, which is at least 8 feet in width and 32 feet in length, is built on a permanent chassis and designed to be used as a dwelling unit when connected to the required utilities, either with or without a permanent foundation.

Mortgage Revenue Bond: A state, county or city program providing financing for the development of housing through the sale of tax-exempt bonds.

Older Adult: (Another word for "senior" or "elderly" person). The Census Bureau defines an older adult or senior as a person who is 65 years or older, and this definition is used in the Housing Element document unless otherwise noted. For persons of social security eligibility, a senior is defined as a person age 62 and older. Other age limits may be used for eligibility for housing assistance or retired communities.

Overcrowding: As defined by the U.S. Census, a household with greater than 1.01 persons per room, excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is defined as households with greater than 1.51 persons per room.

Overpayment: The extent to which gross housing costs, including utility costs, exceed 30 percent of gross household income, based on data published by the U.S. Census Bureau. Severe overpayment exists if gross housing costs exceed 50 percent of gross income.

Parcel: The basic unit of land entitlement. A designated area of land established by plat, subdivision, or otherwise legally defined and permitted to be used, or built upon.

Public Housing: A project-based low-rent housing program operated by independent local public housing authorities. A low-income family applies to the local public housing authority in the area in which they want to live.

Racial Equity: A core value in which race does not affect life outcomes. Regardless of one's identity, equity is when all people have just treatment, access to opportunities necessary to satisfy their essential needs, advance their well- being and achieve their full potential while identifying and eliminating barriers that have prevented the full participation of some groups.

Redlining: A discriminatory practice in which services or goods by federal government agencies were denied or restricted in certain areas of a community, often based on race or ethnicity.

Reasonable Accommodations: Amendments to a City's standard procedures for processing permits or application in order to enable people with disabilities to participate fully in the process.

Regional Housing Needs Plan: A quantification by a Council of Government or by the State Department of Housing and Community Development of existing and projected housing need, by household income group, for all localities within a region.

Regional Housing Needs Allocation (RHNA): Each city and county in the Regional Housing Needs Plan receives a Regional Housing Needs Allocation (RHNA) of a total number of housing units that it must plan through their General Plan Housing Elements within a specified time period (October 31, 2021 to October 31,-2029 for this Housing Element period). Allocations are also distributed within four economic income categories; these four categories must add up to the total overall number a jurisdiction is allocated. The City's total RHNA from the 2021-2029 Housing Element is 45,580 housing units distributed in the following way: 10,463 should be affordable to extremely low- and very low-income households, 6,306 to low-income households, 8,545 to moderate-income households, and 20,266 to above moderate-income households.

Rehabilitation: The upgrading of a building previously in a dilapidated or substandard condition for human habitation or use.

Residential Energy: The total energy used in residential buildings, including heating, cooling, and "plug load" from appliances, lights, and electrical devices.

Service Needs: The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

Single Room Occupancy (SRO): A SRO is a cluster of residential units of a smaller size than normally found in multiple dwellings within a residential hotel, motel, or facility providing sleeping or living facilities in which sanitary facilities may be provided within the unit and/or shared, and kitchen or cooking facilities may be provided within the unit or shared within the housing project.

Special Needs Groups: Those segments of the population which have a more difficult time finding decent affordable housing due to special circumstances. Under California Housing Element statutes, these special needs groups include older adults, people with disabilities, large families with five or more members, female-headed households, farmworkers, extremely low- income households, and the homeless. A jurisdiction may also choose to consider additional special needs groups in the Housing Element, such as students, military households, other groups present in their community.

Subdivision: The division of a lot, tract or parcel of land in accordance with the Subdivision Map Act (California Government Code Section 66410 et seq.).

Substandard Housing: Housing which does not meet the minimum standards in the State Housing Code. Jurisdictions may adopt more stringent local definitions of substandard housing. Substandard units which are structurally sound and for which the cost of rehabilitation is economically warranted are considered suitable for rehabilitation. Substandard units which are structurally unsound and for which the cost of rehabilitation is considered infeasible are considered in need of replacement.

Supportive Housing: Housing with a supporting environment, such as group homes or Single Room Occupancy (SRO) housing and other housing that includes a supportive service component such as those defined below.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

California Tax Credit Allocation Committee (TCAC): TCAC allocates federal and state tax credits to the developers of affordable rental housing projects. TCAC verifies that the developers have met all the requirements of the Low Income Housing Tax Credit program and ensures the continued affordability and habitability of the developments for the succeeding 55 years.

Tenant-Based Rental Assistance: A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

Transitional Housing: Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component (e.g., job skills training, rehabilitation counseling) to allow individuals to gain necessary life skills in support of independent living.

Underutilized Site: Non-vacant sites that have structures or other site improvements, but are capable of being redeveloped with residential uses at a higher density under the zoning and General Plan land use designations. Examples include sites with vacant or abandoned buildings, surface parking lots in the Central City, and large sites that are only partially-developed.

Universal Design: The design of buildings, products, and environments that make them accessible and safe to all people regardless of age, size, ability, or disability.

U.S. Department of Housing and Urban Development (HUD): The cabinet level department of the federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include Community Development Block Grant (CDBG), HOME and Housing Choice Vouchers, among others.

Vacant Site: A vacant site is a site without any houses, offices, buildings, or other significant improvements on it. Improvements are generally defined as development of the land (such as a paved parking lot, or income production improvements such as crops, high voltage power lines, etc.) or structures on a property that are permanent and add significantly to the value of the property.

Workforce Housing: Housing that is affordable to households earning between 60 and 120 percent of area median income (AMI). Workforce housing targets middle-income families and workers including teachers, health care workers, retail clerks, young professionals, and more.

Zoning: Local codes regulating the use and development of property. A zoning ordinance divides the city or county into land use districts or "zones", represented on zoning maps, and specifies the allowable uses within each of those zones. It establishes development standards for each zone, such as minimum lot size, maximum height of structures, building setbacks, and yard size.

Zoning Ordinance: Known as the "Title 17 ZONING of CITY OF NAPA MUNICIPAL CODE" and its purpose is to implement the City's General Plan through the adoption and administration of zoning laws, ordinances, rules and regulations.

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CITY OF NAPA

2023-2031 HOUSING ELEMENT

Appendix J

Public Comment Tracking



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City of Napa | **General Plan Housing Element 6th Cycle Update 2023-2031**

Appendix J. Response to Comments

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SECTION J.1. RESPONSES TO COMMENTS RECEIVED

Table J-1: Response to Public Comment (Public Review Draft - Rev 01) 12/22/2022 – 1/23/2023

Date	Section	Page	Affiliation	Comment	Response
1/3/2023	Fair Housing		Napa County Progressive Alliance	California Government Code section 65302.10 requires the city prior to adoption of its next housing element to collect data and analyze each island or fringe community within the city's sphere of influence that is a disadvantaged unincorporated community, with (1) a description of each community and a map designating its location, (2) an analysis of water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies, (3) an analysis, based on then existing available data, of benefit assessment districts or other financing alternatives that could make the extension of services to identified communities financially feasible. Subsection (c) of Government Code section 65302.10 requires that before adopting a housing element the city is required to review, and if necessary, amend, its general plan to update the analysis required by this section. REQUEST IS HEREBY MADE to provide the data and analysis required, as set forth in the statutes identified herein, related to the disadvantaged unincorporated communities (DUCs), both within the city and its spheres of influence regarding the needs, deficiencies, and feasible service extensions. We are particularly interested in the city's conformance to Government Code, section 65302.10, which requires the city to use data to determine whether the annual median household income (MHI) of each of its inhabited islands (10 dwellings or more) is less than 80 percent of the statewide average.	The State defines a DUC as an area of inhabited territory located within an unincorporated area of a County in which the annual median income household is less than 80 percent of the statewide median income. Recognizing this issue, in 2011 Senate Bill 244 required cities and counties to address the infrastructure needs of DUCs in land use and municipal service plans. The bill required all LAFCOs to identify and map DUCs within their respective County. https://www.arcgis.com/apps/View/index.html?appid=4319a8066745442cbe7de6af1d13f98a The DAC mapping tool images provided are for a different state initiative. DUC and DAC mapping are too different state driven initiatives. The City has established an island annexation program with the intent of annexing 18 unincorporated Napa County (County) islands into the City. As part of this program a condition assessment of the existing water, sanitary sewer, storm drainage and street infrastructure was conducted. The condition assessment information has been used to determine the need and cost associated with improving the existing infrastructure to current City and Napa Sanitation District (NSD) standards.
1/3/2023	Fair Housing		Napa County Progressive Alliance	California Government Code section 65583 requires the housing element to identify and analyze existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing, including adequate sites for housing and to make adequate provision for the existing and projected needs of all economic segments of the community. The element shall contain all of the following: (1) An analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels, including extremely low income households (2) An analysis and documentation of household characteristics, including overcrowding and housing stock condition, and an analysis of the relationship of zoning and public facilities and services to these sites, and an analysis of the relationship of the sites identified in the land inventory to the jurisdiction's duty to affirmatively further fair housing.	1) Goals, Policies and Quantified Objectives can be found in the Policy document starting on page 35. The goals and policies are inclusive of all income levels. 2) An analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels can be found on in Appendix A. 3) An analysis and documentation of household characteristics, including overcrowding and housing stock condition can be found in Appendix C. An analysis of the relationship of zoning and public facilities and services to these sites, and an analysis of the relationship of the sites identified in the land inventory to the jurisdiction's duty to affirmatively further fair housing can be found in Appendix B and Appendix C.
12/24/2022	Fair Housing	C-86	Golden Gate Sotheby's International Realty	tables C-26+27 please provide a breakdown on type of employment that is occupying the existing affordable housing For example -hospitality -10% wine 12% healthcare 8% we need to know what industries are causing this affordable housing crisis- get from housing director Also, there is no mention on what is the cost per unit that local affordable housing trust funds are needed to provide a subsidized unit, not Federal nor state just local funding for example is it $150,000 per rental unit and $200,000 for "for sale" units?	The City currently does not have employment data on those accepting assistance by industry as mentioned. Job sector composition can be found in Appendix A, Page A-13. Land and Construction Costs are provided in Appendix E, starting on page E-37.
12/24/2022	Land Inventory	B-7	Golden Gate Sotheby's International Realty	table B-5 add another column to show what type of product is being constructed. For example ID 6 vista Grove is SFR. ID 13 heritage house are apartments (affordable) Under housing program resources. How about following the County on their job proximity program this is a win/win and the home buyer is not restricted on resale.	A column indicating housing product type has been added to Table B-5. The Proximity Housing Program is available to all residents of Napa County including those who live in the City of Napa. Please note program number H5-2.2 – Matching Jobs to Housing on page 68 of the policy document. This job is similar to job proximity program but will evaluate contributing to county program for future drafts.
12/24/2022	Fair Housing	C-67	Golden Gate Sotheby's International Realty	table C-20 does this number take into account the Valley Lodge and the Heritage house project thus reducing this number considerably?	Table C-20 represents a point in time survey data to understand the homeless sheltering needs. Planned and constructed facilities like Valley Lodge and Heritage House will help meet this housing need. Point In Time surveys are taken at least every two years to determine needs on a regular basis, and future surveys will show what progress, if any, has been made to meet this need as new resources become available. .

Date	Section	Page	Affiliation	Comment	Response
12/24/2022	Housing Program Resources	D-16	Golden Gate Sotheby's International Realty	Local sources of funding should show over the last 10 years what the impact fees have generated per year and what the TOT tax has generated. Then show how much is left in the trust fund (not earmarked) and during these 10 years how many units have been developed	Financial data will not be provided for each program listed. This section's purpose is to outline each program available in the city.
12/24/2022	Constraints	E-33	Golden Gate Sotheby's International Realty	Chart E-33 should show as of 12/22/22? And that all these fees may change	Table E-7 shows fees drawn from the City's 2022 Master Fee Schedule, effective as of the date of this Housing Element's preparation and release. New text has been added on Page E-33 to reference the Housing Element Programs related to conducting further analysis on fees prior to making future adjustments.
12/24/2022	Evaluation of Past Programs	G-2	Golden Gate Sotheby's International Realty	G-2 table sectionG H2 B both paragraphs of 2018 +2019 are almost identical so it gives the perception more units are being, or have been, constructed.	Edits to the explanatory text on page G2 were made to clarify progress for each year.
12/31/2022	Land Inventory		Gasser Foundation	The draft identifies 187 low income units and 49 moderate income units in the "Soscol" neighborhood. The maps depict a portion of those units (e.g. Figure B-1) in red/purple circles fronting on Soscol Avenue. We, at the Gasser Foundation, are interested in whether any of these vacant/underutilized sites in the "Soscol" neighborhood - that are located on Soscol Avenue - are on the west side of Soscol Avenue.	The City provided the commenter with an email with link to the site inventory interactive map to provide further information on site.
1/11/2023	Housing Program Resources		Individual	Page 26, Just want to say that almost 2,000 units in the works is great for the high demand on housing in Napa. Thank you so much!	Comment noted, no edit/response required.
1/12/2023	Housing Program Resources		Individual	Please work on making affordable housing more available to middle class families. My husband and I, we both work in Napa, and we cannot afford to live in the town that we both love. He has worked for the City of Napa for the last 20 years (supervisor for the last 8 years) and unable to keep up with inflation and high housing prices and unmeetable requirements. At some point, we really tried to meet the required criteria. But it was just impossible, since we are a medium family of 4, and our yearly income was not too low. (required) Looking forward to see this project finalized and the results. Thank you!	Comment noted, no edit/response required.
1/22/2023	Community Profile		Individual	A-30 Remove "a" in second paragraph "saw a 33% decrease in chronic homelessness..."	Note taken, language edited
1/22/2023	Fair Housing		Individual	C-25 Paragraph 5 needs an "s" at the end of "choice" in the first sentence ("housing choices")	Note taken, language edited
1/22/2023	Housing Program Resources		Individual	D.3.1.3 Why is the final sentence in the paragraph "Public Works Department"? I believe this is an error.	Note taken, language edited
1/22/2023	Policy Doc	53	Individual	Page 53 H2 2-5 Second paragraph needs "to" in the first sentence "This web-based inventory will assist the city "to" maintain...	Note taken, language edited
1/23/2023	Policy Doc		Individual	Listen to the people of Napa. We don't want to be all cramped together in a very small space. Compromise concerning the growth proposals has ays seemed possible from the very start of this controversy. Instead the Napa government has pretended to listen and then proceeded to do what they had originally intended, You don't seem to care what we say. Stop what you're doing and work to keep Napa naturally beautiful and find a way to keep Napa naturally beautiful and home to people of all incomes. It won't be an easy task --p but Napa is worth the efforts of all of us	Comment noted, no edit/response required.
1/23/2023	Policy Doc		Individual	Having served on the Housing Element Steering Committee from 2013 to 2015, and now having read through the majority of this current draft, I am so appreciative of all of the hard work that went into this draft. So well done! The website, document and accessibility to the content is quite impressive. Thank you to our city staff and the team behind this effort.	Comment noted, no edit/response required.
1/23/2023	General		Keep Napa's Gateways Green	See letter: Foster Road Mixed Use, etc.	See responses to the comments in the attached letter.
1/20/2023	Fair Housing		Systems Change Advocate Disability Services and Legal Center (DSLC)	See letter: My following comments are to address the many challenges and barriers that people with disabilities face while looking for housing.	Persons with disabilities are included in many programs either specifically or under the umbrella of populations with special housing needs, and the language used for Housing Element Programs is purposefully broad to provide flexibility during implementation. For example, Program H2-2.8 fast-tracks 100% affordable projects, which would include those for very and extremely low-income housing. Programs H5-1.3 and H5-1.4 direct the City to track and preserve existing low- and moderate-income housing stock. The reuse of commercial sites for affordable housing is included in Program H4-2.2. In addition, several programs have been updated to more specifically address accessibility concerns.
1/20/2023	Land Inventory		Coblentz Patch Duffy & Bass LLP	See letter: Oxbow Holdings Property Details in Site Inventory	The City updated the site inventory to reflect unit counts stipulated in the SB 330 Application, which includes 13 moderate-income households and 117 above-moderate income units.

