

ATTACHMENT 1

Jurisdiction	Napa	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	01/31/2023 - 01/31/2031

Building Permits Issued by Affordability Summary		
Income Level	Current Year	
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	21
Moderate	Deed Restricted	3
	Non-Deed Restricted	38
Above Moderate		123
Total Units		185

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	32	0
Single-family Detached	0	94	0
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	0	59	0
Mobile/Manufactured Home	0	0	0
Total	0	185	0

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	110	110
Not Indicated as Infill	54	75

Housing Applications Summary	
Total Housing Applications Submitted:	36
Number of Proposed Units in All Applications Received:	167
Total Housing Units Approved:	100
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

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Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	26	81
Discretionary	10	86

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	3
Number of Units in Applications Submitted Requesting a Density Bonus	54
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	49
Sites Rezoned to Accommodate the RHNA	0

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Note: "*" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Project Type	Notes	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21			
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, 2 to 4.5+, ADU, MH)	Tenure R=Renters O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Please select state streamlining provisions the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
Summary Row: Start Data Entry Below								0	0	49	0	0	7	111	167	100	0						
	46620019	804 Capitola	Harvest Village II	23-0161	SFD	O	5/2/2024							9	9	9	NONE	No	No	Approved	Discretionary		
	4102002	101 Homewood	101 Homewood DR	24-0001	2 to 4	O	5/23/2024							3	3	3	NONE	No	No	Approved	Ministerial		
	1555020	3637 Evergreen	3637 Evergreen ADU	24-0002	ADU	R	1/23/2024							1	1	1	NONE	No	No	Approved	Ministerial		
	44190010	2018 Soscol	2018 Soscol ADU	24-0016	ADU	R	3/21/2024							1	1	1	NONE	No	No	Approved	Ministerial		
	41780016	41 Hazelwood	41 Hazelwood SFR	24-0020	SFD	O	3/20/2024							1	1	1	NONE	No	No	Approved	Ministerial		
	41700005	1030 Borrette	1030 Borrette TPM	24-0031	SFD	O	4/19/2024							2	2	2	NONE	No	No	Approved	Discretionary		
	4143001	2149 Oak	2146 Oak ADU	24-0034	ADU	R	3/28/2024							1	1	1	NONE	No	No	Approved	Ministerial		
	42311030	2988 First	2899 First DR	SB924-0003	SFD	R	3/28/2024							1	1	1	SB 9 (2021) - Duplex in SF Zone	No	No	Approved	Ministerial		
	3262006	629 Randolph	NFUMC Housing	24-0038	5+	R	4/10/2024		45					1	46	46	NONE	Yes	Yes	Approved	Ministerial		
	45062015	12 Highland	12 Highland DR	24-0041	SFD	O	4/22/2024							1	1	1	NONE	No	No	Approved	Ministerial		
	3106025	957 Vallejo	957 Vallejo DR	24-0045	SFD	O	4/19/2024							1	1	1	NONE	No	No	Approved	Ministerial		
	7045002	4537 Linda Vista	4537 Linda Vista	SB924-0004	SFD	O	4/30/2024							1	1	1	SB 9 (2021) - Residential Lot Split	No	No	Approved	Ministerial		
	43342005	2431 W Imola	Courtland Commons SB330	24-0056	5+	R	9/27/2024							24	24	24	NONE	No	No	Pending	Discretionary		
	46211003	2005 Wilkins	Wilkins TH TPM	24-0059	SFA	O	5/28/2024							11	11	11	NONE	No	No	Pending	Discretionary		
	2162028	2285 Third	Third St. TPM	24-0060	SFD	O	5/31/2024							2	2	2	NONE	No	No	Approved	Discretionary		
	6252011	210 Fairview	210 Fairview SB9	SB924-0007	SFD	R	6/19/2024							1	1	1	SB 9 (2021) - Duplex in SF Zone	No	No	Approved	Ministerial		
	38663021	130 Maximilian	130 Maximilian AP	24-0066	ADU	R	6/20/2024							1	1	1	NONE	No	No	Approved	Ministerial		
	7172020	2427 Trower	2427 Trower TPM	24-0067	SFD	O	6/11/2024							2	2	2	NONE	No	No	Approved	Discretionary		
														0	0	0							
														0	0	0							
	43342002	2441 W Imola	2441 W Imola DR	24-0077	5+	R	7/8/2024		1					4	5	5	NONE	Yes	Yes	Approved	Ministerial		
	3112015	870 Napa	870 Napa SFR/ADU	24-0081	SFD	O	7/23/2024							1	2	2	NONE	No	No	Approved	Ministerial		
	44122011	764 Central	764 Central TPM	24-0082	SFD	O	8/30/2024							3	3	3	NONE	No	No	Approved	Discretionary		
	38170006	2047 Big Ranch	2047 Big Ranch TPM	24-0097	SFD	O	8/29/2024							4	4	4	NONE	No	No	Approved	Discretionary		
	41071004	1016 Broadmoor	1016 Broadmoor SB9	SB924-0009	SFD	O	8/27/2024							1	1	1	SB 9 (2021) - Residential Lot Split	No	No	Approved	Ministerial		
	5072009	215 Randolph	215 Randolph DR	24-0106	5+	R	10/24/2024		3					0	3	3	NONE	Yes	No	Pending	Discretionary		
	42281015	512 Donwood	512 Donwood SFR	24-0114	SFD	O	10/15/2024							1	1	1	NONE	No	No	Approved	Ministerial		
	2162028	2285 Third	Third St. TPM 1	24-0117	SFD	O	10/7/2024							1	1	1	NONE	No	No	Pending	Ministerial		
	2162028	2285 Third	Third St. TPM 2	24-0118	SFD	O	10/7/2024							1	1	1	NONE	No	No	Pending	Ministerial		
	3121013	1247 Eggleston	1247 Eggleston ADU	24-0119	ADU	R	10/25/2024							1	1	1	NONE	No	No	Approved	Ministerial		
	50240014	1076 Stonebridge	1076 Stonebridge TPM	24-0123	SFD	O	10/24/2024							1	1	1	NONE	No	No	Pending	Ministerial		
	41560001	25 Lynn	25 Lynn SB9	SB924-0010	SFD	O	10/24/2024							1	1	1	SB 9 (2021) - Residential Lot Split	No	No	Approved	Ministerial		
	45073026	1511 Banks	1511 Banks SFR	24-0127	SFD	O	10/30/2024							1	1	1	NONE	No	No	Approved	Ministerial		
	45011011	1765 Silverado	1765 Silverado TPM	24-0128	5+	O	12/13/2024							26	26	26	NONE	No	No	Pending	Discretionary		
	42122015	2150 W Pueblo	2150 W Pueblo DR	24-0129	SFD	O	11/21/2024							4	4	4	NONE	No	No	Approved	Ministerial		
	41700005	1030 Borrette	1030 Borrette DR	24-0130	SFD	O	11/4/2024							1	1	1	NONE	No	No	Approved	Ministerial		
	45012007	1768 Silverado	1768 Silverado AP	24-0133	ADU	R	11/25/2024							1	1	1	NONE	No	No	Approved	Ministerial		
	42270003	2089 West F	2089 West F SB9	SB924-0012	SFD	R	12/30/2024							1	1	1	SB 9 (2021) - Duplex in SF Zone	No	No	Approved	Ministerial		

