

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

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 Based Application
1					2	3	4	5							6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	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 PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED 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: Start Data Entry Below								0	0	0	0	0	14	136	150	54	0		
	45411028	19 Glory Ct	Harbor SFD	21-0148	SFD	O	9/4/2022							1	1	1		No	No
	50170056	38 Buhman	Dawson Residence	21-0155	SFD	O	2/23/2022							1	1	1		No	No
	3051007	1923 Adrian	Leggett ADU	21-0164	ADU	R	9/1/2022						1		1	1		No	No
	505214	442 Franklin	Cohen SFD	21-0167	SFD	O	1/6/2022							1	1	1		No	No
	38481029	1221 Dillon	Valencia ADU	21-0176	ADU	R	2/18/2022						1		1	1		No	No
	41170009	3090 Browns Valley	Browns Valley Subd.	21-0179	SFD	O	4/22/2022							11	11			No	No
	2151013	2010 First	DeMarco COA-ADU	21-0170	ADU	R	1/13/2022						1		1	1		No	No
	38170007	2033 Big Ranch	Shueh SB9	22-0005	SFD	O	3/16/2022							1	1	1		No	No
	38160008	2159 Big Ranch	Schmitt SB9	22-0006	SFD	O	3/15/2022							1	1	1		No	No
	50091004	12 Maidu Ct	Raphael SB9	22-0007	SFD	O	3/21/2022							1	1	1		No	No
	43094001	1020 Grandview	Kinder SB9	22-0012	SFD	O	4/6/2022							1	1	1		No	No
	38160014	56 Garfield	Lockhard SB9	22-0013	SFD	O	4/5/2022							1	1	1		No	No
															0				
	6086011	1108 Raymond	Raponi SFD	22-0030	SFD	O	4/8/2022							1	1	1		No	No
	42210025	2394 Lone Oak	Lone Oak Subdivision	22-0031	SFD	O	6/14/2022							6	6	6		No	No
															0				
															0				
	7181025	3919 Lap	Bakken SFD	22-0046	SFD	O	5/4/2022							1	1	1		No	No
	46012009	1025 Coombsville	Allen SB9	22-0049	SFD	O	8/23/2022							1	1	1		No	No
	42132062	2062 W Pueblo	West Pueblo SB9	22-0053	SFD	O	6/23/2022							1	1	1		No	No
	45420002	440 Monte Vista	Trumble SFD-ADU	22-0054	SFD	O	5/23/2022						1	1	2	2		No	No
	46400030	1025 Kaiser	Brookfield - Napa Pipe	22-0055	SFD	O	9/15/2022							79	79			No	No
	46142006	52 Mallard	Kuhn SB9	22-0059	SFD	O	7/21/2022							1	1	1		No	No
	46041002	1053 Coombsville	Dixon SB9	22-0064	SFD	O	7/15/2022							1	1	1		No	No
	42060016	1569 Baywood	Rygh SB9	22-0065	SFD	O	7/25/2022							1	1	1		No	No
	45412009	47 Pascale	47 Pascale SFD	22-0067	SFD	O	6/1/2022							1	1	1		No	No
	46160076	1800 Twin Creeks	Twin Creeks ADU	22-0072	ADU	R	6/15/2022						1		1	1		No	No
	42160055	2131 W Pueblo	Medina SB9	22-0076	SFD	O	6/8/2022							1	1	1		No	No
	46211003	2005 Wilkins	Wilkins Townhomes	22-0082	2 to 4	O	10/25/2022							11	11	11		No	No
	41780016	41 Hazelwood	Hazelwood SFD	22-0089	SFD	O	12/9/2022							1	1	1		No	No
	2024018	2112 Marin	Wagoner ADU	22-0094	ADU	R	7/25/2022							1	1	1		No	No
	5031033	1741 Pine	Lubliner SFD-ADU	22-0099	SFD	O	9/15/2022						1	1	2	2		No	No
	45420006	415 Monte Vista	Mann SFD	22-0101	SFD	O	9/19/2022							1	1	1		No	No
	45020011	1614 East	Long ADU	22-0112	ADU	R	11/24/2022						1		1	1		No	No