Date	Section	Page	Affiliation	Comment	Response
1/23/2023	General		Old Sonoma Road	See letter: Foster Road Mixed Use, etc.	The Foster Road Mixed Use properties are not included in the site inventory for this cycle's Draft Housing Element. The Housing Element of the 2040 General Plan does not supersede nor changes land uses identified in the Land Use Element and zoning designations in the zoning code. "Foster Road Mixed Use" is not mentioned in the housing element as the parcels are not included in the inventory of lands available for housing as it is outside the city boundaries and is not considered, contemplated or analyzed as a future housing site.
1/23/2023	Land Inventory	1	Individual	I am extremely concerned about the number of units proposed for the Health and Human resources property on Old Sonoma road. the area can't handle the traffic The charm of driving to Sonoma that way is very important for residents to experience. We need to preserve this community from looking like a typical American city. I live here because I love it and the community	Note taken. Since this is a concern regarding impacts from a specific project and not the Draft Housing Element, no revisions made. Please contact City staff directly to submit a comment on an active proposal.
1/15/2023	Policy Doc	1	Napa City Planning Commission	Page 14 may have the incorrect number of years: Unlike the other mandatory general plan elements, the Housing Element is required to be updated every five years and is subject. Is the requirement 5 or 8 years for updating?	language edited
1/17/2023	Policy Doc	14	Individual	Location of Beverly's comment: may have the incorrect number of years: Unlike the other mandatory general plan elements, the Housing Element is required to be updated every five years and is subject Is the requirement 5 or 8 years for updating?	language edited
1/17/2023	Policy Doc	39	Individual	Yes! So important to preserve the charm and character that exists in Napa!	Comment noted, no edit/response required.
1/23/2023	Policy Doc	43	Individual	Implementation: It is time for the City to adopt a local preference ordinance that provides a percentage of new "affordable" housing with preferences to folks who work and/or live here already. If we are using local monies, etc., to build this housing, locals should be the ones who have preference for a reasonable percentage of those units. Clearly, the ordinance needs to be balanced to ensure it does not run afoul of anti-discrimination laws.	Program H5-1.2 will establish eligibility preferences for affordable housing programs that prioritize people who live in, work in, or were recently displaced from the city, to the extent consistent with state and federal laws.
1/23/2023	Policy Doc	59	Individual	How do we assess existing multi-family units and work to make them more energy efficient? This would be of value to the owners, to the residents of the units, and to the community as there would be lower energy usage and lower emissions. Yes, there are some programs out there but how do we make them more accessible and more universally available?	Program H4-3.1 directs the city to apply for funding to assist residents, especially low-income households, with energy efficiency and water conservation retrofits and weatherization.
1/17/2023	Policy Doc	62	Individual	We already know that complicated California regulations is adding to building costs and thus discouraging the development of housing. We need less cost not more! The state already has significant regulations in place, no need to create more, especially as it pertains to housing. For commercial development, however, I support this move especially as it pertains to water.	There are several programs aimed at removing regulatory barriers (H2-2.1, H2-2.7, H2-2.8, H3-1.2), updating code enforcement policies (H3-3.1), and providing resources and incentives for developers (H2-1.1, H2-2.3, H2-4.1).
1/17/2023	Policy Doc	65	Individual	Regarding H5-1.1... establishing 'minimum lease terms' is an unnecessary burden on landlords. I know several people who rent to traveling nurses and others that need shorter-term housing -- those people need housing too. If restrictions continue to increase on landlords many will get out of the business and those rentals will go away, further hurting renters.	Note taken. Potential actions listed under this program will only be implemented as part of an anti-displacement strategy if they are first determined to be appropriate for the City of Napa.
1/17/2023	Policy Doc	67	Individual	The city needs to prioritize this now, and I argue that they haven't prioritized 'balancing'. Hotel projects always win and this needs to be changed. Developers need to be rewarded for building HOUSING, which is less profitable than hotels. We can't expect them to do it out of the goodness of their hearts, the city needs to offer $$$	There are several programs aimed at removing regulatory barriers (H2-2.1, H2-2.7, H2-2.8, H3-1.2) and providing resources and incentives for developers (H2-1.1, H2-2.3, H2-4.1). Program H5-2.2 will also require an analysis and subsequent mitigation measures on new commercial projects that increase housing demand.
1/17/2023	Policy Doc	68	Individual	Yes please, love this! We can't keep on building hotels with nowhere for employees to live. That said, not sure 100 employees is the right number.	Comment noted, no edit/response required.
1/23/2023	Policy Doc	68	Individual	Fully agree. Per the City's own studies, approximately half of hotel employees, qualify for affordable housing at 80% or below of area mean income.	Comment noted, no edit/response required.
1/23/2023	Land Inventory	B-11 / 139	Individual	Page B-11. The unit designations on the Caritas project don't make sense and need to be redone.	The graphic included in the Draft Housing Element was incorrect. The current draft includes an updated Caritas project image that corresponds with the narrative description of the project.
1/23/2023	Land Inventory	B-27 / 155	Individual	Pg. B-27. The title implies that the featured sites would provide availability of lower-income units. Based on the most recent application by the owners, ten percent of the units might be affordable to those earning area median income. As such, highlighting the South Copia site doesn't seem appropriate.	The lower-income designation is based on HCD guidance. These are approximations based on the land use density the site falls within and the site of the site. The unit capacity estimate presented in the site inventory is not a development plan or suggestion. If a project is proposed that includes a smaller percentage of affordable housing than assumed in the Housing Element, the City has an obligation to ensure that adequate sites remain available to accommodate any unmet portion of its RHNA concurrently with its approval of the project.
1/23/2023	Land Inventory	B-36 / 164	Individual	003-242-007-000 Oxbow Commercial 10 Downtown II 40 oxbow commercial Buildout 3.6 Page B-36 Implies that there might be 113 units of low income housing on Copia South. Am I reading this wrong?	The affordability assumptions for this project have been updated based on the development preliminary application. The potential developer is planning on 117 above-moderate units and 13 moderate income units. The site inventory has been adjusted to reflect these details.

SECTION J.2. RESPONSES TO HCD FINDINGS LETTER (MAY 17, 2023)

Table 2: HCD Findings Letter Response Tracking (Received May 17, 2023)

Topic	Subtopic	05.17.2023 HCD Review Letter Comments	08.07.2023 HCD Informal Review Comments	Response / Edits To Date	Appendix / Section / Page No. Note: Page numbers may be different between clean draft and redlined draft.
Housing Needs, Resources, and Constraints	Housing Needs; Disproportionate Housing Needs	The element includes some general information on persons experiencing homelessness and housing conditions but should also evaluate those needs, impacts and patterns within the City, such as areas of higher need. For homelessness, the element should examine patterns of need or areas with higher concentrations of persons experiencing homelessness, including access to transportation and services. For housing conditions, the element should discuss any areas of potentially higher needs of rehabilitation and replacement. The element should utilize local data and knowledge such as service providers and code enforcement officials to assist this analysis.	None	To adequately assess fair housing in the City of Napa, more details have been added about the patterns of homelessness and areas with higher concentrations of homeless persons. More details were also added about areas of higher concentrations of older/poorer condition housing stock with higher need for rehabilitation or replacement.	Appendix A, Sections A.4.1 and A.5.5, pgs A-21, 22, 30, and 31,
Housing Needs, Resources, and Constraints	Housing Nees; Identified Sites and Affirmatively Furthering Fair Housing (AFFH)	The element includes some discussion of the number of sites by concentrations of socio-economic characteristics. However, this approach to whether identified sites AFFH should account for where the sites are located. The analysis should address the number of units by all income groups, and location (e.g., neighborhood, planning area, census tract), discuss any isolation of the regional housing need allocation (RHNA) by income group and evaluate the magnitude of the impact on existing concentrations of socio-economic characteristics by area. The analysis should be supported by local data and knowledge and other relevant factors and address overlapping fair housing issues with other components of the assessment of fair housing (e.g., segregation and integration, concentrated areas of poverty, disparities in access to opportunity).	None	To adequately assess fair housing in the City of Napa, new maps and a summary table were created to identify fair housing issues across four main geographic areas of the city. Narrative summaries of the findings from new mapping analysis are also provided. A new program was created in reasponse to the complete analysis to increase investment in areas of greatest need, including the South East Quadrant, with specific actions and timeline (see New Program H4-4.2).	Appendix C, Sections C.7 and C.8, pgs C-83 to C-102; and Housing Element, Section 5, pg 67, Program H4-4.2
Housing Needs, Resources, and Constraints	Housing Needs; Contributing Factors to Fair Housing Issues	Based on the outcomes of a complete analysis, the element should re-assess and prioritize contributing factors to fair housing issues	None	Based on the complete assessment of fair housing in the City of Napa, including a more detailed geographic breakdown of fair housing issues, the previously identified contributing factors and proposed actions/housing programs to address them are still valid with no need for significant revision; however, more emphasis was added on geographic locations and a new program was created to increase investment in areas of greatest need, including the South East Quadrant, with specific actions and timeline (see New Program H4-4.2).	Appendix C, Sections C.7 and C.8, pgs C-83 to C-102; and Housing Element, Section 5, pg 67, Program H4-4.2
Housing Needs, Resources, and Constraints	Housing Needs; Extremely Low-Income (ELI) Households	While the element quantifies existing and projected ELI households, it must also analyze their housing needs. The analysis of ELI housing needs could consider tenure, overpayment, overcrowding, resources and the effectiveness of strategies and the magnitude of housing need.	None	To complete the analysis of population characteristics, trends, and special housing needs, additional analysis and discussion of housing currently available and suitable in Napa for extremely low-income households was added, including discussion of existing zoning allowances for such housing types.	Appendix A, Section A.3.7, pg A-15; and Appendix E, Section E.1.1.2.3, pg E-20 to 27
Housing Needs, Resources, and Constraints	Housing Needs; Overpayment	While the element identifies the total number of households overpaying for housing, it must quantify and analyze the number of lower-income households overpaying for housing by tenure (i.e., renter and owner) and add or modify policies and programs as appropriate.	None	To complete the analysis of population characteristics, trends, and special housing needs, additional analysis and discussion of cost burden for lower-income households in Napa was added.	Appendix A, Section A.5.11, Table A-5-6, pg A-43 and 44

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Housing Needs, Resources, and Constraints	Housing Needs; Special Housing Needs	The element reports data on households and persons with special housing needs. However, for persons with disabilities, female-headed households and large households, it must also describe the resources available and effectiveness of strategies to these special housing needs groups, then determine the magnitude of housing needs to better formulate policies and programs. In addition, given the importance of the viticulture industry and the disproportionate housing needs of farmworkers, the element should closely examine the housing needs of farmworkers. For example, the analysis could address household characteristics, income, challenges faced by the population, the existing resources to meet those needs, an assessment of any gaps in resources, and the effectiveness of past policies, programs, and funding to help address those gaps. The analysis may utilize past farmworker housing studies and other studies generally applicable to their special housing needs. For example, the element could utilize a recent study conducted by University of California at Merced that is available at: See link in "Link Column" Based on the outcomes of the analysis, the element should add or modify programs to address this significant special housing need in the region.	None	To complete the analysis of population characteristics, trends, and special housing needs, additional discussion of characteristics, available resources, and Housing Element programs addressing special housing needs populations in Napa was added, including more details regarding Large Households, Female-Headed Households, People with Disabilities, and Farmworkers.	Appendix A, Section A.5.1, pg A-26; Section A.5.2, pg A-28; Section A.5.4, pg A-33; and Section A.5.6, pg A-37
Housing Needs, Resources, and Constraints	Site Inventory; Progress in Meeting the RHNA	The element indicates that 337 units affordable to lower- income households and 135 units affordable to moderate-income households have been built or are under construction or approved (p. B-6) but provides minimal information documenting how affordability of the units was determined. The element must describe the City's methodology for assigning these units to the various income groups based on actual sales price or rent level of the units and demonstrate their availability in the planning period. Availability should address the status, anticipated completion, any barriers to development, and other relevant factors such as build-out horizons, phasing, and dropout rates to demonstrate the availability or likelihood of development in the planning period.	Status of each project must detail timing, any phasing requirements or other barriers to securing entitlements. CL to send sample.	To complete the housing sites inventory analysis, a new section was added to discuss affordability ratings of the pipeline project units, including summarizing the methodology for determining affordability and providing additional details on affordability of specific projects. Details were also added for each pipeline project regarding timing, phasing, and barriers to securing entitlements, if any.	Appendix B, Section B.2.2.1, pg B-7; and Section B.2.3, pg B-11 to B-18
Housing Needs, Resources, and Constraints	Site Inventory; Parcel Listing	The element lists parcels by various factors such as size, zoning, and general plan designation. However, the element must also include a sufficient description of existing uses to facilitate an analysis of the potential for additional development on non- vacant sites. For example, the inventory could describe the use as offices, structure(s) older than 50 years in poor condition, vacancies present, existing floor area of 0.1 versus allowable floor area. Alternatively, the inventory could utilize various data layers with similar information.	Existing uses in Table B-16 (for underutilized parcels) must be explicit. Roll your descriptions from the non-vacant sites analysis into the actual inventory itself. I need to know what is on that site (hopefully not a Whole Foods). ;)	To complete the housing sites inventory analysis, the Assessor's land use codes and additional property-specific information about existing uses were added for each nonvacant/underutilized parcel included in the inventory.	Appendix B, Section B.7, pgs B-47 to 51, Table B-16
Housing Needs, Resources, and Constraints	Site Inventory; Zoning for Lower-Income Households	The element must demonstrate densities appropriate to accommodate housing for lower income households. The element notes that its zones or General Plan designations allow for development at the default density of 20 units per acre or higher (p. B-19). However, Table B-15 only specifies GPLU maximum densities allowed and some General Plan designations in Table E-1, notably Medium and High Density Residential and Residential Mixed Use appear to have minimum densities between 8-18 units per acre. The element should address this inconsistency. Otherwise, an analysis must demonstrate appropriate densities based on factors such as market demand, financial feasibility and development experience within identified zones.	None	This was a misunderstanding of the information presented. Additional clarification was added about affordability assumptions based on state law and assumed densities of inventory sites based on zoning and General Plan designations.	Appendix B, Section B.3.2, pg B-21
Housing Needs, Resources, and Constraints	Site Inventory; Small and Large Sites	The element currently discusses how development might occur on small and large sites, but it must still provide analysis of past trends or present other evidence to demonstrate the suitability of these sites. For example, the analysis could describe the City's role or track record in consolidating or subdividing parcels and identify policies or incentives offered or proposed to ensure parcels are suitable and ready for residential development or intensification.	None	To complete the housing inventory sites analysis, examples of recently approved and/or constructed projects on small sites were added. It was also further clarified that only 10% of the 26.69-acre Harvest Middle School site is counted toward the inventory (2.65 acres counted at 20 du/ac), which aligns with recent trends for infill site development.	Appendix B, Sections B.3.8 and B.3.9 (formerly B.3.7 and 8), pgs B-31 and 32

