Jurisdiction
 Napa

 Reporting Year
 2022
 (Jan. 1 - Dec. 31)

 Planning Period
 5th Cycle
 01/31/2015 - 01/31/2023

# ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

# Table A Housing Development Applications Submitted

									п	ousing De	veiopmeni	і Аррпсац	ons Subm	ittea					
	Project Identifier Unit Types						Date Application Submitted	Approved Units - Affordability by Household Incomes  Approved Units by Units by Project Project Project								Total Disapproved Units by Project	Streamlining	Density Bc Applica	
		1			2	3	4				5				6	7	8	9	10
Prior APN <sup>+</sup>	Current APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>†</sup>	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter 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 <u>PROPOSED</u> Units by Project		Total <u>DISAPPROVED</u> Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Ddi the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: St	art Data Entry Below							(	9	0	0	٥	14	136	150	54	0		
	45411028	19 Glory Ct	Harbor SFD	21-0148	SFD	0	9/4/2022							1	1	1		No	No
	50170056	38 Buhman	Dawson Residence	21-0155	SFD	0								1	1	1		No	No
_	3051007	1923 Adrian	Leggett ADU	21-0164	ADU	R							1		1	1		No	
	505214	442 Franklin	Cohen SFD	21-0167	SFD		3/1/2022						-	1	1	1		No	
	38481029	1221 Dillon	Valencia ADU	21-0176	ADU		17072022						1	·	1	'		No	No
					SFD		2/10/2022						'	11	1	<u> </u>			
		3090 Browns Valley	Browns Valley Subd.	21-0179			TIZZIZOZZ							111	11			No	No
	2151013	2010 First	DeMarco COA-ADU	21-0170	ADU	R	1/10/2022						1		1	1		No	
	38170007	2033 Big Ranch	Shueh SB9	22-0005	SFD	_	3/16/2022							1	1	1		No	
	38160008	2159 Big Ranch	Schmitt SB9	22-0006	SFD		3/15/2022							1	1	1		No	
	50091004	12 Maidu Ct	Raphael SB9	22-0007	SFD	0	3/21/2022							1	1	1		No	No
	43094001	1020 Grandview	Kinder SB9	22-0012	SFD	0	4/6/2022							1	1	1		No	No
	38160014	56 Garfield	Lockhard SB9	22-0013	SFD	0	4/5/2022							1	1	1		No	
															0				
	6086011	1108 Raymond	Raponi SFD	1	SFD		4/8/2022							1	1	1		No	No
	42210025	2394 Lone Oak	Lone Oak Subdivision	22-0031	SFD	0	6/14/2022							6	6	6		No	No
															0				
															0				
	7181025	3919 Lap	Bakken SFD											1	1	1		No	
	46012009	1025 Coombsville	Allen SB9		SFD									1	1	1		No	
	42132062	2062 W Pueblo	West Pueblo SB9	22-0053	SFD	0								1	1	1		No	No
	45420002 46400030	440 Monte Vista 1025 Kaiser			SFD					1		1	<u> </u>	1 70	2	2		No	
	46400030	52 Mallard	Brookfield - Napa Pipe Kuhn SB9		SFD SFD				-	1				79	79	1		No	
	46041002	1053 Coombsville	Dixon SB9						1					1	1	1		No No	
	42060016	1569 Baywood												1	1	1		No	
	45412009	47 Pascale	47 Pascale SFD	22-0067	SFD					1		1		1	1	1		No	
	46160076	1800 Twin Creeks	Twin Creeks ADU		ADU	R							1		1	1		No	
	42160055	2131 W Pueblo	Medina SB9	22-0076	SFD	0	·						•	1	1	1		No	
	46211003	2005 Wilkins	Wilkins Townhomes	22-0082	2 to 4									11	11	11		No	
	41780016	41 Hazelwood	Hazelwood SFD	22-0089	SFD					1				1	1	1		No	No
	2024018	2112 Marin	Wagoner ADU	22-0094		R				1				1	1	1		No	
	5031033	1741 Pine	Lubliner SFD-ADU	22-0099	SFD	0							1	1	2	2		No	
	45420006	415 Monte Vista	Mann SFD		SFD	0								1	1	1		No	No
	45020011	1614 East	Long ADU	22-0112	ADU	R	11/24/2022						1		1	1		No	