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Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																																		
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement							6	Affordability by Household Incomes - Building Permits							8	9	Affordability by Household Incomes - Certificates of Occupancy							11	12	13	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32			
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA SFD, 2 to 4, 5+ ADU, MH)	Tenure R=Renter O=Owner	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	Entitlement Date Approved	# of Units Issued Entitlements	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	Building Permits Date Issued	# of Units Issued Building Permits	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	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0	0	64	0	13	25	0	24	342	468	0	0	0	0	0	0	0	0	0	0	
	42092003	2181 Euclid			ADU	R									0			1				7/5/2022	1									0	0	
	44140027	725 Central	SoCo		5+	R									0							3/10/2022	31									0	0	
	44140027	725 Central	SoCo		5+	R									0							7/20/2022	10									0	0	
	44140027	725 Central	SoCo		5+	R									0							3/10/2022	31									0	0	
	46190069	738 Seaton	Braydon Apts		5+	R									0							5/10/2022	26									0	0	
	46190069	710 Aspect Way	Braydon Apts		5+	R									0							5/10/2022	20									0	0	
	46190069	733 Vista Tulocay	Braydon Apts		5+	R									0							5/10/2022	76									0	0	
	46190069	745 Vista Tulocay	Braydon Apts		5+	R									0							5/10/2022	76									0	0	
	#####	725 Central	SoCo		5+	R									0							7/20/2022	31									0	0	
	7045041	59 Winedale			SFD	O									0							2/15/2022	1									0	0	
	1122001	2594 Sonoma			ADU	R									0							5/4/2022	1									0	0	
	1122002	2593 Pacific			ADU	R									0							5/4/2022	1									0	0	
	5015024	1560 Laurel			ADU	R									0							3/10/2022	1									0	0	
	41110036	9 Remington			SFD	O									0							1/19/2022	1									0	0	
	42282009	2012 W F St			ADU	R									0							3/30/2022	1									0	0	
	6381012	222 Monte Vista			ADU	R									0							3/28/2022	1									0	0	
	7045041	2052 Wine Country	Vista Grove		SFD	O									0							3/22/2022	1									0	0	
	7045041	2040 Wine Country	Vista Grove		SFD	O									0							3/22/2022	1									0	0	
	7045041	2046 Wine Country	Vista Grove		SFD	O									0							3/22/2022	1									0	0	
	7045041	2096 Wine Country			SFD	O									0							3/22/2022	1									0	0	
	46031008	1037 Terrace			ADU	R									0							4/5/2022	1									0	0	
	3052002	1975 Yajome			ADU	R									0							5/16/2022	1									0	0	
	46180018	1870 Seville			SFD	O									0							6/1/2022	1									0	0	
	2052008	1705 F			ADU	R									0							5/31/2022	1									0	0	
	42260012	2393 Chad			SFD	O									0							5/31/2022	1									0	0	
	2052027	1640 E			ADU	R									0							5/18/2022	1									0	0	
	7045041	2020 Wine Country	Vista Grove		SFD	O									0							1/26/2022	1									0	0	
	7045041	2020 Wine Country	Vista Grove		ADU	R									0							1/26/2022	1									0	0	
	7045041	2012 Wine Country	Vista Grove		SFD	O									0							1/26/2022	1									0	0	
	38602030	22 Summerbrook			ADU	R									0							5/11/2022	1									0	0	
	3051003	957 G			ADU	R									0							1/11/2022	1									0	0	
	4053029	72 De Witt			ADU	R									0							3/21/2022	1									0	0	
	42210012	2165 Lone Oak			ADU	R									0							2/9/2022	1									0	0	
	7045041	2062 Wine Country	Vista Grove		SFD	O									0							3/22/2022	1									0	0	
	7045041	2062 Wine Country	Vista Grove		ADU	O									0							3/22/2022	1									0	0	
	7045041	67 Winedale	Vista Grove		SFD	O									0							2/15/2022	1									0	0	
	7045041	68 Winedale	Vista Grove		SFD	O									0							2/15/2022	1									0	0	
	7045041	62 Winedale	Vista Grove		SFD	O									0							2/15/2022	1									0	0	
	7045041	58 Winedale	Vista Grove		SFD	O									0							2/15/2022	1									0	0	
	7045041	63 Winedale	Vista Grove		SFD	O									0							2/15/2022	1									0	0	
	5014008	527 Ewen			ADU	R									0							2/22/2022	1									0	0	
	7161009	2212 Trower			ADU	R									0							2/5/2022	1									0	0	
	45152007	1211 Nielsen			ADU	R									0							1/31/2022	1									0	0	
	4450011	185 Sophia	Foothill Estates		SFD	O									0							1/28/2022	1									0	0	
	4450016	145 Sophia	Foothill Estates		SFD	O									0							1/28/2022	1									0	0	
	4450010	122 Foothill	Foothill Estates		SFD	O									0							1/28/2022	1									0	0	
	4450013	169 Sophia	Foothill Estates		SFD	O									0							1/28/2022	1									0	0	
	4450017	137 Sophia	Foothill Estates		SFD	O									0							1/28/2022	1									0	0	
	4450014	161 Sophia	Foothill Estates		SFD	O									0							1/28/2022	1									0	0	
	4450018	129 Sophia	Foothill Estates		SFD	O									0							1/28/2022	1									0	0	
	41063007	1035 Vassar			ADU	R									0							3/17/2022	1									0	0	
	4212001	496 Montgomery			ADU	R									0							3/10/2022	1									0	0	
	7045041	75 Winedale	Vista Grove		SFD	O									0							3/22/2022	1									0	0	
	5101009	404 Coombs			ADU	R									0							3/8/2022	1									0	0	
	41334001	165 Karen			ADU	R									0							3/3/2022	1									0	0	
	50133005	3479 Twin Oaks			ADU	R									0							3/1/2022	1									0	0	
	1252010	1150 Emily			ADU	R									0							2/24/2022	1									0	0	
	46180018	1882 Seville			SFD	O									0							9/14/2022	1									0	0	
	3151006	1433 Center			ADU	R									0							10/26/2022	1									0</		

Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
14	15	16	17	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/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	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 reduction or waiver of parking standards? (Y/N)	Notes*
0						0		0					
N				Local Market Survey									
N													
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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														
		1		2								3	4	
Income 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
Very Low	Deed Restricted	185	-	-	-	-	53	-	30	13	64	-	160	25
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	106	-	-	6	1	15	16	27	10	13	-	166	-
	Non-Deed Restricted		-	-	-	-	-	11	18	24	25	-		
Moderate	Deed Restricted	141	-	-	-	-	-	20	-	9	-	-	132	9
	Non-Deed Restricted		-	-	4	-	-	21	20	34	24	-		
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 extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5		2015	2016	2017	2018	2019	2020	2021	2022	2023	6	7
		Extremely low-income Need											Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		93		-	-	-	-	-	-	-	-	-	-	93

*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.

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.

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Jurisdiction	Napa		
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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.A - Adequate Sites	Maintain Adequate Sites	Ongoing; 2015-23	Ongoing
H1.B - Future Land Use Planning	Adopt a General Plan Update	2016-18	Completed General Plan Update in October 2022.
H1.C - Local Housing Need	Prioritize land resources for population groups with the highest need. Evaluate local housing needs for special population groups, given limited land supply	As projects are submitted	As part of the General Plan Update, an inventory of underutilized sites was created for potential rezoning into housing sites
H1.D - Jobs-Housing Analysis	Improve linkages between housing and employment development	As plans are developed	Analyzed in the General Plan Update - further analysis being provided in the Housing Element Update
H1.E - Job Impact Analysis	Heightened link between jobs and housing	As major projects are proposed and reviewed	Analyzed in the General Plan Update - further analysis being provided in the Housing Element Update
H1.F - Housing Sites Study of Surplus Institutional Lands	Completion of Housing Sites analysis for surplus or potentially surplus institutional lands and follow-up actions	2016-18	Underway
H2.A - Adequate Sites for Multifamily Use	Completion of Sites study for futher Housing Element	2020-23	Underway
H2.B - New Residential Units	220 Units	Ongoing; 2015-23	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 construction (Napa Creek Village).
H2.C - New Ownership Units	15 ownership housing units	Ongoing; 2015-23	The City continues to explore ownership opportunites with afforable housing developers.
H2.D - First Time Buyer Programs	Assist 80 low-income households to become first time homebuyers	Ongoing; 2015-23	4 low-income households were assisted in CY2022.
H2.E - Identify Potential Acquisition Sites	Identify and acquire 1-2 sites	Ongoing; 2015-23	Analyzed in the General Plan Update - further analysis being provided in the Housing Element Update
H2.F - Affordable Housing Overlay Zones	Modify Zoning Overlay District	2016-18	Analyzed in General Plan Update - being considered as part of comprehensive zoning ordinance update
H2.G - Long-Term Affordability Agreements and Monitoring	Approve long term agreements for new affordable units and provide monitoring of these agreements and projects funded under Federal, State, or local housing programs	Agreements as projects occur, Monitoring in an ongoing activity	Monitoring conducted annually
H2.H - Sustainable Development and Practices	Review and update every two years to continue to meet State standards	Ongoing; 2015-23	Ongoing
H2.I - Preferences in Affordable Housing	Study and possible development of administrative regulations to provide eligibility preferences for people who live and/or work in Napa for affordable housing programs	2016-18	The City is researching feasibility under Fair Housing laws.
H2.J - Duplex and Triplexes in Other Areas	Zoning amendment	2016-17	Analyzed in General Plan Update - being considered as part of comprehensive zoning ordinance update
H3.A - Design Review	Implement design guidelines and meeting process	Ongoing; 2015-23	Design Review requirements amended in 2017
H3.B - Use of Planned Development Zoning	Promote design flexibility	Ongoing; 2015-23	Planned Development zoning used to accommodate Harvest Village, a cottage home development
H3.C - Housing Mix	Monitor and potentially increase mix of housing throughout the City of Napa	Incorporate such research as review as part of next overall General Plan Update	Analyzed in General Plan Update - being considered as part of comprehensive zoning ordinance update
H3.D - New Second Units	36 units/ 14 very low income; 13 low income; 9 moderate income	Ongoing; 2015-23	49 ADUs approved in 2022, including one deed-restricted unit through the City Junior Unit initiative program. The program provides financing and technical assistance to homeowners to create junior accessory dwelling units which are rented to low-income tenants.