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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B															
Regional Housing Needs Allocation Progress															
Permitted Units Issued by Affordability															
Income Level	RHNA Allocation by Income Level	Projection Period - 06/30/2022 - 01/30/2023	2									3	4		
			2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level		
Very Low	Deed Restricted	770	54	-	-	-	-	-	-	-	-	-	-	54	716
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	444	-	-	-	-	-	-	-	-	-	-	-	59	385
	Non-Deed Restricted		14	24	21	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	405	-	6	3	-	-	-	-	-	-	-	-	86	319
	Non-Deed Restricted		17	22	38	-	-	-	-	-	-	-	-		
Above Moderate		1,050	56	80	123	-	-	-	-	-	-	-	-	259	791
Total RHNA		2,669													
Total Units			141	132	185	-	-	-	-	-	-	-	-	458	2,211
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).															
	5 Extremely low-income Need		2									6	7		
			2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date	Total Units Remaining		
Extremely Low-Income Units*		385	-	46	-	-	-	-	-	-	-	-	-	46	339

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

- VLI Deed Restricted
- VLI Non Deed Restricted
- LI Deed Restricted
- LI Non Deed Restricted
- MI Deed Restricted
- MI Non Deed Restricted
- Above Mod Income

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Housing Element Implementation

Jurisdiction	Napa		
Reporting Year	2024	(Jan. 1 - Dec. 31)	