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Planning Period	5th Cycle	01/31/2015 - 01/31/2023	SH2023																												
								Table A2																							
			Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																												
		Project Identifier		Unit	Types			ffordability by Ho	usobold Inc	omes - Completed Entitlem	ont				Affordability by Household Incomes - Building Permits  Affordability by Household Incomes - Cer						mae Cartifica	toe of Occupa	nev								
		1 Toject Identinei		- Comm	Турса			anordability by not	asenoia inc	omes - completed Entitlem	- Cit				Allolu	ability by House	lold illcomes - Dullding	T CITILITY						Allora	ubility by 110	userioia irico	ines - oci uncu	ics of occupe			
		1		2	3				4			5	6				7			8	9				10				11	12	13
					Tenure																		Vory Low-						Certificates of	# of Units issued	How many of the
Prior APN <sup>+</sup>	Current APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Unit Categor (SFA,SFD,21	У	Very Low-			ow- Income Non Deed	Moderate- Income Deed Income Non	Above Moderate-	Entitlement Date Approved	# of Units issued	Very Low- Income Deed		Low-Income Lo	Non Deed Income Deed	Moderate- Income Non	Above Moderate-	Building Permits	# of Units Issued	Very Low- Income Deed	Income Non	Low- Income Deed Restricted	Low-Income Non Deed	Moderate- Income Deed	Moderate- Income Non	Above Moderate-	Occupancy or other forms of readiness	Certificates of	units were
			•	Tracking ID* (3FA,3FD,2F)	O=Owner		Deed Restricted	Restricted F	Restricted	Restricted Deed Restricted	Income		Entitlements	Restricted	Deed Restricted	Restricted	Restricted Restricted	Deed Restricted	Income	Date Issued	Building Permits	Income Deed Restricted	Restricted	Restricted	Restricted	Restricted	Income Non Deed Restricted	Income	(see instructions) <u>Date Issued</u>	other forms of	
																														readiness	
Summany Pour St	art Data Entry Below	,					0 0	0	٥	0 0	1 0			64	0	12	25 0	24	242		469	0			0	0				0	0
Summary Now. Si	42092003	2181 Euclid		ADU	R		0	U	0	0 0			0	04	0	13	1	24	342	7/5/2022	1	U		0	U	U	U			0	0
	44140027 44140027	725 Central 725 Central	SoCo SoCo	5+ 5+	R R R								C						10	3/10/2022 7/20/2022	31 10									0	0
	44140027 46190069	725 Central 738 Seaton	Braydon Apts	5+ 5+	P								0						26	3/10/2022 5/10/2022	26 26									0	0
	46190069 46190069	710 Aspect Way 733 Vista Tulocay		5+	R R R R								0						76	5/10/2022 5/10/2022	76 76									0	0
	46190069 ##################################	745 Vista Tulocay 725 Central	Braydon Apts SoCo	5+ 5+	R								0						31	5/10/2022 7/20/2022	31									0	0
	1122001 1122002	59 Winedale 2594 Sonoma		ADU ADU	R R								0					1	<u> </u>	2/15/2022 5/4/2022	1									0	0
	5015024	2593 Pacific 1560 Laurel		ADU ADU	R								0					1		5/4/2022 3/10/2022	1									0	0
	41110036 42282009 6381012	9 Remington 2012 W F St 222 Monte Vista		SFD ADU ADU	O R R								0				1 1		<u> </u>	1/19/2022 3/30/2022 3/28/2022	1									0	0
	7045041	2052 Wine Country	Vista Grove	SFD	0								0						1 1	3/22/2022	1									0	0
	7045041 I	2040 Wine Country 2046 Wine Country 2056 Wine Country	Vista Grove Vista Grove	SFD SFD	0								0						1	3/22/2022 3/22/2022 3/22/2022	1									0	0
	46031008	1037 Terrace		ADU ADU	R								0					1 1		3/22/2022 4/5/2022	1									0	0
	3052002 46180018	1975 Yajome 1870 Seville 1705 F		ADU SFD	0 0								Q						1	5/16/2022 6/1/2022	1									0	0
	2052008 42260012	2393 Chad		ADU SFD	0 R 0								0				1		1	5/31/2022 5/31/2022	1									0	0
	2052027 7045041	1640 E 2020 Wine Country	Vista Grove	ADU SFD	R O R O R								0						1	5/18/2022 1/26/2022	1									0	0
	7045041 7045041	2012 Wine Country	Vista Grove Vista Grove	ADU SFD	0								0				1		1	1/26/2022 1/26/2022	1									0	0
	38602030 3051003	22 Summerbrooke 957 G 72 De Witt		ADU ADU	R R								0				1 1			5/11/2022 1/11/2022	1									0	0
	4053029 42210012	2165 Lone Oak	15.4.0	ADU ADU	R								0				1		1	3/21/2022 2/9/2022	1									0	0
