

RESOLUTION R2021-\_\_\_\_

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
NAPA, STATE OF CALIFORNIA, UPDATING CITY FEES  
AND CHARGES RELATED TO RESIDENTIAL BUILDING  
PERMIT APPLICATIONS FOR AFFORDABLE AND  
WORKFORCE HOUSING PROJECTS AND NEW  
ACCESSORY DWELLING UNITS OF 500 SQUARE FEET  
OR LESS

WHEREAS, the City has identified, in Napa Municipal Code (“NMC”) Section 3.04.030, a range of City charges (including taxes, assessments, fees, and fines) that have been established by the City pursuant to separate ordinances and resolutions, most of which have been previously documented in ordinances codified in the NMC, and administratively assembled by City staff in the Master Fee Schedule; and

WHEREAS, the City Council has previously established the amounts of City charges, and authorized City staff to administratively assemble those City charges in the Master Fee Schedule, pursuant to a series of City Council resolutions, including: R2007-103 (June 19, 2007), R2009-7 (January 20, 2009), R2009-147 (December 15, 2009), R2011-14 (January 18, 2011), R2011-23 (February 1, 2011), R2011-52 (April 5, 2011), R2011-73 (May 17, 2011), R2014-134 (July 22, 2014), R2015-118 (September 15, 2015), R2017-045 (April 18, 2017), R2018-047 (May 1, 2018), and R2021-105 (October 19, 2021); and

WHEREAS, on October 19, 2021, the City Council directed staff to return with a recommendation for fee reductions for new residential projects at 120% of the Area Median Income, commonly referred to as “Affordable and Workforce Housing,” and staff recommends that Council adopt this resolution in order to implement that direction; and

WHEREAS, the City Council previously adopted the Affordable Housing Impact Fee Ordinance (NMC Chapter 15.94) which establishes a comprehensive program for funding “affordable housing projects,” and the Council intends to rely on the definitions of that Ordinance for the terms used in this resolution, including but not limited to: Area Median Income (“AMI”), Moderate-Income Households (120% AMI), Median-Income Households (100% AMI), Low-Income Households (80% AMI), Very Low-Income Households (50% AMI), Extremely Low-Income Households (30% AMI), Affordable rent, and Affordable sales price; and

WHEREAS, the City Council has considered all information related to this matter, as presented at the public meetings of the City Council identified herein, including any supporting reports by City staff, and any information provided during public meetings.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Napa, as follows:

## ATTACHMENT 1

1. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct, and establish the factual basis for the City Council's adoption of this Resolution.

2. The City Council hereby finds that the reduction of building permit fees charged to applicants for the construction of affordable and workforce housing units (as defined in this resolution), and the resulting use of City general fund revenue to offset the loss in fee revenue, will further an important public interest in encouraging the development of Affordable and Workforce Housing units.

3. The definitions of NMC Chapter 15.94 shall be used to interpret this resolution unless otherwise particularly provided herein. The City Council hereby defines "Affordable and Workforce Housing Unit" to mean each dwelling unit for which the Community Development Director determines that the applicant has submitted sufficient documentation to establish that one or more of the following criteria are satisfied:

- a. The unit will be sold at an affordable sales price to a moderate-income household (or a lower income household, including an extremely low, very low, low, or median income household), pursuant to an affordable housing agreement in compliance with NMC Section 15.94.080.
- b. The unit will be rented at an affordable rent to a moderate-income household (or a lower income household, including an extremely low, very low, low, or median income household), pursuant to an affordable housing agreement in compliance with NMC Section 15.94.080.
- c. The unit is an Accessory Dwelling Unit, as defined by NMC Section 17.52.015, in a size of 500 square feet or smaller.

4. The City Council hereby amends the fee amounts previously established pursuant to R2021-105, as set forth herein. For each application for a building permit for an Affordable and Workforce Housing Unit, the "Building Permit Fees (Include Plan Review and Inspection)" shall be 50% of the fee amount set forth in R2021-105, under the relevant column for the effective date of January 1, 2022, January 1, 2023, or January 1, 2024, for the following "Fee Numbers":

- a. Residential and Multifamily Uses (Fee Numbers 2.1.6 through 2.1.10).
- b. Single Family Dwellings (Fee Numbers 2.1.26 through 2.1.30).
- c. Accessory Dwelling Units (Fee Number 2.1.36)

5. The City Council hereby authorizes the City Manager and the Finance Director to implement the fee changes authorized by this Resolution by administratively organizing and publishing all City fees (including the fees described in the recitals, as updated by this Resolution) in a Master Fee Schedule.

6. This Resolution shall take effect immediately upon its adoption.

## ATTACHMENT 1

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Napa at a public meeting of said City Council held on the 7<sup>th</sup> day of December, 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: \_\_\_\_\_  
Tiffany Carranza  
City Clerk

Approved as to form:

\_\_\_\_\_  
Michael W. Barrett  
City Attorney