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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.	Ongoing 2023-2031	Ongoing During the calendar year 2024, Heritage House/Valle Verde opened and welcomed 90 new families to the property. The project was completed with coordination between the City, County, Housing Authority, non-profit developer, and supportive services provider. Of the 90 units, 88 are deed restricted (2 managers units) and 44 units are permanent supportive housing reserved for Coordinated Entry referrals for households exiting homelessness. The project was a combination of 66 units of rehabilitation of an abandoned assisted living facility and 24 units of new construction. The City continues to collaborate with several affordable housing developers which are securing funding for proposed housing projects.
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.	End of 2023	Zoning Ordinance Update underway

<p>H1-1.3 Legislative Advocacy</p>	<p>Support key legislation that assists cities like Napa to develop affordable housing units.</p>	<p>Ongoing 2023-2031</p>	<p>Ongoing</p>
<p>H1-2.1 Continuum of Care</p>	<p>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.</p>	<p>Consider the creation and adoption of a plan by 2028 and update as needed.</p>	<p>Not initiated.</p>
<p>H1-2.2 Supportive and Transitional Housing for Homeless through SROs</p>	<p>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.</p>	<p>By 2028</p>	<p>Not initiated.</p>

<p>H1-2.3 Permanent, Supportive and Transitional Housing</p>	<p>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:</p> <ul style="list-style-type: none"> ▪ 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. 	<p>Ongoing 2023-2031</p>	<p>The City of Napa has worked with two developers in the past year on 3 Permanent Supportive Housing (PSH) projects. Burbank Housing has opened Valley Lodge, a 54 unit PSH project and Heritage House/Valle Verde which includes 44 of 88 units as PSH. The City was instrumental in participating as a funder of these projects, but also as a partner in seeking Project Homekey and No Place Like Home funding for these projects. The City worked with Jamboree Housing to secure entitlements for a new 40 unit PSH project on Silverado Trail. The City has participated as a funder in this project and also assisted with connecting the project to funds from the local healthcare system and supported an application of need to the National Housing Trust Fund.</p>
<p>H1-2.4 Rental Assistance</p>	<p>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.</p>	<p>Ongoing 2023-2031, monitoring conducted annually</p>	<p>The Housing Authority provided rental assistance to 282 households under the Shelter + Care program, the Mainstream program, the Emergency Housing Voucher program, the Family Unification program, and the Non-Elderly Disabled program. In addition, The Housing Authority maintained occupancy at 83 project-based coordinated entry dedicated units. The clients associated with this rental assistance receive supportive services through multiple community partners.</p>

<p>H2-1.1 Development Incentive Program</p>	<p>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:</p> <ul style="list-style-type: none"> ▪ 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. <p>Housing types may include Self-Help and Community-Help new housing.</p>	<p>By 2031</p>	<p>Not initiated.</p>
<p>H2-1.2 Long Term Agreements and Deed Restrictions</p>	<p>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</p>	<p>Ongoing 2023-2031, monitoring conducted annually</p>	<p>One deed restricted properties previously under construction took occupancy in 2024. Heritage House/Valle Verde includes 88 units of deed restricted housing. In addition, 1,267 at 46 properties were monitored for affordability compliance within the year 2024. In 2024 the City issued two predevelopment loans for a future projects that will include a combined 112 deed restricted units.</p>

<p>H2-1.3 Acquisition and Rehabilitation</p>	<p>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.</p>	<p>By 2031</p>	<p>Not initiated.</p>
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<p>H2-2.1 Zoning and Subdivision Ordinance Updates</p>	<p>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:</p> <ul style="list-style-type: none"> ▪ Implementation of a housing replacement program for replacement of existing lower-income units, Code Section 65915(c)(3) ▪ Administrative review of small subdivisions and development, SB 9 ▪ ADUs and JADU allowances in nonresidential zones where residential uses are permitted, for increased height, for encroachment into front setback, and for separate conveyances,(SB 897, AB 2221, AB 345) ▪ Density Bonuses and Affordable Housing Concessions qualifications, definitions of associated terms, and allowances for development standards modification, (AB 682, AB1551, AB 290, AB 2334, 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, (AB 2339 	<p>By 2023</p>	<p>Comprehensive Zoning Ordinance Update underway</p>
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<p>H2-2.2 Conversion of Publicly Owned Lands for Housing</p>	<p>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:</p> <ul style="list-style-type: none"> ▪ 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 	<p>Ongoing 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</p>	<p>Ongoing; Initial review not initiated</p>
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<p>H2-2.3 ADU and JADU Incentive Program in High Opportunity Areas</p>	<p>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.</p>	<p>Ongoing 2023-2031, monitoring conducted annually. Reported with APRs.</p>	<p>Five (5) property owners assisted through the JADU loan program with building permits issued in reporting year 2024</p>
<p>H2-2.4 In-Fill Housing Prototypes</p>	<p>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.</p>	<p>Ongoing 2023-2031, monitoring conducted annually. Establish initial timeline with developers and stakeholders for ongoing collaboration (e.g., annual meeting) by 2025. Reported with APRs.</p>	<p>Developers and builders were part of the Stakeholder Interviews as part of the Zoning Ordinance Update currently underway. The Zoning Ordinance Update also includes a focus on Objective Design Standards for residential development.</p>