	7045041 7045041	2062 Wine Country 2062 Wine Country	Vista Grove Vista Grove	SFD ADU	0								0					1	1	3/22/2022	1									0	0
	7045041 7045041	67 Winedale 68 Winedale	Vista Grove Vista Grove	SFD SFD	0								C						1	2/15/2022 2/15/2022	1									0	0
	7045041 7045041	62 Winedale 58 Windeale	Vista Grove Vista Grove	SFD SFD	0								0						1 1	2/15/2022 2/15/2022	1									0	0
	7045041	63 Winedale	Vista Grove	SFD	0								C				1		1	2/15/2022	1									0	0
	5014008 7161009 45152007	527 Even 2212 Trower 1211 Nielsen		ADU ADU ADU	R R R								0					1		2/22/2022 2/2/2022 1/31/2022	1									0	0 0
	4450011	185 Sophia	Foothill Estates	SFD	0								0						1	1/28/2022	1									0	0
	4450016 4450010	145 Sophia 122 Foothill	Foothill Estates Foothill Estates		0								0						1	1/28/2022 1/28/2022	1									0	0
	4450013 4450017	169 Sophia 137 Sophia	Foothill Estates Foothill Estates	SFD SFD	0 0								0						1	1/28/2022 1/28/2022	1									0	0
	4450014 4450018	161 Sophia 129 Sophia	Foothill Estates Foothill Estates	SFD SFD SFD	0								0						1 1	1/28/2022 1/28/2022	1									0	0 0
	41063007 4212001	1035 Vassar 496 Montgomery		ADU ADU	R								0				1			3/17/2022 3/10/2022	1									0	0
	7045041	75 Winedale	Vista Grove	SFD	0								0					1	1	3/22/2022	1									0	0
	5101009 41334001	404 Coombs 165 Karen		ADU ADU	R R								0				1	1		3/8/2022 3/3/2022	1									0	0
	50133005 1252010	3479 Twin Oaks 1150 Emily		ADU ADU	R R								0				1	1		3/1/2022 2/24/2022	1									0	0
	46180018 3151006	1882 Seville 1433 Center		SFD ADU	0 R								0					1	1	9/14/2022 10/26/2022	1									0	0
	42311031 4013006	2982 First 240 Chelsea		ADU ADU	R R								0				1	1		10/18/2022 10/6/2022	1									0	0
	4013001 1582012	2899 First 936 Pueblo		ADU ADU	R R R R								0				1			9/22/2022 9/22/2022	1									0	0
	7253011 2113002 7045041	2586 Redwood 1417 B		ADU ADU SFD	R								0					1 1		9/15/2022 11/7/2022	1									0	0
	7045041 7045041	2023 Wine Country 2015 Wine Country		SFD	0								0						1 1	9/13/2022 9/13/2022	1 1									0	0
	7045041 7045041	2019 Wine Country 2007 Wine Country	Vista Grove Vista Grove	SFD SFD	0								0						1 1	9/13/2022 9/13/2022	1									0	0
	7045041 7045041	2011 Wine Country 2003 Wine Country	Vista Grove Vista Grove	SFD SFD	0								0						1 1	9/13/2022 9/13/2022	1									0	0
	1120004	2570 Merced	VIOLE 010V6	ADU	R								0				1	1		9/12/2022	1									0	0
	43010014 4202001	3123 Laurel 2279 Laurel		ADU ADU									0				1	1	ļ .	11/28/2022 12/29/2022	1									0	0
	45420002 38152004	440 Monte Vista 1625 Sierra		SFD ADU	O R								0					1	1	12/22/2022 12/15/2022	1									0	0
	45412009 42221037	47 Pascale 320 Blake		SFD SFD	0								0						1 1	11/30/2022 11/29/2022	1									0	0
	45090010 45053007	1011 McKenzie 1036 Summit		ADU	R								C				1			11/14/2022 11/14/2022	1									0	0
	50390025 50170056	9 Reno 38 Buhman		ADU ADU SFD	R R R								0					1	1	9/1/2022 11/30/2022	1									0	0
	7045041 7045041	57 Wine Press 61 Wine Press	Vista Grove	SFD SFD	0								0						1 1	7/20/2022 7/20/2022	1									0	0
	7045041	56 Wine Press	Vista Grove Vista Grove	SFD	0 0								0						1	7/20/2022	1									0	0
	38091017 41742026	1926 Valencia 3314 Homestead		ADU ADU	R								0					1		6/22/2022 6/22/2022	1									0	0
	46422016 38153003	2180 Patton 3100 Hamilton		ADU ADU	R								0				1	1		6/21/2022 6/29/2022	1									0	0
	46031007 7045041	1033 Terrace 65 Wine Press	Vista Grove	ADU SFD	R								0				1		1	8/25/2022 7/20/2022	1									0	0
	4173004	2941 Hilltop	VIOLE 010V6	ADU	R								C				1	1		8/15/2022	1									0	0
	2024018 38132005	2112 Marin 1600 Rainier		ADU ADU	R R R								0				1			8/11/2022 7/26/2022	1									0	0 0
	2151013 50170047	2010 First 33 Oak Rock		ADU ADU	R								0				1	11		7/22/2022 7/21/2022	1									0	0
	50231021 5171015	1079 Tahoe		ADU 5+	R R R								0	54				1		8/16/2022 12/22/2022	1 54									0	0 0 0
		3710 Valle Verde	Valle Verde	5+	R R								C	10		13			1	3/2/2022	24									0	0

Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions  Housing without Financial Assistance or Deed Assistance or Deed Restrictions  Assistance or Deed Restrictions  Demolished/Destroyed Units  Demolished/Destroyed Units							Notes				
14	15	16	17	Restrictions 18	19		20		21	22	23	24	25
Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple see instructions)	Deed Restriction Type (may select multiple- see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Dest royed Units	Demolished or	Demolished/De stroyed Units Owner or Renter	Total Density Bonus Applied to	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a	Notes*
0 N				Local Market Survey		0		0					
N				Loods Market Od Toy									
N N N													
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N N				Local Market Survey Local Market Survey									
N			Other	Local Market Survey									Pagulaton, Agraema-4
N N			Other Other										Regulatory Agreement Regulatory Agreement

Jurisdiction	Napa	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

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

Fianning Feriou	our Cycle	01/31/2015 - 01/31/2023												
						Tab	le B							
	Regional Housing Needs Allocation Progress													
	Permitted Units Issued by Affordability													
		1 1			remin	iteu Oilits 155	ueu by Anoru	2						
													3	4
Incon	ne Level	RHNA Allocation by Income Level		2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
	Deed Restricted	185 -	-	-	-	-	53	-	30	13	64	-	160	25
Very Low	Non-Deed Restricted	100	-	-	-	-	-	-	-	-	-	-	100	
	Deed Restricted	106 -	-	-	6	1	15	16	27	10	13	-	166	
Low	Non-Deed Restricted	100	-	-	-	-	-	11	18	24	25	-	100	
	Deed Restricted	141	-	-	-	-	-	20	-	9	-	-	132	9
Moderate	Non-Deed Restricted		-	-	4	-	-	21	20	34	24	-	102	•
Above Moderate		403	-	99	135	37	523	92	44	121	342	-	1,393	
Total RHNA		835												
Total Units			-	99	145	38	591	160	139	211	468	-	1,851	34
				Progress toward ex	tremely low-incom	e housing need, a	s determined purs	uant to Governmer	nt Code 65583(a)(1)					
		5											6	7
		Extremely low-Income Need		2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date	Total Units Remaining
Extremely Low-Income	e Units*	93	·	-	-	-	-	-	-	-	-	-	-	93

<sup>\*</sup>Extremely low-income houising 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.

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.

Jurisdiction	Napa	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Poriod	5th Cycle	01/21/2015 01/21/2022

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

Planning Period	5th Cycle	01/31/2015 - 01/31/2023	1															
	Table C																	
	Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law																	
	Project Iden	Project Identifier Date of Rezone RHNA Shortfall by Household Income Category								Sites Description								
	1			2			3		4	5	6	7		8	9	10	11	
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate- Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses	
Summary Row: Start	Data Entry Below																	