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Housing Needs, Resources, and Constraints	Site Inventory; Suitability of Nonvacant Sites	While the element identifies the methodology used to screen parcels for inclusion and describes its realistic capacity assumptions for nonvacant sites (pp. B-17-22), it provides minimal description of their potential for redevelopment. The element must include an analysis demonstrating the potential for redevelopment of nonvacant sites. To address this requirement, the element should analyze the existing uses of nonvacant sites to demonstrate the potential for redevelopment in the planning period. The description of existing uses should be sufficiently detailed to facilitate an analysis demonstrating the potential for additional development in the planning period. In addition, the element needs to also analyze the extent that existing uses may impede additional residential development. The element can summarize past experiences converting existing uses to higher density residential development, include current market demand for the existing use, provide analysis of existing leases or contracts that would perpetuate the existing use or prevent additional residential development and include current information on development trends and market conditions in the City and relate those trends to the sites identified. The element could also consider indicators such as age and condition of the existing structure expressed developer interest, low improvement to land value ratio, and other factors.	None	To complete the housing sites inventory, more details were added regarding the methods and assumptions for including non-vacant, underutilized sites in the inventory.	Appendix B, Sections B.3.1 to B.3.4, pgs B-19 to B-30
Housing Needs, Resources, and Constraints	Site Inventory; Adequate Sites Alternative	The City is crediting 142 units affordable to lower-income households towards its RHNA through Project Homekey and rehabilitation. To credit these units toward the City's housing need, the element must demonstrate compliance with all the statutory requirements (Gov. Code, § 65583.1, subd. (c)(2)(D)). For example, the element must demonstrate that the affordability for the units determined will be maintained for at least 55 years, units be made available for people experiencing homelessness as defined in Section 578.3 of Title 24 of the Code of Federal Regulations and will be affordable to very-low and low-income households at the time the units were identified for preservation, among other things. For additional information and an Alternative Sites Checklist, see the Building Blocks at https://www.hcd.ca.gov/community- development/building-blocks/site-inventory-analysis/adequate-sites- alternatives/docs/adequate_site_alt_checklist.pdf.	If you have not already done so, please attach completed checklist to HE and as part of the record.	To complete the housing sites inventory analysis, more details were added regarding the executed affordability agreements for the Project Homekey and rehabilitation pipeline projects, Heritage House/Valle Verde and Valley Lodge. Alternative Sites Checklists will be included in the final HCD review draft.	Appendix B, Section B.2.3, pg B-11 and pg B-17
Housing Needs, Resources, and Constraints	Site Inventory; Accessory Dwelling Units (ADU)	The element projects 366 ADUs to be constructed over the planning period, averaging approximately 46 units per year. This projection was based on annual permit data from 2018-2021 (p. 30). However, Annual Progress Reports submitted by the City indicate building permit figures of 20, 34, 45, and 60 for 2018, 2019, 2020, and 2021, respectively. The element should reconcile these figures and adjust assumptions as appropriate.	None	To complete the housing sites inventory anaysis, clarification was added that ADU projection is based on the adoption of loosened regulations in 2019, allowing the City to use permit numbers from 2019 to 2021 as the baseline average, consistent with accepted projection methodology.	Appendix B, Section B.4, pg B-37
Housing Needs, Resources, and Constraints	Site Inventory; Availability of Infrastructure	The element includes discussion on water, sewer, and dry utilities capacity. However, it also describes potential limitations to sewer infrastructure that will require capacity improvements (pp. B-30-31). The element must clarify whether there is sufficient total sewer capacity (existing and planned) to accommodate the RHNA and identify programs to address needed improvements and capacity, as necessary.	Enough capacity or not? Dry utilities capacity?	To complete the housing sites inventory anaysis as it relates to public facilities and services, explicit statements about capacities were added for dry utilities, water, and sewer. All utilities are available to serve all areas of the City chosen for candidate housing sites at sufficient capacities to serve existing and future housing development, during both normal and dry years.	Appendix E, E.2.3, pg E-54 to E-55
Housing Needs, Resources, and Constraints	Site Inventory; Water/Sewer Priority	For your information, water and sewer service providers must establish specific procedures to grant priority water and sewer service to developments with units affordable to lower-income households. (Gov. Code, § 65589.7.) Local governments are required to immediately deliver the housing element to water and sewer service providers. HCD recommends including a cover memo describing the City's housing element, including the City's housing needs and regional housing need. For additional information and sample cover memo, see the Building Blocks at https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building- blocks/priority-water-and-sewer.	None	To complete the housing sites inventory analysis, a memorandum to NapaSan and the City of Napa Utilities Department, Water Division, was added. The memo will be delivered to utility providers following certification and adoption of the element.	Appendix H, Section H.4.5, pg H-27

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Housing Needs, Resources, and Constraints	Site Inventory; Environmental Constraints	The element notes that identified sites are not constrained by any known environmental factors (p. B-18) but should also discuss any other known conditions that preclude development in the planning period. Examples include parcel shape, easements, property conditions, contamination and airport compatibility.	None	To complete the housing sites inventory analysis, clarification was provided that any sites with environmental constraints or other unusual conditions were disqualified from inclusion in the inventory; therefore, none of the sites in the inventory have known conditions that would preclude development in the planning period.	Appendix B, Section B.3.1, pg B-20
Housing Needs, Resources, and Constraints	Site Inventory; Zoning for a Variety of Housing Types; Emergency Shelters	The element discusses zoning and capacity for emergency shelters (pp. E-25-26) but must also identify and analyze any development standards (e.g., spacing, parking, concentration requirements) and other requirements imposed on emergency shelters. Secondly, the element must include analysis that describes whether areas within the district may be unfit for human habitation. The element may need to add or modify programs based on the outcomes of a complete analysis. Thirdly, the element must describe compliance with Government Code section 65583, subdivision a)(4)(A) or modify Program H2-2.1 (Zoning Ordinance Updates) to comply with this requirement. For your information, pursuant to Government Code section 65583, subdivision (a)(4)(A), parking requirements should be limited to allowing sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone. Lastly, for your information, while the City allows emergency shelters by-right in the PQ-P district, subsequent draft submissions must comply with the requirements of Chapter 654, Statutes of 2022 (AB 2339). Please note, these requirements became effective on January 1, 2023 and apply to any housing element submitted after January 1, 2023 if a jurisdiction failed to submit the initial draft before the due date of the housing element. As the City's initial draft was submitted on February 16, 2023, after the January 31, 2023 due date, these provisions will apply. Among other changes, these amendments to Government Code section 65583, subdivision (a)(4) expand the definition of "emergency shelters," specifies the type of zoning designations that must be identified to allow emergency shelters as a permitted use without a conditional use or other discretionary permit and demonstrate the appropriateness of sites to accommodate emergency shelters. For more information and applicable timing, see HCD's AB 2993 memorandum at https://www.hcd.ca.gov/sites/default/files/docs/planning-and-community/ab2339-notice.pdf.	No shelters within city? I couldn't find your operating standards in the Municipal Ordinance but please add analysis if present (bed limitations, lighting, spacing requirements more than 300 ft.) It not, state in analysis. Please clarify whether AB 2339 requirements apply in the analysis. Also, I am not seeing emergency shelters as a carve-ou in App. K. Need to clarify program compliance with AB 139.	To provide a complete inventory that meets the Napa community's housing needs, additional details were added about the percentage of available public/institutional land within the planning area that is fit for human habitation (>90% of 1,105 acres), as well as current development standards for shelters and community care facilities. Program H2-2.1 also now includes updates to the definition, development standards (e.g., parking), and zoning districts where shelters are allowed by right, pursuant to recent changes in state law. More specific analysis of emergency shelters and requirements effective as of Jan. 1, 2023, will be included in Appendix K, Zoning Diagnosis Report, for the final HCD review draft.	Appendix E, Section E.1.1.2.3, pg E-25; Housing Element, Section 5, Program H2-2.1
Housing Needs, Resources, and Constraints	Site Inventory; Zoning for a Variety of Housing Types; Transitional and Supportive Housing	The element states supportive and transitional housing are permitted throughout its residential zones. Additionally, the element included Table E-2 listing allowable uses per zoning district. However, this table did not reflect whether supportive housing is a permitted use in all zones allowing residential uses. The element should reconcile this information and specifically clarify whether the City permits transitional and supportive housing as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone pursuant to Government Code section 65583 (a)(5). Additionally, supportive housing shall be a use by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses pursuant to Government Code section 65651. The element must demonstrate compliance with these requirements and modify Program H2-2.1 (Zoning Ordinance Updates) as appropriate.	Didn't locate in App. K. Program language either through App. K or H2-2.1 should be explicit and use the GC Section 65651 language re: by-right in zones where MF and MU are permitted, including non-residential zones allowing MF uses.	To complete the housing sites inventory analysis, it was clarified that transitional, supportive, and small employee (6 or fewer residents) housing projects are currently allowed in the same zoning districts and under the same provisions as the type of housing they most closely resemble. Program H2-2.1 will further clarify compliance with state law through updates to the Zoning Ordinance, including that supportive housing is allowed wherever multi-family housing is allowed. Program H2-2.1 was updated to explicity describe changes in the Zoning Ordinance for compliance with state law.	Appendix E, Section E.1.1.2, pg E-7, Table E-2 and Section E.1.1.2.3, pg E-24; Housing Element, Section 5, Program H2-2.1
Housing Needs, Resources, and Constraints	Site Inventory; Zoning for a Variety of Housing Types; Low-Barrier Navigation Centers (LBNCs)	Low-Barrier Navigation Centers shall be a use by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses pursuant to Government Code section 65660. Program H2-2.1 (Zoning Ordinance Updates) should be modified to explicitly identify program commitments to meet these statutory requirements.	None	To provide a complete inventory that meets the Napa community's housing needs, Program H2-2.1 was updated with more details about Low-Barrier Navigation Centers in compliance with state law and a timeline to complete the program by the end of 2023.	Housing Element, Section 5, Program H2-2.1, pg 51

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Housing Needs, Resources, and Constraints	Site Inventory; Zoning for a Variety of Housing Types; Housing for Agricultural Employees	The element must demonstrate zoning is consistent with the Employee Housing Act (Health and Safety Code, § 17000 et seq.), specifically, sections 17021.5 and 17021.6. Section 17021.5 requires employee housing for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone. In addition, 17021.6 requires employee housing consisting of no more than 12 units or 36 beds to be permitted in the same manner as other agricultural uses in the same zone. To address this, the element includes Program H2-2.1 (Zoning Ordinance Updates) but must explicitly identify program commitments to meet these statutory requirements.	Missing 17021.5 reference.	To provide a complete inventory that meets the Napa community's housing needs, Program H2-2.1 was updated with more detail, to reference state law where applicable, and a timeline to complete the program by the end of 2023.	Housing Element, Section 5, Program H2-2.1, pg 51
Housing Needs, Resources, and Constraints	Site Inventory; Zoning for a Variety of Housing Types; Accessory Dwelling Units (ADUs)	A cursory review of the City's last submitted ADU ordinance submitted to HCD in 2017 identified areas which appear to be inconsistent with State ADU Law. In addition, ADUs appear to be restricted in several nonresidential zones that allow residential uses, as identified in Table E-2. The element should address these inconsistencies and add or modify a program to update the City's ADU ordinance in order to comply with state law. For more information, please consult HCD's ADU Guidebook, updated in July 2022, which provides detailed information on new state requirements surrounding ADU development.	None	To provide a complete inventory that meets the Napa community's housing needs, Program H2-2.1 was updated with more detail and a timeline to complete the program by the end of 2023.	Housing Element, Section 5, Program H2-2.1, pg 51
Housing Needs, Resources, and Constraints	Site Inventory; Zoning for a Variety of Housing Types; Manufactured Homes	The element identifies notes that mobilehomes are currently prohibited in several residential districts and undefined in the City's Zoning Ordinance. As such, Program H2-2.1 (Zoning Ordinance Updates) should be modified to explicitly identify program commitments to meet statutory requirements to permit manufactured homes similar to single family uses.	Program also needs an action to define mobilehomes/manufactured housing in the ZO. App. K - didn't see any of the zones referenced other than RT (what about RO, MU-G, CL, DMU, DN, AR, other MU zones where appears mobilehomes are prohibited)?	To provide a complete inventory that meets the Napa community's housing needs, it was clarified that manufactured and mobile homes are currently allowed the same as any other single-family dwelling. Mobile home parks are currently not allowed in all districts or General Plan designations allowing residential uses, so Program H2-2.1 was updated with more detail regarding revisions for compliance with state law, including updating the definition of mobile/manufactured home. Commitment is to complete the program by the end of 2023.	Housing Element, Section 5, Program H2-2.1, pg 51 and Appendix E, Section E.1.1.2.3, pg E-21
Housing Needs, Resources, and Constraints	Site Inventory; Electronic Sites Inventory	Pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory. Please see HCD's housing element webpage at https://www.hcd.ca.gov/housing-elements-hcd for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov. for technical assistance. Please note, upon adoption of the housing element, the City must submit an electronic version of the sites inventory with its adopted housing element to sitesinventory@hcd.ca.gov.	None	The site inventory will be submitted in the required digital format with the final HCD review draft.	Appendix B, Section B.7, pgs B-47 to 51, Table B-16
Housing Needs, Resources, and Constraints	Contraints; Land Use Controls	While the element lists some development standards for each zone, it should also list lot coverage requirements for each zone. In addition, the element should independently and cumulatively evaluate the impact of development standards on housing supply (number of units), cost, feasibility and ability to achieve maximum densities. For example, the analysis should address the combination of floor area ratios, setbacks, heights, lot coverage and other bulk standards for impacts on achieving maximum densities. The element may utilize input from the development community and past projects to address these requirements.	Needs stronger analysis. Reference to 1/3 of multi-family projects have developed at upper-range of densities. What about the 2/3? Would be helpful to include table with sample project(s) over prior planning pd. and can use trends from pipeline projects. Compare site characteristics between the projects (size, zone, density, actual number of units constructed).	To complete the analysis of potential governmental constraints on housing development, lot coverage was added for all districts where it applies and additional discussion was provided describing the cumulative impacts of the City's development standards. Discussion includes recent trends seen in Napa to develop sites at the maximum density, use density bonuses, and add units to ongoing projects where recent General Plan updates have increased the maximum density allowed, as evidenced by several current projects developing at or above the maximum density. Additional discussion of specific site characteristics for the example projects will be included in the final HCD review draft.	Appendix E, Section E.1.1.2.1, pgs E-9 to 10, Table E-3, and pg E-13 to 14