<p>H2-2.5 Develop Web-Based Land Inventory</p>	<p>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)</p>	<p>Ongoing 2023-2031, monitoring conducted annually.</p>	<p>Digital Site Inventory available at www.napahousingelement.com/documents</p>
<p>H2-2.6 Land Banking Program</p>	<p>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.</p>	<p>By 2031</p>	<p>In 2023 the City acquired an approximate 3 acre site located at 3875 Jefferson St for future affordable housing development. The City released an RFP in 2024 and is expecting to make an award until the RFP in early 2025.</p>

<p>H2-2.7 Impact Fee Realignment</p>	<p>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.</p>	<p>Update Fee Schedule by 2028</p>	<p>Impact Fee Nexus Study underway</p>
<p>H2-2.8 Fast Tracking Program</p>	<p>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.</p>	<p>Enhanced processing by 2025</p>	<p>Not initiated.</p>
<p>H2-2.9 General Plan Monitoring</p>	<p>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.</p>	<p>Ongoing 2023-2031, monitoring conducted annually.</p>	<p>No residential projects have been approved below the minimum General Plan Densities.</p>

<p>H2-2.10 Alternative Adequate Sites</p>	<p>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:</p> <ul style="list-style-type: none"> ▪ 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. 	<p>Ongoing 2023-2031</p>	<p>Heritage House was completed and occupied in 2024.</p>
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<p>H2-3.1 Low Income and Special Needs Funding Program</p>	<p>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.</p> <p>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:</p> <ul style="list-style-type: none"> ▪ 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 	<p>Ongoing 2023-2031, NOFA issued annually</p>	<p>The City offered a predevelopment NOFA in 2024 for affordable housing projects to receive predevelopment funding. Two affordable housing projects were awarded funding under the predevelopment NOFA.</p>
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<p>H2-3.2 Long Term Housing Needs through Specific Plans</p>	<p>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</p>	<p>Ongoing 2023-2031, monitoring conducted annually.</p>	<p>The General Plan has identified four (4) corridor focus areas with policies to implement through Specific Plans. Work will begin upon conclusion of the Comprehensive Zoning Ordinance Update currently underway.</p>
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<p>H2-3.3 Harvest Middle School Housing Development</p>	<p>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:</p> <ul style="list-style-type: none"> ▪ 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: <ul style="list-style-type: none"> o Any units that address disproportionate housing needs (e.g., units tailored to large households, farmworkers, extremely low-income 	<p>Ongoing 2023-2031, Approach property owner with incentives by July 2024</p>	<p>Ongoing; property owner still in negotiations</p>
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<p>H2-4.1 Expanding Information for Developers</p>	<p>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:</p> <ul style="list-style-type: none"> ▪ 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. 	<p>By 2024</p>	<p>Developers and builders were part of the Stakeholder Interviews as part of the Zoning Ordinance Update currently underway. The Zoning Ordinance Update also includes a focus on Objective Design Standards for residential development.</p>
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<p>H2-4.2 Connecting the Community to Housing Resources</p>	<p>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:</p> <ul style="list-style-type: none"> ▪ 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: <ul style="list-style-type: none"> o Through the end of 2024, engage with NCHA throughout their farmworker housing needs assessment process and 	<p>Ongoing 2023-2031, monitoring conducted annually.</p>	<p>The City continues to fund Fair Housing Napa Valley in support of fair housing services. The City is also providing funding to Puertas Abiertas Community Resource Center for its Promotoras program that links trusted messengers within the community with folks who might not typically access programs and services. City staff was appointed to the County Farmworker Housing Steering Committee in 2023 which completed its comprehensive farmworker housing needs report in 2024. The Housing Authority of the City of Napa continues to provide rental assistance to approximately 1,200 households within Napa County, primarily within the City of Napa.</p>
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<p>H2-4.3 Expanding Information on Housing Assistance</p>	<p>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.</p>	<p>Ongoing 2023-2031, monitoring conducted annually.</p>	<p>The Housing Authority of the City of Napa continues to provide rental assistance to approximately 1,200 households within Napa County, primarily within the City of Napa.</p>
<p>H2-4.4 Anti-Displacement</p>	<p>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.</p>	<p>By 2025</p>	<p>Not initiated.</p>