(Jan. 1 - Dec. 31) Table D Program Implementation Status pursuant to GC Section 65583 Housing Programs Progress Report
ental constraints to the maintenance, improvement, and development of housing as identified in the housing elements. Describe progress of all programs including local efforts to remove govern Name of Program H1.A - Adequate Sites H1.B - Future Land Use Objective Maintain Adequate Sites Timeframe in H.E Ongoing; 2015-23 Status of Program In Ongoing Adopt a General Plan Update Completed General Plan Update in October 2022 Planning Prioritize land resources for population groups with the hightest need. Evaluate As part of the General Plan Update, an inventory of underutilized sites was created H1.C - Local Housing Nee local housing needs for special As projects are submitted for potential rezoning into housing sites pulation groups, given limited land supply Improve linkages between housing and H1.D - Jobs-Housing Analyzed in the General Plan Update - further analysis being provided in the <u>Housing Element Update</u> Analyzed in the General Plan Update - further analysis being provided in the Analysis employment development Heightened link between jobs and As major projects are H1.E - Job Impact Analysis proposed and reviewed housing Housing Element Update H1.F - Housing Sites Study of Surplus Institutional Completion of Housing Sites analysis for surplus or potentially surplus institutional lands and follow-up actions 2016-18 Completion of Sites study for futher H2.A - Adequate Sites for 2020-23 Underway **Multifamily Use Housing Element** In 2022, 142 additional rental affordable units started construction (65 substantial rehabilitation at Heritage House, 23 new construction at Valle Verde, 54 change of use rehabilitation at Valley Lodge). In addition, 30 affordable rental units that started construction in 2022 remain under construction (19 at Caritas & 1 at SoCo). Also, 8 affordable rental units that started construction in 2019 completed H2.B - New Residential Ongoing; 2015-23 construction (Napa Creek Village). The City continues to explore ownership opportunites with afforable housing H2.C - New Ownership 15 ownership housing units Ongoing; 2015-23 developers. Units H2.D - First Time Buyer Assist 80 low-income households to Ongoing; 2015-23 4 low-income households were assisted in CY2022. Programs H2.E - Identify Potential become first time homebuyers Analyzed in the General Plan Update - further analysis being provided in the Identify and acquire 1-2 sites Acquisition Sites
H2.F - Affordable Housing Ongoing; 2015-23 Housing Element Update Analyzed in General Plan Update - being considered as part of comprehensive Modify Zoning Overlay District 2016-18 Overlay Zones zoning ordinance update Approve long term agreements for new affordable units and provide monitoring of these agreements and projects greements as projects ccur, Monitoring in an Monitoring conducted annually Affordability Agre and Monitoring funded under Federal. State, or local ongoing activity nousing programs H2.H - Sustainable Review and update every two years to continue to meet State standards Ongoing; 2015-23 Ongoing Practices Study and possible development of administrative regulations to provide eligiblity preferences for people who live and/or work in Napa for affordable H2.I - Preferences in The City is researching feasibility under Fair Housing laws. Affordable Housing ousing programs Analyzed in General Plan Update - being considered as part of comprehensive H2.J - Duplex and 2016-17 Zoning amendment Triplexes in Other Areas zoning ordinance update Implement design guidelines and H3.A - Design Review Ongoing; 2015-23 Design Review requirements amended in 2017 neeting process H3.B - Use of Planned Planned Development zoning used to accommodate Harvest Village, a cottage Promote design flexibility Development Zoning Analyzed in General Plan Update - being considered as part of comprehensive Monitor and potentially increase mix of as review as part of next H3.C - Housing Mix zoning ordinance update housing throughout the City of Napa overal General Plan 49 ADUs approved in 2022, including one deed-restricted unit through the City Junior Unit initiative program. The program provides financing and technical 36 units/ 14 very low income; 13 low H3.D - New Second Units Ongoing; 2015-23 income; 9 moderate income assistance to homeowners to create junior accessory dwelling units which are ented to low-income tenants In 2018, the City adopted an ordinance amendment to exclude any dwelling unit Revise Ordinance including work with 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. H3.F - Second Unit 2016 service providers Standards and Fees Amnesty of un-permitted units is taking place organically with changes to the ADU onsider and potential development of 2020 H3.F - Amnesty Program Amnesty Program Ordinance 15 owner occupied units (14 very low and one low income) were rehabilitated Rehabilitate 40 substandard rental units under the housing rehabilitation program. for extremely low, very low, and low income renters. Assist rehabilitation of 168 units of substandard owner-H3.G - Rental and Owner Ongoing; 2015-23 Rehabilitation Programs occupied housing for very low and low H3.H - Code Enforcement Improve community health and safety Ongoing; 2015-23 H3.I - Targeted 'Cleanup" of neighborhoods Neighborhood Ongoing; 2015-23 Ongoing experiencing deterioration Improvement Provide information to public on appropriate historic remodel techniques; Cultural Heritage H3.J - Historic Area ngoing; 2015-23 Commission Certificates of **Process** Appropriateness; Historic Survey Address as part of overall General Plan Update H3.K - Transportation Element Amendments Updated VMT Policies in 2021; Completed General Plan Update in 2022 General Plan Amendment H3.L - Capital CIP during budget review; and CDBG 5-year plan and through sp Ongoing Neighborhood outined in CIP and CDBG Consolidated annual reviews H3.M - Parks & Recreation Assure adequate parks to serve higher 2016-18 Completed in General Plan Update (2022) Element Update lensity areas H3.N - Retain Federal, State, and Locally None at present; no units are at risk Ongoing; 2015-23 No units threatened in 2022 Subsidized Affordable In 2021, the City allocated CDBG-DR funding (as discussed above for two projects). One is the Heritage House/Valle Verde project, which includes the reuse of an abandoned assisted living facility as an affordable rental housing project (65 very-low, of which 33 would be permanent supportive housing units). The other is Valley Lodge Apartments, which would convert a motel into 55 units of permanent housing for homeless. Both projects were acquired by the respective affordable busing developers; and are under construction. Acquire or assist 15 units at Riverside and 31 added units of existing rental housing = 46 units; maintain them as property management and maintenance standards H3.O - Rental Acquisition affordable. Develop standards for high quality ongoing property management and maintenance shall be developed by the time first units are ready and Maintenance for occupancy housing developers in 2022 and are under construction.