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Housing Needs, Resources, and Constraints	Contraints; Local Processing and Permit Procedures	While the element includes some information about permit processing procedures and processing times (pp. E-28-33), it should also describe approval procedures including the number of public hearings, approval findings, and any other relevant information for a typical single-family and multifamily development. In addition, the element should address public comments on this draft submittal and discuss compliance with the Permit Streamlining Act and intersections with CEQA and timing requirements, including streamlining determinations and add or modify Programs H3-1.2 (Design Standards) and H3-2.2 (Design Review Guidelines) as appropriate. Finally, the element should discuss whether procedures and provisions comply with Senate Bill (SB) 9 (Chapter 162, Statutes of 2021) which generally, among other provisions, requires ministerial approval of a subdivision of a parcel in a single-family zone into two parcels.	The CEQA revisions need some work. CL to send sample analysis. Timeframe for Program H3-1.2 should be revised to move up earlier in planning pd. to implement objective design requirements, given the City acknowledges subjective design criteria is a constraint.	To complete the analysis of potential governmental constraints on housing development: - Additional details were added about development review procedures and processing times, approval findings, and the City's design guidelines. Program H3-1.2 calls for the design guidelines to be updated by 2025 to ensure they are objective, support review outcome certainty, and support the community's housing needs. - Additional details were added about SB 35, including that the City was only subject to SB 35 starting in 2022 and has not seen any qualifying applications since. It was also clarified that Napa currently complies with SB 9 and Program H2-2.1 will codify existing procedure. - A new section regarding CEQA requirements was added, including timing, costs, and examples of required environmental review for recent projects.	Appendix E, Section E.1.3.1, pgs E-29 to 34; Table E-6 and Section E.1.3.2, pg E-35; Section E.1.3.3, pg E-36; and Housing Element, Section 5, pgs 53 and 62, Programs H2-2.1 and H3-1.2
Housing Needs, Resources, and Constraints	Contraints; Code Enforcement	The element includes a discussion of the City's code enforcement procedures (p. E-27) but could also describe resources provided to residents and typical citations and complaints received.	Typical citations received?	To provide a more complete analysis of potential governmental constraints on housing development, examples of common code enforcement citations and available resources were added.	Appendix E, Section E.1.2.1, pgs E-28
Housing Needs, Resources, and Constraints	Contraints; Zoning and Fees Transparency	The element references compliance with new transparency requirements for the posting of all zoning and development standards on its website (p. E-5), but it must also clarify its compliance with the posting of all fees.	None	To complete the analysis of potential governmental constraints on housing development, a sentence was added stating that all current development fees are also available to the public on the city's website.	Appendix E, Section E.1.1.2, pg E-5
Housing Needs, Resources, and Constraints	Contraints; Housing for Persons with Disabilities	While the element included some information on the City's reasonable accommodation procedures (pp. C-79-80), it must also analyze the approval findings in Chapter 17.65 of the Napa Municipal Code for potential constraints on housing for persons with disabilities. As an example, the analysis should identify who approves requests, identify any fees charged by the City in processing requests, and indicate whether there is an appeals process. The element may need to add or modify programs as appropriate based on the outcomes of this analysis.	None	To complete the analysis of potential governmental constraints on housing development, more details about the City's reasonable accommodation procedure, fee (there is none), and appeal process were added.	Appendix E, Section E.1.1.2.3, pg E-22 to 23
Housing Needs, Resources, and Constraints	Contraints; Approval Time and Requests Lesser Densities	The element must include analysis of requests to develop housing at densities below those identified and identify the length of time between receiving approval for a housing development and submittal of an application for building permits that potentially. The element must address any hinderance on the development of housing and include programs as appropriate.	None	To complete the analysis of potential nongovernmental constraints on housing development, more detail was added regarding requests to develop at lower densities than the minimum allowed, which are rare and would conflict with the General Plan. The typical timeline observed by staff between discretionary approval and building permit application was also added (15-18 months for affordable housing developments, though concurrent review and next day submittal are both options).	Appendix E, Section E.1.1.2.1, pg E-13 to 14, and Section E.1.3.1, pg E-32
Housing Needs, Resources, and Constraints	Development as being at-risk of conversion	The element identifies the Napa Creek Manor development as being at-risk of conversion during the next ten years. Given this observation, the element must include an analysis such as a comparison of costs for replacement versus preservation of the at-risk units. For more information and a sample analysis, see the Building Blocks at https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building- blocks/assisted-housing-developments-risk-conversion.	This comment is calling for a specific cost analysis - CL to send sample.	To provide a complete analysis of existing assisted housing developments, details were added about actions the City will take to prevent the conversion of Napa Creek Manor and other affordable units to market-rate (see Program H5-1.5). A new section containing a specific cost analysis comparing options for addressing the potential conversion of the Napa Creek Manor units was also added, including analysis of preserving/rehabiliting the units, replacing the units with new construction, or providing tenant-based rental assistance.	Appendix A, Section A.5.8, pg A-40, Section A.5.8.1, pg A-41; and Housing Element, Section 5, pg 71, Program H5-1.5

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Housing Programs	Programs must have specific commitment and discrete timelines	To have a beneficial impact and achieve the goals and objectives of the housing element, programs must have specific commitment and discrete timelines (e.g., at least annually or by 2025), as follows: • Program H1-1.1 (Housing to Populations with Special Needs): The Program should commit to annual outreach to identify development opportunities. • Program H2-2.4 (Infill Housing Prototypes): The Program should commit to how often the City will work with developers. • Program H2-3.1 (Low Income and Special Needs Funding): The Program should commit to how often the City will utilize funding. • Programs H2-4.4 and H5-1.1 (Anti-displacement): The Program should commit to a timeline earlier in the planning period and consider potential options for addressing displacement risk. • Program H3-3.1 (Code Enforcement): The Program should commit to a timeline earlier in the planning period. • Program H4-2.3 (Transportation Options): The Program should commit to how often the City will work with the transportation authority.	All programs with exception to H2-4.4 and H5-1.1 look good. As part of the AFFH requirements and stronger AFFH programs, I recommend the City commit to some or all of the strategies identified from anti-displacement engagement in 2026 by [Month] XXXX, You may need to move up the outreach date, because implementation of actions after 2026 seems pretty late in the planning period to produce actions that will address the AFFH issues. And after revewing the analysis, displacement is one of the City's priority issues to address.	To better achieve the goals and objectives of the Housing Element, program timelines were updated as follows: - Program H1-1.1 (Housing to Populations with Special Needs): Ongoing during 6th Cycle (2023-2031), conduct outreach annually, produce an annual report to track progress. - Program H2-2.4 (Infill Housing Prototypes): Ongoing during 6th Cycle (2023-2031), monitoring conducted annually. Establish initial timeline with developers and stakeholders for ongoing collaboration (e.g., annual meeting) by 2025. Reported with APRs. - Program H2-3.1 (Low Income and Special Needs Funding): Ongoing during 6th Cycle (2023-2031), Notice of Funding Availability issued annually. - Programs H2-4.4 and H5-1.1 (Anti-displacement): By July 2026 and Ongoing during 6th Cycle (2023-2031), initial outreach by 2025. - Program H3-3.1 (Code Enforcement): By 2026, possibly in tandem with Zoning Ordinance updates. - Program H4-2.3 (Transportation Options): Ongoing during 6th Cycle (2023-2031), monitoring and at least one meeting conducted annually.	Housing Element, Section 5, pgs 48 to 72, Programs H1-1.1, H2-2.4, H2-3.1, H2-4.4, H3-3.1, H4-2.3, and H5-1.1
Housing Programs	Programs to Rezone if necessary	As noted in Finding A3, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows: •Publicly Owned Sites: If the element identifies City-owned sites to accommodate a portion of the RHNA, the element must include a program or modify Program H2-2.2 (Conversion of Publicly Owned Lands for Housing) that ensures compliance with the Surplus Lands Act. The program should also include numerical objectives and provide incentives and actions, along with a schedule, to facilitate development of City-owned sites. Actions could include outreach with developers, financial assistance and incentives, issuing requests for proposals, final entitlements, building permits issues and alternative actions, including rezoning other sites, if developments do not progress as anticipated. •Sites Identified in Prior Planning Periods: Sites identified in prior planning period(s) are generally deemed inadequate unless a program rezones prior identified sites. If necessary, the Program must commit to permit development with 20 percent affordability by right at appropriate densities (e.g., 20 units per acre). If, that are currently identified to accommodate housing for lower income. •Replacement Housing Requirements: Absent a replacement housing program, sites with existing residential uses meeting specified requirements are not adequate sites to accommodate lower-income households. The replacement housing program should commit to the same requirements as set forth in Government Code section 65915, subdivision (c)(3). The housing element must be revised to include such analysis and a program, if necessary.	Program level of detail needs work. Still includes language to consider...CL to send sample.	To ensure housing sites in the inventory will be available and to facilitate and encourage housing development: - Program H2-2.2 was updated to include compliance with the Surplus Lands Act, quantified objectives, and actions the City will take following review of publicly and institutionally owned lands for housing development. - Further discussion and clarification was added about how the 9 inventory sites from the 5th Cycle Housing Element that were carried over are still appropriate to accomodate lower-income housing (by-right densities have increased to 40 units per acre under the new 2040 General Plan designations for these sites). - Program H2-2.1 was also updated to include implementation of a replacement housing program in compliance with 65915(c)(3).	Housing Element, Section 5, pg 54, Program H2-2.2; Appendix B, Section B.3.6, pg B-29, Table B-11; and Housing Element, Section 5, pg 53, Program H2-2.1
Housing Programs	Programs must have specific commitment and discrete timelines	As noted in Findings A4 and A5, the element requires a complete analysis of potential governmental and nongovernmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.	None	With the updates to Appendix E and Housing Programs based on comments recieved, constraints on housing development have been addressed.	Appendix E and Housing Element

Topic	Subtopic	05.17.2023 HCD Review Letter Comments	08.07.2023 HCD Informal Review Comments	Response / Edits To Date	Appendix / Section / Page No. Note: Page numbers may be different between clean draft and redlined draft.
Housing Programs	Programs must have specific commitment and discrete timelines	As noted in Finding A1, the element requires a complete AFFH analysis. Depending upon the results of that analysis, the element may need to revise or add programs. Goals and actions must specifically respond to the analysis and the identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. Actions must have specific commitment, milestones, geographic targeting and metrics or numerical targets and, as appropriate, address housing mobility enhancement, new housing choices and affordability in higher opportunity or higher income areas, place-based strategies for community revitalization and displacement protection.	Specific programs to address farmworkers? Large households? I'm still seeing programs, including Porgram H4-4.2 that includes exploratory language. Let's talk - at minimum here, we should be thinking community revitalization strategies considering most tracts in the City are low-resourced, tranforming low-resourced opportunities into higher areas of opportunity, strong anti-displacement protection measures. Here we can tie in actions that the City might be purusing through and Environmental Justice element, Safety, infrastructure, etc. Quantified metrics need to be early in the planning period, and ideally captured across your programs. For a list of sample program actions: see pg. 73 of HCD's AFFH Guidance Memo. https://www.hcd.ca.gov/community-development/affh/docs/AFFH_Document_Final_4-27-2021.pdf	Based on additional mapping and analysis of fair housing issues across geographic areas of the City, it was found that all four quadrants are, and will continue to be, good locations for future affordable housing units. To promote and affirmatively further fair housing in Napa, a new program was created to increase investment in areas of greatest need, including the South East Quadrant, with specific actions and timeline (see Program H4-4.2).	Appendix C, Section C.8, pg C-99 to C-102; and Housing Element, Section 5, pg 67, Program H4-4.2
Quantified Objectives	Quantified Objectives	The element includes quantified objectives in Section 5, but it did not consistently identify objectives by all income groups. This requirement could be addressed by utilizing a matrix like the one illustrated below:	Mod. income objectives? Roll program H3-1.1 objectives into table.	To confirm the established number of units that can be constructed, rehabilitated, or conserved over the planning period, a table was added that summarizes the quantified objectives identified in various Housing Element Programs by income group. It should be noted that the Moderate Income quantified objectives in the element exceed the RHNA of 405 for that income group.	Housing Element, Section 5, pg 44, Table 5-1

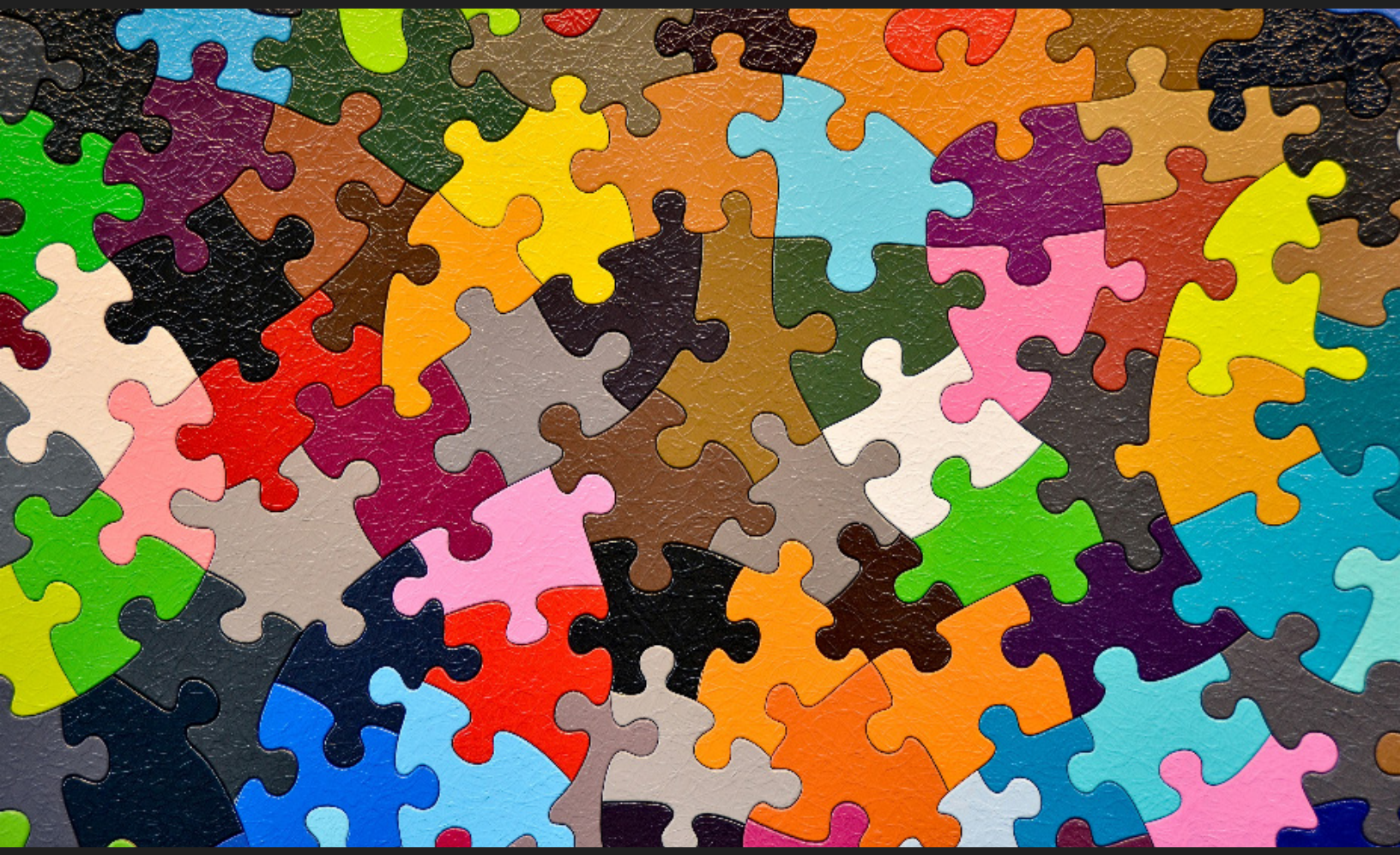
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CITY OF NAPA