<p>H2-4.5 Visioning Housing Goals in Master Plans</p>	<p>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:</p> <ul style="list-style-type: none"> ▪ 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. 	<p>By 2029</p>	<p>Not initiated.</p>
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<p>H3-1.1 Emergency Repairs and Rehabilitation</p>	<p>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.</p>	<p>Ongoing 2023-2031, monitoring conducted annually.</p>	<p>The City provided funding and construction management for nine households to receive emergency home repairs to maintain crucial life/safety components in their homes and an additional eight households received home repair loans.</p>
<p>H3-1.2 Design Standards</p>	<p>Adopt and implement objective design standards that:</p> <ul style="list-style-type: none"> ▪ 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. 	<p>By 2025</p>	<p>Creation of Objective Design Standards are a focus of the Zoning Ordinance Update currently underway.</p>

<p>H3-2.1 Corridor Focus Areas</p>	<p>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.</p>	<p>Develop Criteria and Incentives by 2025</p>	<p>Part of Comprehensive Zoning Ordinance Update underway</p>
<p>H3-2.2 Design Review Guidelines</p>	<p>Update the residential design review guidelines and process to consider:</p> <ul style="list-style-type: none"> ▪ 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. 	<p>By 2025</p>	<p>Part of Comprehensive Zoning Ordinance Update underway</p>
<p>H3-3.1 Code Enforcement</p>	<p>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.</p>	<p>By 2026, possibly in tandem with Zoning Ordinance Updates</p>	<p>Not initiated.</p>

<p>H4-1.1 Sustainability Standards</p>	<p>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</p>	<p>By 2025</p>	<p>Part of Comprehensive Zoning Ordinance Update underway</p>
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<p>H4-2.1 Transit and Connection Opportunities</p>	<p>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:</p> <ul style="list-style-type: none"> ▪ 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. 	<p>Ongoing 2023-2031, monitoring conducted annually.</p>	<p>Ongoing</p>
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<p>H4-2.2 Potential Reuse of Commercial Sites</p>	<p>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:</p> <ul style="list-style-type: none"> ▪ 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 	<p>Ongoing 2023-2031</p>	<p>Ongoing</p>
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<p>H4-2.3 Expanding Transportation Options for Affordable Housing Tenants</p>	<p>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.</p>	<p>Ongoing 2023-2031, monitoring and at least one meeting conducted annually.</p>	<p>The City and NVTA are jointly working on applications for the Affordable Housing & Sustainable Communities (AHSC) Grant and the Active Transportation Program (ATP) Grant to seek funding for multimodal improvements.</p>
<p>H4-3.1 Energy Efficiency and Water Conservation</p>	<p>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.</p>	<p>APRs will include number of residents assisted.</p>	<p>Of 14 housing rehabilitation projects completed by the City, seven included energy efficiency/weatherization components and four included water conservation elements.</p>
<p>H4-3.2 Priority Water Service</p>	<p>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.</p>	<p>By 2025</p>	<p>Not initiated.</p>