H3.E - Second Unit Standards and Fees	Revise Ordinance including work with service providers	2016	In 2018, the City adopted an ordinance amendment to exclude any dwelling unit 500 square feet or less from being charged affordable housing impact fees. Additionally, Napa Sanitation District and Napa Valley USD changed their fee structures to exclude ADUs under 500 square feet from impact fees.
H3.F - Amnesty Program	Consider and potential development of Amnesty Program	2020	Amnesty of un-permitted units is taking place organically with changes to the ADU Ordinance.
H3.G - Rental and Owner Rehabilitation Programs	Rehabilitate 40 substandard rental units for extremely low, very low, and low income renters. Assist rehabilitation of 168 units of substandard owner-occupied housing for very low and low income households	Ongoing; 2015-23	15 owner occupied units (14 very low and one low income) were rehabilitated under the housing rehabilitation program.
H3.H - Code Enforcement	Improve community health and safety	Ongoing; 2015-23	Ongoing
H3.I - Targeted Neighborhood Improvement	"Cleanup" of neighborhoods experiencing deterioration	Ongoing; 2015-23	Ongoing
H3.J - Historic Area Process	Provide information to public on appropriate historic remodel techniques; Cultural Heritage Commission Certificates of Appropriateness; Historic Survey update	Ongoing; 2015-23	Ongoing
H3.K - Transportation Element Amendments	General Plan Amendment	Address as part of overall General Plan Update	Updated VMT Policies in 2021; Completed General Plan Update in 2022
H3.L - Capital Improvement Programs for Neighborhood Improvement	Improvement of neighborhood quality through specific improvements as outlined in CIP and CDBG Consolidated Plan	CIP during budget review; and CDBG 5-year plan and annual reviews	Ongoing
H3.M - Parks & Recreation Element Update	Assure adequate parks to serve higher density areas	2016-18	Completed in General Plan Update (2022)
H3.N - Retain Federal, State, and Locally Subsidized Affordable Units	None at present; no units are at risk	Ongoing; 2015-23	No units threatened in 2022
H3.O - Rental Acquisition and Maintenance	Acquire or assist 15 units at Riverside and 31 added units of existing rental housing = 46 units; maintain them as affordable. Develop standards for high quality ongoing property management and maintenance	Ongoing; 2015-23; property management and maintenance standards shall be developed by the time first units are ready for occupancy	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 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 - Emergency Shelters	Emergency Shelters to meet Continuum of Care identified 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 be a more housing-focused system.
H4.B - Permanent Supportive/Transitional Housing	Rehabilitate 8 bedroom home for new transitional housing for homeless families	2015	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 funding	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	Ongoing; 2015-23	SPC vouchers were maintained in 2022. The now 75 Mainstream 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 affordable 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 affordable 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	Retain Fair Housing Agency	Ongoing; 2015-23	City continued to fund Fair Housing in 2022.
H5.F - Database Monitoring	Incorporate permit tracking and land use databases into GIS system	Ongoing; 2015-23	Under Review
H5.G - Legislation	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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

[illegible]

Jurisdiction	Napa	
Reporting Period	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 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 to receive the password that will 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 ckcklist 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		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

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

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).

[illegible]

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

[illegible]

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

NOTE: This table is meant to contain an inventory 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:999-999-999-999

[illegible]

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.

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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Cells in grey contain auto-calculation formulas

[illegible]

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

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

[illegible]

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.

[illegible]

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	64
	Non-Deed Restricted	0
Low	Deed Restricted	13
	Non-Deed Restricted	25
Moderate	Deed Restricted	0
	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
	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

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
Very Low	Deed Restricted	64
	Non-Deed Restricted	0
Low	Deed Restricted	13
	Non-Deed Restricted	25
Moderate	Deed Restricted	0
	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