2023-2031 HOUSING ELEMENT

Appendix K

Zoning Diagnosis Report



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City of Napa | **General Plan Housing Element 6th Cycle Update 2023-2031**

Zoning Ordinance Diagnosis Report

Cover Dynamic Planning + Science
Document Prepared by: Mintier Harnish

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SECTION K.1. INTRODUCTION

K.1.1 Background

In October 2022, the Napa City Council unanimously adopted the City of Napa 2040 General Plan. The 2040 General Plan is the culmination of a multi-year community wide effort to articulate a shared vision for the future:

> *"Napa is a signature Bay Area city, at once both a small town and a global destination at the heart of Napa Valley's wine tourism. The City is endowed with a scenic setting in the valley with views extending to vineyards and proximate hills, a connected open space system integrated with the Napa River, and an identifiable downtown resplendent with historic resources. As Napa Valley's largest city and a booming center of visitation and economic diversity, the City needs to make concerted efforts to balance the needs of local residents and businesses, maintain and enhance the City's defining characteristics and quality of life, and ensure that the community remains attainable and inclusive, family-friendly, and appealing to an increasingly diverse population of residents, workers, and visitors."*

Organized around this shared vision, each of the General Plan elements addresses different aspects of the community and identifies goals and policies to guide residents, decision makers, businesses, and city staff.

In addition to updating its General Plan, the City of Napa embarked on a comprehensive update of its Housing Element. As an integral part of the 2040 General Plan, the 2023-2031 Housing Element will serve as the city's housing plan for the next eight years. The updated Housing Element will guide future decisions on housing preservation, protection, and production, and it will reflect the community's vision of equity and inclusion established in the 2040 General Plan. As part of the Housing Element update process, the City of Napa will analyze current and future housing trends, including changes in state housing law.

K.1.2 Purpose

To assist in implementing many of the goals and policies adopted in the 2040 General Plan and those that will be developed from the Housing Element update, the City is also making strategic amendments to its Zoning Ordinance set forth in Napa Municipal Code Title 17 (Zoning Ordinance). These amendments will provide internal consistency with the updated General Plan and Housing Element and ensure compliance with state housing law.

The City, along with assistance from its consultant team, conducted a thorough analysis of the existing Zoning Ordinance to locate areas inconsistent with recent changes in housing law. This Zoning Ordinance Diagnosis Report documents these findings. This report not only summarizes recent housing laws with which the Zoning Ordinance is not in compliance, but also provides

recommendations and strategies the city can implement to ensure compliance. Additionally, the report provides general observations on the useability of the existing Zoning Ordinance and offers best practices for consideration. This report is intended to serve as a starting point for the discussion to support the City of Napa's efforts to modernize the Zoning Ordinance, comply with state housing law, and streamline current housing development procedures.

K.1.3 Report Organization

This Zoning Ordinance Diagnosis Report is organized as follows:

Section 1 – Introduction

This section provides an overview of the Zoning Ordinance update and the purpose for this report, as well as an overview of its organization and the basis for its analysis.

Section 2 – Zoning 101

Before offering recommendations to update the City of Napa Zoning Ordinance it is important to establish a baselevel knowledge of zoning. This section provides an overview of what zoning can do, how zoning is implemented, and discusses the important role zoning plays in implementing the General Plan.

Section 3 – Targeted Diagnosis of Housing Regulations

This section is the core of the Report. In addition to summarizing new state housing laws, this section identifies components of the existing Zoning Ordinance that conflict with or do not fully address housing law changes. This section also provides recommendations and strategies to address these inconsistencies. This section is further summarized and supplemented by the Zoning Ordinance Diagnosis Matrix in SECTION K.5 of this report.

Section 4 – Recommendations for Better Zoning Standards

The need to make zoning and development regulations more user-friendly and concise is an essential responsibility for all jurisdictions. In addition to the recommendations for addressing housing law inconsistencies, a variety of other opportunities to improve the Zoning Ordinance were identified in preparing this report. This section contains these general observations and strategies for their implementation.

Section 5 – Zoning Ordinance Diagnosis Matrix

This section provides the Zoning Ordinance Diagnosis Matrix. This matrix supplements the discussion in SECTION K.3 by listing, by Zoning Ordinance section, the amendments necessary to implement changes required by state law.

SECTION K.2. ZONING 101

K.2.1 What is Zoning?

While a general plan sets forth a wide-ranging and long-term vision for a local jurisdiction, zoning regulations specify how each individual property can be used, consistent with that vision. Zoning is one of the primary tools used for implementing a general plan by translating policies and land use designations into parcel-specific regulations. Zoning is the body of rules and regulations that control what is built on the ground, as well as what uses may occupy structures and sites. Zoning determines the form and character of development, such as the size and height of structures, and includes provisions to ensure that new development and uses will fit into existing neighborhoods. In general, zoning regulations deal with two basic concerns:

- *How to minimize the adverse impacts that the use of one property can have on a neighboring property; and*
- *How to encourage optimal development patterns and activities within a community, as expressed in planning policies and standards.*

K.2.2 What Can Zoning Do?

Zoning is used to implement the community goals expressed in a general plan and other land use planning documents. Zoning can do the following:

Set Use Regulations. Zoning specifies what uses are allowed by right, what uses are allowed with special permissions, and what uses are prohibited. In this way, zoning determines the appropriate mix of compatible uses, as well as how intense those uses can be.

Apply Development Standards. Zoning reflects the desired physical characteristics of the community in a set of development standards that control design components such as the height and bulk of buildings, street front and architectural character, location of parking and driveways, "buffering" of uses, and landscaping.

Apply Performance Standards. Zoning often includes standards that control the "performance" of uses to ensure land use compatibility between new and existing neighborhoods or uses. Performance standards address items such as noise, glare, vibration, and stormwater runoff.

Provide Predictability. The use regulations and development standards established in zoning provide community members with assurance of what land uses are allowed, where they are allowed, and to what scale they may be developed. Subsequently, applicants benefit from knowing exactly what can be done. City staff also benefit since the need for case-by-case discretionary review of development applications is reduced.

K.2.3 General Plan and Zoning Ordinance Consistency

Under state law, all planning documents maintained, prepared, or approved by a community must be consistent with that community's adopted general plan. For land use decisions, zoning is the key tool used to implement a general plan. Zoning supports implementation of the general plan and, therefore, must be consistent with the general plan vision, goals, polices, and implementation programs. Upon adoption of an updated general plan, a community may need to amend the existing zoning regulations and zoning map to ensure consistency. Development projects must not only meet the specific requirements of the zoning regulations, but also the broader policies set forth in the general plan.

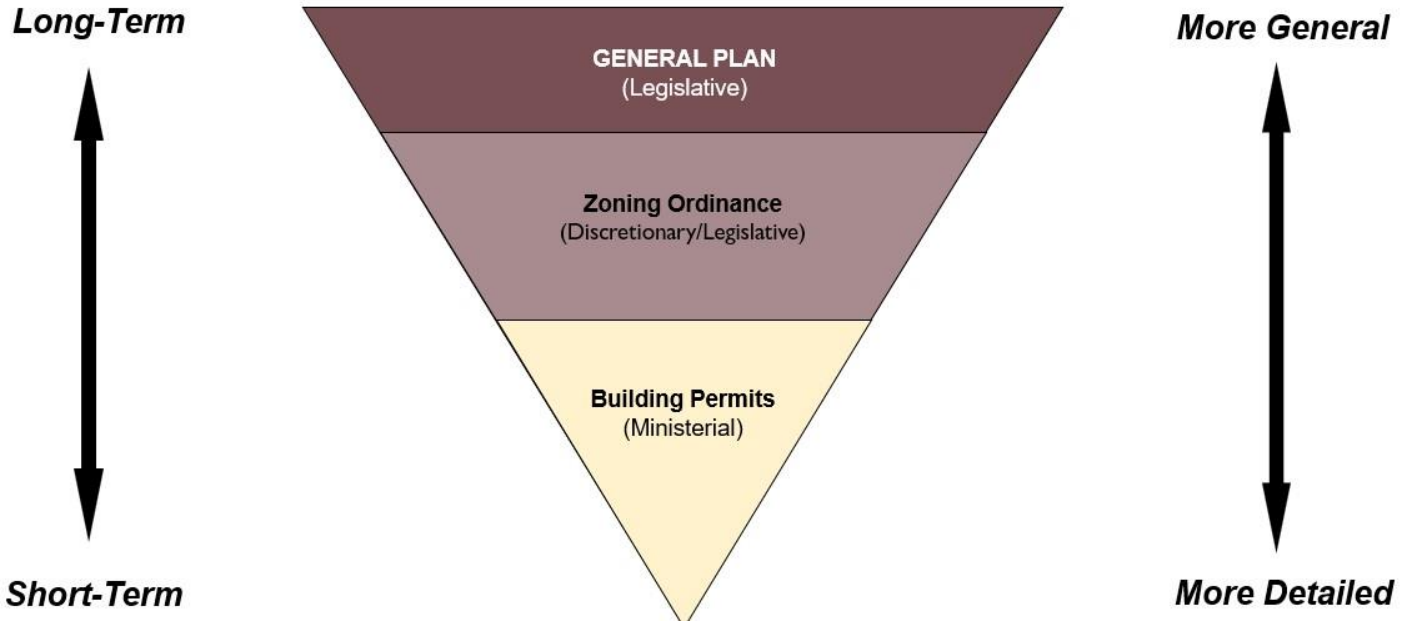


Figure K-1: General Plan and Zoning Consistency

Note: General plans are general, long-term policy documents that guide ministerial and discretionary documents and processes (i.e., zoning regulations, subdivision standards, building permits)
Source: Mintier Harnish, 2022

SECTION K.3. TARGETED DIAGNOSIS OF HOUSING REGULATIONS

In general, federal and state laws allow cities to regulate local land use and development decisions. These decisions include establishment of zoning districts, development standards, allowed uses, permit requirements, application processing, and administration and enforcement. However, there are exceptions. If local regulations (e.g., a Zoning Ordinance) conflict with federal or state law, then local laws and regulations are preempted. In some cases, both the U.S. Congress and the California State Legislature have identified matters of critical concern that limit the authority of local governments. Some of these matters include affordable housing, permit processing procedures, environmental justice, water conservation, and other topics deemed vital to the state (e.g., reducing homelessness).

In recent years, California has enacted numerous laws aimed at increasing affordable housing stock, streamlining approvals for housing projects, and reducing barriers to housing development. This section identifies provisions of the existing Zoning Ordinance that are out of compliance with new housing laws, provides a summary of each law, and identifies the actions the City of Napa should take to ensure compliance.

K.3.1 Accessory Dwelling Units and Junior Accessory Dwelling Units

Accessory dwelling units (ADUs) are defined as attached or detached dwelling units that provide independent living facilities on the same parcel as a legal single-family or multi-family dwelling, and which include permanent provisions for living, sleeping, eating, cooking, and sanitation. Junior accessory dwelling units (JADUs) are a specific type of ADU that is contained entirely within an existing or proposed residential structure. Based on the lower costs of construction and reduced environmental impacts, the state has approved many laws aimed at incentivizing the development of ADUs and JADUs to help combat the worsening housing crisis.



Source: SB 9 & ADU Law: The Toilsome Twosome, American Planning Association, California Chapter, 2022, https://www.apacalifornia.org/webinar-sb-9-adu-law-the-toilsome-twosome/?doing_wp_cron=1671749591.2801380157470703125000

The California Legislature found and declared that, among other things, allowing ADUs and JADUs in zones that allow single-family and multi-family uses provides additional rental housing, and is an essential component in addressing

California's housing needs. Since the adoption of the first state ADU and JADU laws, the State has passed additional laws aimed at improving the effectiveness of the legislation. These additional laws and clarifications streamline approval processes, further reduce barriers, and expand capacity to accommodate the development of ADUs and JADUs. Below is a summary of recent state ADU and JADU legislation.

K.3.1.1 Relevant Legislation: ADUs and JADUs

Assembly Bill 2221 (2022)

Assembly Bill (AB) 2221, which becomes effective January 1, 2023, makes clarifying changes to existing ADU law to close procedural and permitting loopholes for approving ADUs at the local level. Existing state law requires local agencies to "act on" an ADU application within 60 days. AB 2221 eliminates the ambiguity of this requirement by clarifying that local agencies shall approve or deny an ADU application within 60 days of application submittal. Under AB 2221, if an application for an ADU is denied, the local agency shall provide a full set of comments to the applicant that include how the application can be remedied. Additionally, AB 2221 prohibits local agencies from imposing front setback requirements if doing so would preclude development of an ADU that is at least 800 square feet in size.

Senate Bill 897 (2022)

Senate Bill (SB) 897, which becomes effective January 1, 2023, amends the existing height limit requirement for attached and detached ADUs. Currently, the state ADU law requires local agencies to allow ADUs that do not exceed 16 –feet in height. Under SB 897, local agencies must allow ADUs taller than 16 feet in the following circumstances:

- If located within a half-mile of a major transit stop or high-quality transit corridor, a detached ADU that is on a parcel with a single-family or multi-family dwelling may be up to 18 feet in height by-right, and the ADU may be up to two feet taller (for a maximum of 20 feet) if necessary to match the roof pitch of the ADU to that of the primary dwelling structure.
- If a detached ADU is on a parcel with an existing or proposed multi-story multi-family dwelling, the ADU may be up to 18 feet in height by right, regardless of how close it is to transit.