# **ATTACHMENT 1**

H3.P - Mixed-Use Livability	Mixed-Use review; new standards, guidelines as needed	2018-20	Analyzed in General Plan Update - being considered as part of comprehensive zoning ordinance update
H4.A - Emergecy Shelters	Emergency Shelters to meet Continuum of Care identifed unmet needs	Ongoing; 2015-23	City funded existing emergency shelter operations in 2022 and actively participated in the COC. City & County continued to implement recommendations may by national experts in order to redesign the community's homeless system to
H4.B - Permanent Supportive/Transitional Housing	Rehabilitate 8 bedroom home for new transitional housing for homeless families	2015	be a more housing-focused system.  See Program H3.O - In 2021, the City reserved \$2.7M in CDBG Disaster Recovery (CDBG-DR) funds for Heritage House/Valle Verde, an affordable housing project currently under construction which includes the reuse an abandoned assisted living facility. The project includes 33 permanent supportive housing units for chronically homeless persons. The City also reserved \$387K in CDBG-DR funding for Valley Lodge Apartments, a motel conversion which is creating 54 units of permanent housing for formerly homeless, including transitional aged foster youth. Both loan agreements have been entered into and each project is expecting occupancy in 2023. The City also jointly applied with Burbank Housing for Project Homekey funding for the Valley Lodge Apartments project.
H4.C - Support Services	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	Ongoing
H4.D - Rental Assistance for Special Needs	Maintain 10 shelter Plus Care vouchers/year, 30 Mainstream vouchers for disabled/year and 100 non-elderly Disabled (NED) Vouchers	funding Ongoing; 2015-23	SPC vouchers were maintained in 2022. The now 75 Mainstram vouchers and 100 NED vouchers were maintained. The Housing Authority continues to be awarded additional Emergency Housing Vouchers (currently has 56) for special needs populations including homeless and survivors of domestic violence. The Housing Authority continued its Landlord Mitigation and Incentive Program, launched in 2017, to help house homeless and at-risk of homeless persons. In 2022, the Housing Authority entered into AHAPs for 38 project-based vouchers at both Heritage House/Valle Verde and Valley Lodge (for a total of 72 project based voucher reservations). All PBV units at Valley Lodge are reserved for homeless and 32 of the units at Heritage House are reserved for homeless.
H4.E - Capital Improvements for Non- Profit Facilities	Provide funds to assist in maintenance of non-profit facilities serving low income and special needs groups	CDBG allocations	The City continues to offer CDBG funds on a competitive application basis.
H4.F - Encourage Well Managed New SRO Permanent Housing	Revise SRO Ordinance; 20 units for extremely low and low income	Ordinance revision by 2016; units by 2023	Under Review
H4.G - Rehabilitate Existing Facilities for SROs	Rehabilitate 20 units of housing to SRO units	Ongoing; 2015-23	As described in H.4.B, in 2022 the City provided 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 afordable housing project. Sixty of these units will be SROs.
H4.H - Coordination with Napa County and Other Actions to address Farmworker Housing	Promote access to new permanent housing in the City by distributing bilingual information when new affordable rental opportunities are available, implementing related programs, and coordinante 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 farmworaks and equivalent income households during planning period	Ongoing; 2015-23 or as specifically noted in program	As described in H.4.B, in 2022 the City provided 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 afordable housing project. Sixty of these units will be SROs.
H4.I - Housing for Developmentally Disabled Persons	Assist developers to apply for available State and Federal monies in support of housing construction and rehabilitation targeted for persons with disabilities, including developmental disabilities. Initiate a cooperative outreach program with the North Bay Regional Center to inform people when new housing becomes available for developmentally disabled persons. Continue to parnter with the North Bay Housing Coalition to rehabilitate units for the developmentally disabled and provide access to Section 8 vouchers	Establish a partnership with the Regional Center by 2016; Assist developers as funding is available	In 2022, the Housing Division provided ADA Improvements to five units as part of its Emergency grant/rehab programs
H5.A - Universal Design	Add Universal Design provisions to zoning ordinance	2016	Under Review
H5.B - Traffic Impact Overlay	Monitor as new developments are proposed. Pursue modifications to the :TI Overlay as needed	Ongoing; 2015-23	Ongoing
H5.C - Priority Processing	Develop administrative policy for project processing during and after approvals	2017	Completed 2017
H5.D - Affordable Housing Fees	Retain ability to defer fees	Ongoing; 2015-23	On-going.
H5.E - Fair Housing H5.F - Database	Retain Fair Housing Agency Incorporate permit tracking and land use	Ongoing; 2015-23 Ongoing; 2015-23	City continued to fund Fair Housing in 2022. Under Review
Monitoring H5.G - Legislation	databases into GIS system  Monitor and support key legislation	Ongoing; 2015-23	City continued increased legislative efforts after assigning a staff person to track and analyze information and engage with other stakeholder groups like the League of California Cities. City continued to formalize a legislative platform which would allow it to better monitor and weigh in on housing legislation.
H5.H - Housing Transfer Agreements	Assist County in meeting Housing Needs	Ongoing; 2015-23	Napa Pipe Agreement includes the City of Napa taking 80% of the County's RHNA in the Sixth Housing Cycle
H5.I - Cities/Counties Coordination	Improve coordination on City/County housing issues	Ongoing; 2015-23	Continued to work with County & other cities on housing issues.
H5.J - Community Outreach Efforts	Outreach and education	Ongoing and as Specific Plans are developed	Continue to provide Notice of Application to property owners within 500 feet for all project applications.
H5.K - Use of Funds	Implementation of Housing Prorams	Ongoing; 2015-23	In 2022, the City approved a funding reservation of \$2M from the City's Affordable Housing Impact Fees for the Monarch Landing Apartments project. This project would provide 76 units of affordable rental housing. In 2022, the City also approved an additional reservation for approximately \$2M of 1% Transient Occupancy Tax (TOT) Workforce and Affordable Housing Funds to be used as loans to eight moderate-income homebuyers to purchase townhomes proposed as part of the Old Sonoma project.
H5.L - Maximize Rental Subsidies	Maintain existing allocation of up to 1,378 Section 8 Rental Vouchers Countywide (including Program 4.D special needs vouchers	Ongoing; 2015-23	Utilized 97% of Section 8 allocation in 2022.
H5.M - Public/Private Partnerships	Use of private resources to achieve housing element goals	Ongoing; 2015-23	Continued to encourage private resources for affordable housing - especially through use of Housing Density Bonus program. Continued to partner with the County through an MOU for the homeless system. Continued work with Napa Valley Community Foundation on the Napa Sonoma ADU Center.
H5.N - Water and Sewer Service Provider Coordination	Ensure that water and sewer providers are aware of the City's plans for residential development throughout the City	By January 31, 2016	Distributed June 18, 2015
		•	•