<p>H4-4.1 Recreation Improvements for the Underserved</p>	<p>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.</p>	<p>Develop Prioritization Process by 2030</p>	<p>Recognizing there are some residents who may require financial or other assistance to access parks and recreation services, the Parks & Recreation Department adopted a Social Equity Policy. This Policy guides the Department's efforts in addressing social inequities in the City by implementing operational practices to help identify and address barriers to access which negatively impact the quality of life of those living in Napa and to provide park and recreation services that are accessible to all residents.</p>
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<p>H4-4.2 Investment in Areas of Greatest Need</p>	<p>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):</p> <ol style="list-style-type: none"> 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 	<p>Ongoing 2023-2031, identify partners and investment opportunities and development partners by July 2025; Apply for funding to support annual actions thereafter</p>	<p>Not initiated.</p>
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<p>H5-1.1 Preserving Displacement</p>	<p>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:</p> <ul style="list-style-type: none"> ▪ 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. 	<p>Ongoing 2023-2031, initial outreach by 2025 and begin implementation by July 2026</p>	<p>Not initiated.</p>
<p>H5-1.2 Eligibility Preferences</p>	<p>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.</p>	<p>APRs including number of people who were served through eligibility preferences.</p>	<p>Intend to secure a consultant to perform demographic analysis to support a proposed affordable housing preference.</p>
<p>H5-1.3 Affordable Housing Database</p>	<p>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.</p>	<p>Develop tracking system by 2026.</p>	<p>Not initiated.</p>

<p>H5-1.4 Preserving Existing Supply</p>	<p>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.</p>	<p>Ongoing 2023-2031</p>	<p>Ongoing</p>
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<p>H5-1.5 Affordable Housing Monitoring</p>	<p>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:</p> <ul style="list-style-type: none"> ▪ 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 	<p>Use of database by 2027, actions for Napa Creek Manor starting 2026</p>	<p>Not initiated.</p>
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<p>H5-2.1 Addressing Local Housing Needs</p>	<p>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.</p>	<p>Develop requirements by 2028</p>	<p>Not initiated.</p>
<p>H5-2.2 Matching Jobs to Housing</p>	<p>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.</p>	<p>Develop requirements by 2028</p>	<p>Not initiated.</p>

<p>H5-2.3 Neighborhoods of Opportunity and Ownership</p>	<p>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.</p>	<p>Initiate coordination in 2024 and provide ongoing support as appropriate.</p>	<p>Not initiated.</p>

Jurisdiction	Napa	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1*. For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units	46	11	8	65					Heritage House was rehabilitation of a site that was formerly utilized as assisted living. Heritage House now has 66 units
Mobilehome Park Preservation									
Total Units by Income	46	11	8	65					

ATTACHMENT 1

Jurisdiction	Napa	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

**Table K
Tenant Preference Policy**

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		
Notes		

ATTACHMENT 1

Jurisdiction	Napa	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	01/31/2023 - 01/31/2031

Building Permits Issued by Affordability Summary		
Income Level	Current Year	
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	21
Moderate	Deed Restricted	3
	Non-Deed Restricted	38
Above Moderate		123
Total Units		185

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	32	0
Single-family Detached	0	94	0
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	0	59	0
Mobile/Manufactured Home	0	0	0
Total	0	185	0

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	110	110
Not Indicated as Infill	54	75

Housing Applications Summary	
Total Housing Applications Submitted:	36
Number of Proposed Units in All Applications Received:	167
Total Housing Units Approved:	100
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

ATTACHMENT 1

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	26	81
Discretionary	10	86

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	3
Number of Units in Applications Submitted Requesting a Density Bonus	54
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	49
Sites Rezoned to Accommodate the RHNA	0

ATTACHMENT 1

Jurisdiction	Napa
Reporting Year	2024 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Local Early Action Planning (LEAP) Reporting (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$	300,000.00	<small>Total award amount is auto-populated based on amounts entered in rows 15-26.</small>		
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
1.1 Project Management & Coordination	\$13,920.00	\$13,920.00	Completed	None	
1.2 Community Outreach & Engagement	\$70,040.00	\$70,040.00	Completed	None	
1.3 Housing Element Assessment	\$79,350.00	\$79,350.00	Completed	None	
1.4 Prepare, Approve & Certify Housing Element	\$37,535.00	\$37,535.00	Completed	None	
1.5 CEQA Review	\$35,200.00	\$35,200.00	Completed	None	
1.6 Legal Review	\$39,313.00	\$39,313.00	Completed	None	
2.0 Administration	\$6,250.00	\$6,250.00	Completed	None	
3.0 ADU Ordinance Amendment	\$18,392.00	\$13,681.00	In Progress	Local General Fund	Closeout report submitted to HCD 9/13/24 with an unclaimed balance of \$4,710.50

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	21
Moderate	Deed Restricted	3
	Non-Deed Restricted	38
Above Moderate		123
Total Units		185

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0