Source: Types of ADUs, Let's Talk Bloomington, 2022, https://s3-us-west-1.amazonaws.com/ehq-production-us-california/e429b7b2e75c63318683812684d383f6f6c5d8bd/original/1646864067/3bf62fe5fa77d302d752705b51625302_OregonLive.jpg?1646864067

- An attached ADU may now be up to 25 feet high, or as high as is allowed for a primary dwelling in the underlying zoning district, whichever is lower. However, a local agency may still limit the ADU to two stories.

Assembly Bill 345 (2021)

AB 345 requires the allowance of the separate conveyance of ADUs from the primary dwelling in certain circumstances, including those listed below:

- The property is held in a recorded tenancy in common agreement that meets certain requirements.
- There is an enforceable restriction on the use of the property between the low-income buyer and nonprofit that complies with the requirements of the Revenue and Taxation Code.
- The ADU or primary dwelling was built or developed by a qualified nonprofit.
- The entire property is subject to affordability restrictions to assure that the ADU and primary dwelling are preserved for owner-occupied, low-income housing for 45 years and are sold or resold only to a qualified buyer.

It is important to note that AB 345 *does not* apply to JADUs, and local ordinances must continue to prohibit JADUs from being sold separately from the primary residence.

Assembly Bill 3182 (2020)

AB 3182 further address barriers to the development and use of ADUs and JADUs. This legislation, among other changes, addresses the following:

- Applications for ADUs or JADUs shall be deemed approved (not just subject to ministerial approval) if the local agency has not acted on the completed application within 60 days.
- Provides for the rental or leasing of a separate interest ADU or JADU in a common interest development. However, not less than 25 percent of the separate interest units within a common interest development must be allowed as rental or leasable units.
- Requires ministerial approval of an application for a building permit within a residential or mixed-use zone to create one ADU and one JADU per parcel (not one or the other), within the proposed or existing single-family dwelling if certain conditions are met.

2019 Senate Bill 13 and Assembly Bills 68, 881, 587, 670, and 671

SB 13 and ABs 68, 881, 587, 679, and 671 were part of the state's first ADU and JADU legislation. Among other things, these laws address and require the following:

- Prohibit local jurisdictions from establishing minimum parcel sizes for ADUs.
- Clarify that areas designated by local agencies for ADUs may be based on the adequacy of water and sewer services, as well as impacts on traffic flow and public safety.
- Prohibit local jurisdictions from requiring replacement off-street parking for ADUs created through the conversion of a garage, carport, or covered parking structure.
- Reduce the maximum ADU and JADU application review time from 120 days to 60 days.

- Clarify that "public transit" includes various means of transportation that charge set fees, run on fixed routes, and are available to the public.
- Establishes impact fee exemptions and limitations based on the size of the ADU. ADUs less than 750 square feet are exempt from impact fees, and ADUs that are 750 square feet or larger may be charged impact fees but only such fees that are proportional in size (i.e., by square foot) to those for the primary dwelling unit.
- Allows the construction of JADUs even where a local agency has not adopted an ordinance expressly authorizing them.
- Allows a permitted JADU to be constructed within the walls of the proposed or existing single-family residence and eliminates the required inclusion of an existing bedroom and an interior entry into the single-family residence.

K.3.1.2 Findings and Recommendations: ADUs and JADUs

The City of Napa currently addresses ADU and JADU development standards in Section 17.52.015 (Accessory Dwelling Units (ADU)) of the City of Napa Municipal Code. The City adopted its first ADU and JADU provisions in 2019 and subsequently updated the provisions in 2020. Since 2020, the State has passed additional ADU and JADU laws that the current regulations fail to address. These laws include AB 2221, AB 897, and AB 345.

Assembly Bill 2221. The city's existing setback requirements for ADUs do not address the requirements established in AB 2221. Currently, Subparagraph 17.52.015.A.5 (Setback and Yard Requirements) establishes that an attached ADU must comply with the setback requirements of the underlying zoning district for the principal dwelling unit, except that:

- Each detached ADU shall have a rear and side setback of four feet.
- No setback shall be required for an existing accessory structure that is converted to an ADU or an ADU that is constructed within the same location and to the same dimensions as an existing accessory structure.

Per AB 2221, front setbacks can no longer be enforced by local jurisdictions if the establishment and enforcement of a front setback prevents the construction of an attached or detached ADU that is at least 800 square feet. To comply with this new legislation, the city should add an additional exception to Subparagraph 17.52.015.A.5 (Setback and Yard Requirements) that allows both attached and detached ADUs to be constructed in the front setback if doing so is necessary to accommodate an ADU that is 800 square feet in size.

Senate Bill 897. The existing Zoning Ordinance establishes a 16-foot maximum height for ADU's (see Subparagraph 17.52.015.A.4 (Height)). The Ordinance allows an applicant to propose a height greater than the established 16-foot maximum through the approval of an Administrative Use Permit. Under the provisions of SB 897, ADUs can now be a maximum of 18 feet in height by-right and 25 feet in height under certain circumstances. For compliance with the new state law, the city should amend Subparagraph 17.52.015.A.4 (Height) to allow for a maximum height of 18 feet for detached ADUs and create an exception that allows a 20-foot tall attached ADU if necessary to match the roof pitch of the ADU to that of the primary dwelling. Additionally, Subparagraph 17.52.015.A.4 (Height) should be amended to include a provision that allows attached ADUs to be up to 25 feet high or as high as a primary dwelling allowed in the underlying zone, whichever is lower.

Assembly Bill 345. The city's existing zoning regulations do not specify the allowance of a separate conveyance of ADUs from the primary dwelling. To address this, the city should add language to Subsection 17.52.015.A (General Standards for ADUs) that specifies a separate conveyance for an ADU is allowed in compliance with AB 345. As a part of this addition, language should be added clarifying the applicability of this law and the City should create a checklist that provides staff and the public with a straightforward method for determining whether a property satisfies the requirements of AB 345. Namely, the property is to be held in a recorded tenancy in common agreement, a deed restriction between the low-income buyer and nonprofit shall be recorded, and the ADU or primary dwelling be developed by a qualifying nonprofit agency. The city's existing regulations prohibiting the separate conveyance of JADU's (Subparagraph 17.52.015.E.8.a) *should be* retained in compliance with state law.

K.3.2 Mobile Home Parks

Mobile homes and mobile home parks have long been considered forms of "affordable by design" housing. Due to their land use efficiency and low construction/assembly costs, California has enacted legislation aimed at preserving and encouraging mobile homes as a way of addressing the housing shortage. California law establishes zoning regulations for mobile home parks in the California Government Code (GC).

K.3.2.1 Relevant Legislation: Mobile Home Parks

Mobile Home Park Zoning

Government Code Section 65852.7 establishes land use and zoning requirements for mobile home parks. According to this Section, mobile home parks (as defined by Section 18214 of the Health and Safety Code), shall be an allowed land use on any property zoned for a residential. This includes both single- and multi-family zoning districts. However, the State *does not* preclude a local agency from requiring a discretionary permit (i.e., Administrative Use Permit, Conditional Use Permit).

K.3.2.2 Findings and Recommendations: Mobile Home Parks

The City of Napa currently establishes allowed land uses for the residential zoning districts in Chapter 17.08 (Residential Districts (RS, RI, RT, RM)) of the Napa Municipal Code. According to Section 17.08.020 (Land Use Regulations), mobile home parks are not allowed in every residential zoning district. Specifically, mobile home parks are only listed as an allowed us (with the approval of a Conditional Use Permit) in the Single-Family Residential, Single-Family Infill, and Multi-Family Residential zoning districts. Mobile homes are currently not allowed, either by-right or with a Conditional Use Permit, in the Traditional Residential Infill zoning district.

To ensure compliance with California land use legislation and Government Code Section 65852.7, the City of Napa should amend Section 17.08.020 (Land Use Regulations) to list "mobile home parks" as an allowed use in the Traditional Residential Infill (RT) zoning district. The city may still require the approval of a Conditional Use Permit to establish a mobile home park—like the other residential zoning districts—but cannot preclude the use in its entirety in the RT district.

K.3.3 Density Bonuses and Affordable Housing Concessions

California's first density bonus law was initially enacted in 1979 with the intent of encouraging and incentivizing lower-income and transit-oriented housing. The density bonus law achieves this objective by allowing developers to exceed the normal density limits of local zoning if a certain percentage of the housing units are affordable as defined by the statute. In addition to increased housing units, the law provides for "incentives or concessions" that allow qualifying developments to deviate from development standards, such as height and setback restrictions, and modify other regulatory requirements to result in actual, identifiable cost reductions for the project. Density bonus law also allows developers to apply for "waivers or reductions" of any development standards that would physically preclude the construction of a qualifying project as designed. Further, the law provides for significantly reduced parking ratios under certain circumstances.

Over the years, the California Legislature has continued to refine the density bonus law, providing additional flexibility to developers in meeting requirements for a density bonus. A summary of the recent state law changes is provided below.



Source: Stoddard West Apartments, DAHLIN Group, 2021, https://www.dahlingroup.com/projects/Stoddard-West-Apartments

K.3.3.1 Relevant Legislation: Density Bonuses and Affordable Housing Concessions

Assembly Bill 682 (2022)

AB 682 expands the existing density bonus law to include "shared housing buildings" as a housing development eligible for a density bonus and/or concession. The law defines a "shared housing building" as a residential mixed-use structure with five or more shared housing units and one or more common kitchens and dining areas designed for permanent residence by its tenants. The law does not allow a local agency to require any minimum unit size requirements or minimum bedroom requirements for a shared housing building.

Assembly Bill 1551 (2022)

AB 1551 reinstates a previous law that sunset on January 1, 2022, which granted commercial density bonuses to commercial developers. To be eligible for one of the six commercial density bonuses, the developer must partner with an affordable housing developer to build affordable housing where at least 30 percent of the units are affordable to low-income households or 15 percent of the units are affordable to very low-income households. The affordable units can either be built on the commercial site, or the developer can donate land or a cash payment to the affordable housing developer to construct affordable housing units elsewhere in the jurisdiction. This law becomes effective January 1, 2023, and sunsets January 1, 2028.

Assembly Bill 2334 (2022)

AB 2334, which becomes effective January 1, 2023, encourages higher densities in urban, infill development areas. Existing state law grants enhanced density bonuses for affordable housing developments located near transit. AB 2334 expands on this law by allowing unlimited density and height increases of up to three additional stories, or 33 feet, for 100 percent affordable housing developments located in "very low vehicle travel areas." The bill defines "very low vehicle travel areas" as an urbanized area where existing residential development generates less than 85 percent of either regional or city vehicle miles traveled (VMT) per capita. This new definition differs from existing law in that it does not require projects to be within a certain distance of a transit stop to be eligible for the maximum density bonus. It is important to note that this law applies in only 17 qualifying counties, including Napa County and City of Napa.

Additionally, AB 2334 affects how density bonuses are calculated by updating the definition of "maximum allowable density." The law focuses on the number of units allowed by the base density and makes the "dwelling units per acre" standard the default method for calculating density bonuses. If a local government does not have a "dwelling unit per acre" standard, then an estimate of the realistic development capacity of a site, based on objective standards, should be used. The existing density bonus law specifies that in cases where applicable general plan or specific plan densities are inconsistent with the base zone density the general plan or specific plan prevails. AB 2334 modifies this law by requiring the higher of the densities to prevail.

Assembly Bill 571 (2021)

AB 571 places additional limits on the impact fees qualifying projects can be charged. Specifically, the law prohibits local agencies from charging affordable housing impact fees, including inclusionary zoning fees and in-lieu fees, against affordable units in density bonus housing developments.

Assembly Bill 634 (2021)

AB 634 allows local jurisdictions to require longer affordability periods for qualifying projects. The law allows a local government to adopt provisions requiring an affordability period of more than 55 years in inclusionary housing ordinances that also apply to density bonus projects. However, the local ordinances cannot impose affordability periods of more than 55 years in developments financed with low-income housing tax credits.

Senate Bill 290 (2021)

SB 290 makes several changes to the density bonus law, including:

- Provides one incentive or concession for density bonus projects that include at least 20 percent of the units for lower-income students in a student housing development.
- Provides parking standards of one-half space per bedroom for housing developments which include at least 40 percent moderate income units and are located within a half mile of a major transit stop.
- Eliminates the requirement that for-sale units for moderate income households must be in a "common interest development" to qualify for a density bonus.
- Clarifies that for purposes of qualifying for a density bonus, the "total units" in a housing development include affordable units that are designated to satisfy local inclusionary housing requirements.
- Clarifies that for purposes of qualifying for a density bonus, affordable units for very low- or lower-income households can be either rental or for-sale units. Affordable units for moderate income households still must be for-sale units and may not be rental units.



Source: Stoddard West Apartments, DAHLIN Group, 2021, https://www.dahlingroup.com/projects/Stoddard-West-Apartments

K.3.3.2 Findings and Recommendations: Density Bonuses and Affordable Housing Concessions

The City of Napa currently establishes density bonus provisions in Section 17.52.130 (Density Bonus) of the City of Napa Municipal Code. The City adopted its first density bonus provisions in 2010 and subsequently updated the provisions in 2011. Since the last amendment in 2011, the state has passed additional density bonus laws that the current Zoning Ordinance fails to address. These laws include AB 682, AB 1551, AB 2334, AB 571, and SB 290.



Source: The Braydon Apartments, Apartment Finder, 2021, https://image1.apartmentfinder.com/i2/I3e_kNCpAxZBMzjvMn6xtMXF1ocQ4-cf499emKXCgaY/110/the-braydon-apartments-napa-ca-building-photo.jpg

Assembly Bill 682. AB 682 expands the existing density bonus law to include "shared housing buildings" as a housing development eligible for a density bonus and/or concession. The city's existing density bonus provisions do not provide bonuses or incentives for these types of housing units. To comply with AB 682, the City of Napa should include "shared housing buildings" as a residential building type that is eligible for a density bonus and/or concession and adopt a definition of "shared housing building" that is compliant with the state's definition. This definition should be included in Section 17.52.130 (Density Bonus) or in Section 17.06.030 (Definitions) of the City of Napa Municipal Code.



Source: Montrachet Apartment Homes, RentCafe, 2020, https://cdngeneral.rentcafe.com/dmslivecafe/2/92369/SRG-Napa-Montrachet-2019-1002-Edit-WEB.jpg?width=850&mode=pad&bgcolor=333333&quality=80

Assembly Bill 1551. Under AB 1551, local agencies are required to provide density bonuses to commercial developers that partner with an affordable housing developer. The city's existing density bonus provisions do not address this requirement, failing to mention commercial density bonuses altogether. For compliance purposes, the city should include commercial development to the list of qualifying density bonus projects. As part of this process, the city should also adopt applicability provisions for commercial density bonuses that require commercial developers who partner with an affordable housing developer to build affordable housing in compliance with AB 1551.