Jurisdiction	Napa	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

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

(CCR Title 25 §6202)

	Table E								
	Commercial Development Bonus Approved pursuant to GC Section 65915.7								
	Project l	dentifier			Units Construc	cted as Part of Agree	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved	
	,	1				2		3	4
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Sta	rt Data Entry Below								

Jurisdiction	Napa	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

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 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 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 Co Listed for Informati	ount Towards RHNA onal Purposes Only	•	Un Note - Because the counted, please conta	statutory requir	ve the password tha	The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1*. For detailed reporting requirements, see the chcklist here:	
	Extremely Low- Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-	Very Low- Income <sup>+</sup>	Low-Income <sup>†</sup>		https://www.hcd.ca.gov/community- development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity		67		67					66 V-Low as part of Heritage House conversion of vacant Assisted Living to SRO units; 1 non-affordable unit
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income		67		67					

Jurisdiction	Napa	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2	
Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2	

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

		Project Identifier			Unit Ty	/pes		Affordability by Household Incomes After Conversion					Units credited toward Above Moderate RHNA		Notes	
		1			2	3				4				5		6
Prior APN <sup>+</sup>	Current APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Unit Category (2 to 4,5+)	Tenure R=Renter	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 Moderate Income Units Converted from Above Moderate	Date Converted	<u>Notes</u>
Summary Row: S	art Data Entry Belo	w														
																<u> </u>

#### **ATTACHMENT 1**

Jurisdiction	Napa	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

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

### ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

	Table G										
	Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of										
	Project l	ldentifier									
	•	1		2	3	4					
APN	Street Address	Project Name <sup>†</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site					
Summary Row: Start Data Entry Below											

### **ATTACHMENT 1**

Jurisdiction	Napa	
		(Jan. 1 - Dec.
Reporting Period	2022	31)

NOTE: This table is meant to contain an invenory of ALL surplus/excess lands the reporting jurisdiction owns

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

# ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

	For Napa County jurisdictions, please format the APN's as follows:999-999-999										
	Table H										
	Locally Owned Surplus Sites										
	Parcel Identifier	Designation	Size	Notes							
1	2	3	4	5	6	7					
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes					
Summary Row: Start	Data Entry Below										

Jurisdiction	Napa	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

NOTE: SB 9 PROJECTS ONLY. This table only needs to be completed if there were lot splits applied for pursuant to Government Code 66411.7 OR units constructed pursuant to 65852.21.

65852.21.
Units entitled/permitted/constructed must also be reported in Table A2. Applications for these units must be reported in Table A.

### ANNUAL ELEMENT PROGRESS REPORT

optional field

Cells in grey contain auto-calculation formulas

### **Housing Element Implementation**

					Table I					
	Unit	s Constructed F	Pursuant to Gove	rnment Code 65852.2		ns for Lot Split	s Pursuant to Go	vernment Code	66411.7 (SB9)	
Project Identifier			Project Type	Date	•		onstructed		Notes	
	1			2	3					
APN	Street Address	Project Name <sup>⁺</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Activity	Date	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Notes
mmary Row: Start	: Data Entry Below									
38170007	2033 Big Ranch	Shueh SB9	22-0005	Application for Parcel Map for Lot Split	3/16/2022				1	
38160008	2159 Big Ranch	Schmitt SB9	22-0006	Application for Parcel Map for Lot Split	3/15/2022				1	
50091004	12 Maidu Ct	Raphael SB9	22-0007	Application for Parcel Map for Lot Split	3/21/2022				1	
43094001 38160014	1020 Grandview	Kinder SB9	22-0012	Application for Parcel Map for Lot Split Application for Parcel	4/6/2022 4/5/2022				1	
46012009	56 Garfield  1025 Coombsville	Lockhard SB9  Allen SB9	22-0013	Map for Lot Split Application for Parcel	8/23/2022				1	
				Map for Lot Split					1	
42132062	2062 W Pueblo	West Pueblo SB9	22-0053	Application for Parcel Map for Lot Split	6/23/2022				1	
46142006	52 Mallard	Kuhn SB9	22-0059	Application for Parcel Map for Lot Split	7/21/2022				1	
46041002	1053 Coombsville	Dixon SB9	22-0064	Application for Parcel Map for Lot Split	7/15/2022				1	
42060016	1569 Baywood	Rygh SB9	22-0065	Application for Parcel Map for Lot Split	7/25/2022				1	
42160055	2131 W Pueblo	Medina SB9	22-0076	Application for Parcel Map for Lot Split	6/8/2022				1	

Jurisdiction Napa Reporting Period 2022 (Jan. 1 - Dec. 31) Planning Period 5th Cycle 01/31/2015 - 01/31/2023

### ANNUAL ELEMENT PROGRESS REPORT

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

							Table J							
		Student I	housing developr	ment for lower income	students for whi	ch was granted a	density bonus p	oursuant to subp	aragraph (F) of p	aragraph (1) of	subdivision (b) of	Section 65915		
	Project	ldentifier		Project Type	Date		Units (Beds/Student Capacity) Approved				Units (Beds/Student Capacity) Granted Density Bonus	Notes		
		1		2	3				4				5	6
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Unit Category (SH - Student Housing)	Date	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted		Moderate- Income Non Deed Restricted	Above Moderate- Income	Total Additional Beds Created Due to Density Bonus	Notes
Summary Row: S	art Data Entry Below													

Jurisdiction	Napa	
Reporting Year	2022	(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 Total award amount is auto-populated based on amounts entered in rows 15-26.

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Housing Element Update	\$300,000.00	\$0.00	In Progress	None	
<u> </u>					
·					

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

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

Building Permits Issued by Affordability Summary				
Income Level	Current Year			
Very Low	Deed Restricted	64		
Very Low	Non-Deed Restricted	0		
Low	Deed Restricted	13		
Low	Non-Deed Restricted	25		
Moderate	Deed Restricted	0		
Moderate	Non-Deed Restricted	24		
Above Moderate	342			
Total Units		468		

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

Jurisdiction	Napa	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

Building Permits Issued by Affordability Summary				
Income Level	Current Year			
Deed Restricted		64		
Very Low	Non-Deed Restricted	0		
Low	Deed Restricted	13		
Low	Non-Deed Restricted	25		
Moderate	Deed Restricted	0		
iviouerate	Non-Deed Restricted	24		
Above Moderate		342		
Total Units		468		

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

Units by Structure Type	Entitled		Permitted	Completed
SFA		0	0	0
SFD		0	39	0
2 to 4		0	0	0
5+		0	379	0
ADU		0	50	0
MH		0	0	0
Total		0	468	0

Housing Applications Summary		
Total Housing Applications Submitted:	40	
Number of Proposed Units in All Applications Received:	150	
Total Housing Units Approved:	54	
Total Housing Units Disapproved:	0	

Use of SB 35 Streamlining Provisions		
Number of Applications for Streamlining	0	
Number of Streamlining Applications Approved	0	
Total Developments Approved with Streamlining	0	
Total Units Constructed with Streamlining	0	

Units Constructed - SB 35 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	

Cells in grey contain auto-calculation formulas