Assembly Bill 2334. AB 2334 allows unlimited density and height increases of up to three additional stories, or 33 feet, for 100 percent affordable housing developments located in Napa County, including those incorporated cities within the county (e.g., City of Napa, American Canyon). The law also requires local agencies to adopt "dwelling unit per acre" as the standard for determining maximum density in a qualifying project. To comply with the provisions of AB 2334, the city should adopt a provision that establishes dwelling units per acre as the standard for determining residential density in Section 17.52.130 (Density Bonus). Additionally, the city should include provisions allowing 100 percent affordable projects unlimited density and height increases up to three stories, or 33 feet. As part of this process, the city should also adopt a definition of "very low vehicle travel areas" that is compliant with the state's definition. This definition should be included in Section 17.52.130 (Density Bonus) or in Section 17.06.030 (Definitions) of the City of Napa Municipal Code.

Assembly Bill 571. Subparagraph 17.52.130.C.4 of the existing Zoning Ordinance establishes the fees a developer shall pay to the city as part of a density bonus project. To ensure this provision is not misconstrued, the city should adopt additional language in this provision stating affordable housing impact fees (including inclusionary zoning fees and in-lieu fees) shall not be collected for affordable units in a qualifying affordable housing project. Additionally, a cross-reference to Chapter 15.94 (Affordable Housing Impact Fees) of the Napa Municipal Code should be included.

Assembly Bill 290. AB 290 made several changes to the state density bonus law. Most notably, the law adds student housing developments that provide at least 20 percent of the units for lower income students as a qualifying density bonus project. Additionally, the law allows reduced parking standards for moderate income units that are located near transit stops. To ensure compliance with AB 290, the city should consider making multiple changes to its existing density bonus provisions. Namely, the city should include student housing as a qualifying project, include reduced parking standards for moderate income units, and update the qualifications in density bonus amounts for qualifying projects.

K.3.4 Low Barrier Navigation Centers

Low barrier navigation centers are facilities that focus on moving people into permanent housing and connecting temporary residents with opportunities for income, public benefits, health services, shelter, and housing. Like emergency shelters, these facilities are intended to accommodate people with disabilities, pets and their owners, partners (if not a gender-specific site), the storage of possessions, and survivors of domestic violence. These centers provide private and comfortable shelter for groups who otherwise struggle to find traditional housing.

K.3.4.1 Relevant Legislation: Low Barrier Navigation Centers

Assembly Bill 101 (2019)

In AB 101, the California Legislature declared that low barrier navigation center developments are essential tools for alleviating the homeless crisis in the state and are a matter of statewide concern. As such, the law mandates that low barrier navigation centers be allowed by-right in areas zoned for

mixed uses and nonresidential zones permitting multi-family dwellings. In addition, local agencies may not impose parking requirements on low barrier navigation centers.

K.3.4.2 Findings and Recommendations: Low Barrier Navigation Centers

Assembly Bill 101. The City of Napa does not currently allow low barrier navigation centers. For compliance with AB 101, the city should allow low barrier navigation centers as a by-right use in all zones where mixed-use is permitted and nonresidential zones where multi-family uses are permitted. This includes the following zoning districts:

- CL – Local Commercial
- CC – Community Commercial
- DCC – Downtown Core Commercial
- DMU – Downtown Mixed Use
- DN – Downtown Neighborhood
- OBC – Oxbow Commercial
- RO – Residential Office
- OC – Commercial Office
- MU-T – Tannery Bend Mixed Use District
- MU-G – Gateway Mixed Use District

Additionally, the city should adopt a definition of "low barrier navigation center" that is compliant with the state's definition. This definition should be included in Section 17.06.030 (Definitions) of the City of Napa Municipal Code.

K.3.5 Employee Housing

Employee housing is private housing provided by an employer, to house employees in rural and residential areas. The State has declared that employee housing and other employer provided housing (i.e., agricultural worker housing) is a land use reduces the percentage of California's deemed as "unhoused." To achieve this goal, the State precludes local agencies from treating employee houses differently than other residential and agriculture uses allowed in the same zoning district.

K.3.5.1 Relevant Legislation: Employee Housing

Section 17021.6 of the California Health and Resource Code states that Large Employee Housing land uses (36 beds in group quarters or 12 dwelling units), shall be treated and allowed the same as any agricultural use in any zoning district. Furthermore, State legislation states that large employee housing units shall be deemed an agricultural land use and shall not be treated any differently than an agricultural land use. State law requires that no local agency require the approval of a conditional use permit, zoning variance, or other discretionary zoning clearance for employee housing, if such discretionary permit is not required of any other agricultural activity in the same zoning district.

K.3.5.2 Findings and Recommendations: Employee Housing

The City of Napa currently establishes allowed agricultural and employee housing land uses in Chapter 17.16 (Public, Quasi-Public Schools and Health Facilities (PQ), Public, Quasi-Public (PQ-P), Parks And Open Space (POS), Agricultural Resource (AR) Districts) of the Napa Municipal Code. According to Section 17.16.020 (Land Use Regulations), agriculture related uses (i.e., processing, farming, raising of cattle) are only allowed in two zoning districts: Parks and Open Space (POS) and Agriculture Resources (AR). Despite allowing agricultural related uses in the POS and AR zoning districts, large employee housing is only listed as an allowed land use in the AR zoning district. The POS zoning district does not currently list large employee housing as an allowed use. As such, the City's regulations are inconsistent with established State law.

To ensure compliance with California land use legislation and Government Code Section 17021.6, the City of Napa should amend Section 17.16.020 (Land Use Regulations) to list "large employee housing" as an allowed by-right use in the Parks and Open Space (POS) zoning district. Because agricultural uses are allowed in the POS zoning district, large employee housing uses shall also be an allowed use and shall be treated no differently than agricultural. No conditional use permit, zoning variance, or other discretionary zoning clearance shall be required of employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in a zone allowing agricultural uses shall include agricultural employees who do not work on the property where the employee housing is located.

K.3.6 Emergency Shelters

Emergency shelters are facilities that provide temporary housing with at least minimal supportive services for persons experiencing homelessness. Such services may include connecting temporary residents with opportunities for income, public benefits, health services, or supportive, transitional, or permanent housing. Occupancy in an emergency shelter is limited to six months or less, and no individual or household may be denied emergency shelter because of an inability to pay.

K.3.6.1 Relevant Legislation: Emergency Shelters

Assembly Bill 2339

Chapter 654, Statutes of 2022 (AB 2339), adds additional specificity on how cities and counties plan for emergency shelters and ensure sufficient capacity for low-income housing in their housing elements. As of January 1, 2023, AB 2339 amends state Housing Element Law regarding identification of zones and sites for emergency shelters and transitional and supportive housing. Amendments to Government Code Section 65583(a)(4), generally, are as follows:

- Expands the definition of "emergency shelters" to include other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care.

- Requires that zoning designations where residential uses are allowed, including mixed-use residential, also allow emergency shelters as a permitted use without a conditional use or other discretionary permit.
- The local government must demonstrate the adequacy of sites identified to accommodate emergency shelters. Specifically, if a vacant site is zoned for a nonresidential use but allows residential development, the site must be located near amenities and services that serve people experiencing homelessness. If the site is nonvacant, the analysis must provide substantial evidence that the existing use is likely to be discontinued during the planning period.
- Sites owned by the local government can be included if the analysis demonstrates that the sites will be made available for emergency shelters during the planning period, are suitable for residential use, and are located near amenities that serve people experiencing homelessness.
- Provides a calculation methodology for determining the sufficiency of sites available to accommodate emergency shelters in the identified zoning designation.
- Requires analysis of any adopted written objective standards for potential governmental constraints[1].

K.3.6.2 Findings and Recommendations: Emergency Shelters

The City of Napa allows emergency shelters as a by-right use in the Public, Quasi-Public (PQ-P) zoning district. Outside of the PQ-P district, emergency shelters are conditionally allowed with a Use Permit in all residential zoning districts and many nonresidential districts as community care facilities. To align with new requirements under AB 2339, the City of Napa Zoning Ordinance should be amended to update the definition of emergency shelter and to identify shelters as a separate and distinct land use that is allowed pursuant to Cal. Gov. Code Section 65583(a)(4).

State law allows local governments to apply select objective development and management standards to emergency shelters beyond the development standards for the base zone. The City of Napa Zoning Ordinance applies the same development standards to emergency shelters and community care facilities as those imposed on other similar uses. Further, Section 17.16.040(M) of the Zoning Ordinance states that development standards for emergency shelters in the PQ-P district shall be established in accordance with state law and there are no additional use-specific standards applied, such as bed limitations, lighting, or spacing requirements. However, the Zoning Ordinance should be amended to clarify development standards, including parking requirements, for emergency shelters in accordance with state law.

[1] California Department of Housing and Community Development, *AB 2339 – Legislation Effective January 1, 2023, Housing Element: Emergency Shelters*. https://www.hcd.ca.gov/sites/default/files/docs/planning-and-community/ab2339-notice.pdf. Accessed May 2023.

K.3.6.3 Sheltering Gap Analysis

Based upon the overviews provided in the Napa City-County Continuum of Care (Napa COC) 2022 Strategic Plan, 759 unique individuals were served by the Napa CoC homeless system of care during fiscal year (FY) 2021, including in shelter and housing projects. This included a combined total of 618 households, which received care through a combination of emergency shelter, Transitional Housing (TH), and Supportive Housing (SH) programs. Of the households served, 84% (518 households) accessed an emergency shelter during FY 2021. Overall, 69% of households were served only by an emergency shelter and did not access other housing programs available, such as TH or SH. Notably, 28% of households exited from emergency shelter and went on to permanent housing destinations,[2] which includes those which obtained permanent housing without the assistance of SH programs. Permanent housing destinations can include unsubsidized locations, like moving back with family or renting on their own, or a connection to subsidized, non-supportive housing programs like Emergency Housing Vouchers or Housing Choice Vouchers. Table K-1 shows the number of enrollments by shelter and supportive housing project type in the reporting period of FY 2019 through FY 2021.

Table K -1: Households Served by Napa CoC

Housing Type	FY 2019	FY 2020	FY 2021
Emergency Shelter	402	448	518
Transitional Housing	66	58	51
Rapid Re-Housing	58	69	128
Permanent Supportive Housing	14	13	18
Total Households Served	**475**	**532**	**618**

The households served with sheltering and housing within the Napa CoC exceeds the Homeless Point-in-Time (PIT) count during the same period. According to the 2022 PIT conducted by Napa COC, there were 494 people experiencing homelessness and potentially in need of emergency shelter in the City of Napa. Of the 494 individuals experiencing homelessness, 362 were unsheltered.

There are four existing emergency shelters located within city limits with a total bed capacity of 202 at any given time, as identified in Table K-2. There are also four existing SH and TH developments with a total bed capacity of 188, bringing the total existing capacity in Napa to 390 beds for the 494 persons counted as homeless in 2022. However, the number of homeless persons surveyed for the 2022 PIT who indicated they did not want housing was 7%, meaning an estimated 340 individuals desired and were in need of housing out of the 494 total counted. In addition, new SH and TH capacity is anticipated during the planning period for a total added capacity of 80 beds. As a result, the total existing and

[2] According to HUD's HMIS data standards, permanent destinations is defined as permanent supportive housing (PSH), permanent housing with a rental or temporary subsidy, renting or owning with or without a subsidy, or living with friends or family on a permanent basis.

planned capacity is 470 beds, which exceeds the sheltering need for 340 individuals as reported by the 2022 PIT.

Table K-2: Gap Analysis

Existing Emergency Shelter Capacity	**No. of Beds**
South Napa	102
North Napa Center	56
Rainbow Family House	24
Napa Emergency Womens Services (NEWS)	20
Total Existing Emergency Shelter Capacity	**202**
Existing SH / TH Capacity	**No. of Beds**
Transitional Housing Units (2022 HUD SPM)	39
Scattered Site PSH Units (2022 HUD SPM)	51
Heritage House / Valle Verde (Supportive Housing) (Opening December 2023)	44
Valley Lodge (Supportive Housing) (Fully Occupied as of September 2023)	54
Total Existing SH / TH Capacity	**188**
New Planned SH / TH Capacity	**No. of Beds**
Monarch Landing	16
515 Silverado	44
Sand Piper Cove (Napa Pipe Phase 1)	20
Total New Planned SH / TH Capacity	**80**
Total Capacity (All Types)	**470**
Sheltering Need	
PIT Count (-7% Housing Unwanted)	**459**
Total Capacity (All Types)	**470**
+Surplus / -Deficiency	**+11**

Source: Napa CoC 2022 Strategic Plan and 2022 HUD PIT

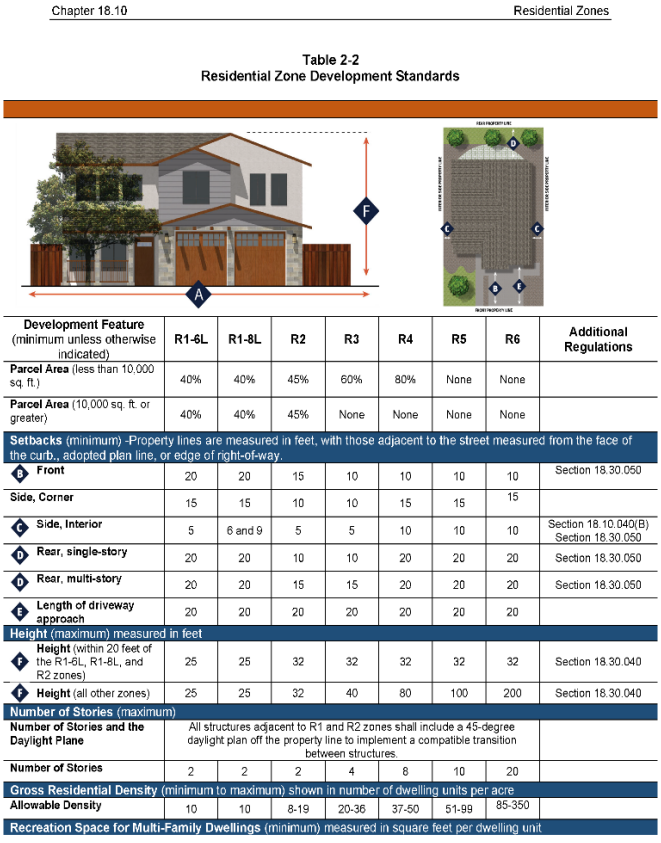
SECTION K.4. RECOMMENDATIONS FOR BETTER ZONING STANDARDS

Zoning is a tool comprised of land use and development regulations designed to help decision makers and community members guide future growth and development. The effectiveness of a zoning ordinance heavily depends on how easy the regulations are to use and implement from both a user's and a regulator's standpoint. Land use and zoning regulations that are too complex, unorganized, or subjective, often lead to confusion and discourage development applications. Alternatively, regulations that are well organized, rely on graphics and tables, and are concise, tend to be easier to use and implement. This section contains general observations about the existing organization, format, and useability of the City of Napa Zoning Ordinance, as well as best practice strategies for the city to consider.

K.4.1 Visual Aids

Photographs, tables, flowcharts, illustrations, and other graphics are helpful in conveying information concisely. The city's current Zoning Ordinance includes few figures and illustrations and uses tables sparingly. Except for a few Sections (e.g., Section 17.55 (Sign Ordinance)), the regulatory requirements and development standards are in paragraph form.

The use of graphics and illustrations can clearly depict standards for measuring complex development standards and provisions (e.g., setbacks, structure heights), while paragraph equivalents can be prone to misinterpretation and uncertainty. Clarifying visual examples of measurement standards, development standards, and other complex provisions, could help with understanding and enforcement of the Zoning Ordinance.



Chapter 18.10 Residential Zones

Table 2-2
Residential Zone Development Standards

Development Feature (minimum unless otherwise indicated)	R1-6L	R1-8L	R2	R3	R4	R5	R6	Additional Regulations
Parcel Area (less than 10,000 sq. ft.)	40%	40%	45%	60%	80%	None	None	
Parcel Area (10,000 sq. ft. or greater)	40%	40%	45%	None	None	None	None	
Setbacks (minimum) -Property lines are measured in feet, with those adjacent to the street measured from the face of the curb., adopted plan line, or edge of right-of-way.								
B **Front**	20	20	15	10	10	10	10	Section 18.30.050
Side, Corner	15	15	10	10	15	15	15	
C **Side, Interior**	5	6 and 9	5	5	10	10	10	Section 18.10.040(B) Section 18.30.050
D **Rear, single-story**	20	20	10	10	20	20	20	Section 18.30.050
D **Rear, multi-story**	20	20	15	15	20	20	20	Section 18.30.050
E **Length of driveway approach**	20	20	20	20	20	20	20	
Height (maximum) measured in feet								
F **Height** (within 20 feet of the R1-6L, R1-8L, and R2 zones)	25	25	32	32	32	32	32	Section 18.30.040
F **Height** (all other zones)	25	25	32	40	80	100	200	Section 18.30.040
Number of Stories (maximum)								
Number of Stories and the Daylight Plane	All structures adjacent to R1 and R2 zones shall include a 45-degree daylight plan off the property line to implement a compatible transition between structures.							
Number of Stories	2	2	2	4	8	10	20	
Gross Residential Density (minimum to maximum) shown in number of dwelling units per acre								
Allowable Density	10	10	8-19	20-36	37-50	51-99	85-350	
Recreation Space for Multi-Family Dwellings (minimum) measured in square feet per dwelling unit								

Source: Mintier Harnish, 2022

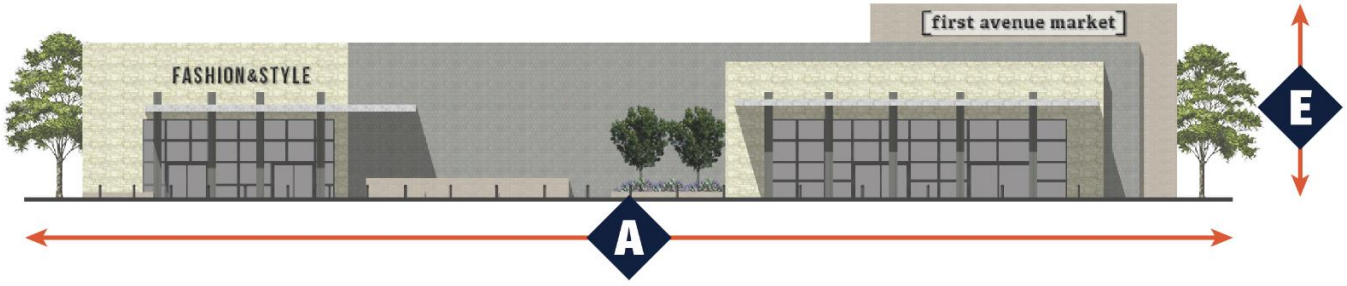
When updating the Zoning Ordinance, the city should make use of visual aids to help explain standards. There are many areas in the Zoning Ordinance that would lend themselves well to graphic representation. This would include:

Chapter 17.54 (Parking) – To illustrate dimensional standards for parking space and driveway width.

Section 17.52.170 (Fences, Walls, and Hedges) – To illustrate fence and wall height limits and better illustrate the "50 percent open" exception in Subsection 17.52.170.C (Vision Triangle at Driveways and Intersections).

Section 17.52.360 (Pedestrian-Friendly Street Standards) – To illustrate dimensional standards for both street design (17.52.360.C) and setbacks (17.52.360.D).

Section 17.52.440 (Setback and Yard Projections) – To illustrate design and development standards related to porches, carports, shade structures, shade returns in rear yards, and open floor space areas.



Source: Mintier Harnish, 2022

K.4.2 Organization and Structure

The City of Napa Zoning Ordinance has an underlying organizational structure that generally follows a flow from introductory provisions, to zone and citywide standards, and ending with administrative and permit processing procedures. While the underlying structure can be recognized by those with ordinance-using experience (e.g., builders, architects), the structure is not intuitive or obvious to the average user. Because standards are dispersed, users can be left with a nagging fear that a "hidden" regulation might affect the viability of a project. Uncertainty regarding development possibilities can be a significant barrier when attempting to attract development.

Take Chapter 17.52 (Site and Use Regulations) for example. This chapter has become a "catch-all" for various site and use regulations. The chapter is comprised of 61 sections that are organized alphabetically. While this is certainly a legitimate way to structure a chapter, it is not user-friendly. Sections that should be grouped together are often separated by unrelated topics. For example, parking and sign standards, which are both site and use regulations, should be in Chapter 17.52 (Site and Use Regulations). However, these regulations have their own stand-alone chapters (Chapter 17.54 (Parking) and Chapter 17.55 (Sign Ordinance)). The Height Limit Exclusions, Noise Standards, and Setback and

Yard Projection sections contain standards that are applicable to all zoning districts. However, they are located far apart from each other within Chapter 17.52 (Site and Use Regulations).

To ease administration and readability for all users, the City of Napa should consider restructuring the Zoning Ordinance to include articles, chapters, and sections. The general ground rule in organizing ordinances is to group similar standards, both to minimize repetition and the need to flip between multiple chapters and sections to find related provisions. For example, all administration-related provisions should be grouped together, ideally in the same article or chapter. The consolidation of all procedures into one chapter can make a substantial difference in the user-friendliness and readability of the Ordinance. For the most part this is already the case, as most administrative procedures are found at the backend of the Ordinance (Chapters 17.56 through 17.72). However, other additional procedures are scattered through other parts of the Ordinance, like the procedures for approval of Vacation Rental Permits (Section 17.52.515) and Condominium Conversion Use Permits (Section 17.52.080).

Below is a proposed Ordinance structure that is systematic, consistent, and concise. This proposed structure groups the existing 40 chapters into articles that contain similar regulations. This structure would result in an Ordinance that is easy to navigate and amend.

- **Article 1:** Introductory Provisions (Chapters 17.02 and 17.04)
- **Article 2:** Zoning District Regulations (Chapters 17.08 through 17.50)
- **Article 3:** Citywide Standards (e.g., Agricultural Buffers; Setback and Yard Projects; Fences, Walls, and Hedges)
- **Article 4:** Standards for Specific Uses (e.g., Cottage Food Operations; Home Occupations; Time Shares)
- **Article 5:** Permit Processing Procedures (Chapters 17.58 through 17.62)
- **Article 6:** Zoning Ordinance Administration (Chapters 17.64 through 17.72)
- **Article 7:** Zoning Ordinance Definitions (Chapter 17.06)

With this organization, the Ordinance would progress from the most often referenced to the least, with basic provisions in the beginning followed by regulations of specific zones, citywide standards, and then administrative chapters.

SECTION K.5. ZONING ORDINANCE DIAGNOSIS MATRIX

This section contains the Zoning Ordinance Diagnosis Matrix. This matrix supplements the discussion in SECTION K.3 by listing, by Zoning Ordinance section, the amendments necessary to implement changes required by state law.

*Table K-**Error! No text of specified style in document.**-1: Zoning Ordinance Diagnosis Matrix*

Zoning Ordinance Diagnosis Matrix		
Chapter/Section	**Recommendation**	**Applicable Law(s)**
Accessory Dwelling Units and Junior Accessory Dwelling Units		
17.52.015.A (General Standards for ADUs)	Add an additional subsection establishing the allowance of separate conveyances of ADUs. This new subsection should establish the applicability of this provision (i.e., does not apply to JADUs) and clarify the conditions required for separate sale or conveyance. These conditions include, but are not limited to: ▪ The property is to be developed by a qualified nonprofit corporation. ▪ A "tenancy in common" agreement shall be recorded with the city and county. ▪ The delineation of all areas of the property that are for the exclusive use of a cotenant. ▪ The delineation of each cotenant's responsibility for the costs of taxes, insurance, utilities, and general maintenance and repair. ▪ Any improvements associated with the property. ▪ Establishment of procedures for dispute resolution among cotenants before resorting to legal action.	**AB 345**
17.52.015.A.4 (Height)	Amend the section to include the allowance of ADUs taller than 16 feet in the following circumstances: a) **Proximity to Transit.** If located within a half-mile of a major transit stop or "high-quality" transit corridor, a *detached* ADU that is on a parcel with a single-family or multi-family dwelling may be up to 18 feet in height by-right. b) **Additional Height to Match Roof Pitch.** An applicant may request an increase in *detached* ADU height to match the roof pitch of the *detached* ADU to that of the primary dwelling. Maximum allowed height not to exceed 20 feet. c) **Detached ADUs on Multi-Family Parcels.** *Detached* ADUs on parcels with an existing or proposed multistory multi-family dwelling, may be up to 18 feet in height, by right, regardless of how close it is to transit. d) **Attached ADU Maximum Height.** *Attached* ADUs are allowed a maximum height of 25 feet high or as high as the primary structure is allowed to be under the underlying zoning district standards (whichever is lower).	**SB 897**
17.52.015.A.5 (Setback and Yard Requirements)	Include a new provision specifying that attached and detached ADUs which are 800 square feet or smaller in size are allowed to be constructed in an established front setback area.	**AB 2221**

Zoning Ordinance Diagnosis Matrix		
Chapter/Section	**Recommendation**	**Applicable Law(s)**
17.52.015.C.1 (ADUs Requiring an Administrative Permit.)	Amend the subparagraph to remove reference to "…ADU exceeding 16 feet in height." Replace with a provision that states: "A *detached* or *attached* ADU that exceeds the maximum height limits established in this Section."	**SB 897**
Mobile/Manufactured Homes and Mobile Home Parks		
17.06.030 (Definitions) **17.08.020** (Land Use Regulations)	Amend Chapters 17.06 and 17.08 to define mobile/manufactured homes in line with state law and to list "mobile home parks" as an allowed use in all zoning districts where residential uses are allowed. The city may still require the approval of a Conditional Use Permit to establish a mobile home park, but cannot preclude the use in its entirety.	**California Government Code Section 65852.3 thru 65852.7**
Density Bonuses and Affordable Housing Concessions		
17.52.130 (Density Bonus)	Create an additional subsection or paragraph that adds "shared housing projects" to the list of projects that qualify for a density bonus and/or concession. The new provision should specify that eligible "shared housing projects" include those which contain: ▪ At least 10 percent of the total units for lower income households; ▪ At least five percent of the total units for very low-income households; ▪ Is a senior housing development; or ▪ 100 percent of all the units are for lower income households.	**AB 682**
	Create an additional subsection or paragraph that adds commercial/non-residential developments to the list of projects that qualify for a density bonus and/or concession. The new provision would allow a commercial developer to obtain a commercial density bonus by partnering with a housing developer to provide affordable housing through either: ▪ Directly building affordable housing units; ▪ Donating land for affordable housing units; or ▪ Providing direct funding to an affordable housing developer for development of an affordable housing project.	**AB 1551**
	Create an additional subsection or paragraph that adds student housing developments to the list of projects that qualify for a density bonus and/or concession.	**AB 290**
	Create an additional subsection or paragraph that allows reduced parking standards to the list of allowed concessions/waivers that an eligible project may request.	
	Adopt a new subsection acknowledging the state mandated provisions established in AB 2334 (i.e., height increases of up to three additional stories, or 33 feet, and unlimited density for qualifying projects). For ease of amendment, the city could simply refer out to state law and include language acknowledging the implications and applicability of the legislation (i.e., applies to projects in Napa County).	**AB 2334**

Zoning Ordinance Diagnosis Matrix		
Chapter/Section	**Recommendation**	**Applicable Law(s)**
	Adopt a new standard which establishes "dwelling units per acre" (DU/ac) as the standard for determining maximum density for qualifying density bonus projects.	
17.52.130.B (Definitions) **17.06.030** (Definitions)	▪ Define the term "shared housing projects" as: *residential or mixed-use structures with five or more shared units designed for permanent residential use of more than 30 days, that share one or more common kitchens and dining areas.* ▪ Define "very low vehicle travel area" as: *an urbanized area where the existing residential development generates vehicle miles traveled per capita that is below 85 percent of either regional vehicle miles traveled per capita, or city vehicle miles traveled per capita.*	**AB 682, AB 2334**
17.52.130.C.4	Adopt a clarifying statement specifying that affordable housing impact fees (including inclusionary zoning fees and in-lieu fees) shall not be collected for affordable units in a qualifying project.	**AB 571**
Low Barrier Navigation Centers		
17.06.030 (Definitions)	Define "low barrier navigation center" as: *a shelter focused on temporarily housing persons and connecting them with income opportunities, public benefits, and health services prior to moving to permanent housing, in compliance with Government Code Section 65660. Low barrier navigation centers must meet the diverse needs of the population by allowing and accommodating people with disabilities, pets and pet owners, partners, the storage of possessions, and for survivors of domestic violence.*	**AB 101**
17.10.020 (Land Use Regulations) **17.12.020** (Land Use Regulations) **17.18.020** (Land Use Regulations) **17.20.020** (Land Use Regulations)	Allow low barrier navigation centers as a by-right use in all zones where mixed-use is permitted and nonresidential zones where multi-family uses are permitted.	
Employee Housing		
17.16.020 (Land Use Regulations)	Amend Section 17.16.020 (Land Use Regulations) to list "large employee housing" as an allowed by-right use in the Parks and Open Space (POS) zoning district..	**California Government Code Section 17021.6**
Emergency Shelters		
17.08.020 (Land Use Regulations) **17.10.020** (Land Use Regulations)	Allow emergency shelters as a by-right use in all zones where residential and mixed-use residential uses are permitted.	**AB 2339**

Zoning Ordinance Diagnosis Matrix		
Chapter/Section	**Recommendation**	**Applicable Law(s)**
17.12.020 (Land Use Regulations) **17.14.020** (Land Use Regulations) **17.16.020** (Land Use Regulations) **17.18.020** (Land Use Regulations) **17.20.020** (Land Use Regulations) **17.28.030** (Land Use Regulations) **17.30.040** (Land Use Regulations)		
17.06.030 (Definitions)	Define emergency shelters as a distinct land use, separate from community care facilities, and in accordance with state law.	
17.52 (Site and Use Regulations)	Clarify development and operational standards for emergency shelters in accordance with state law, including any requirements for sufficient parking, exterior lighting, spacing of facilities, or bed limitations.	