

ATTACHMENT 1 Summary

Jurisdiction	Napa	
Reporting Year	2025	(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
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	15
Low	Deed Restricted	2
	Non-Deed Restricted	17
Moderate	Deed Restricted	0
	Non-Deed Restricted	27
Above Moderate		103
Total Units		164

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	15	10
Single-family Detached	5	76	83
2 to 4 units per structure	5	0	0
5+ units per structure	14	0	50
Accessory Dwelling Unit	9	73	59
Mobile/Manufactured Home	0	0	0
Total	33	164	202

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	164	164
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	19
Number of Proposed Units in All Applications Received:	68
Total Housing Units Approved:	33
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

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
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	1	1
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	Units
Ministerial	3	4
Discretionary	16	64

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
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	61
Sites Rezoned to Accommodate the RHNA	0

Attachment 1 Table A

**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	Historic Sites	Density Bonus 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,2to4S+,ADU,MH)	Tenure (R-Res or O-Owner)	Date Application Submitted (see instructions)	Acutely Low-Income Restricted	Acutely Low-Income Non-Restricted	Extremely Low-Income Restricted	Extremely Low-Income Non-Restricted	Very Low-Income Restricted	Very Low-Income Non-Restricted	Low-Income Restricted	Low-Income Non-Restricted	Moderate-Income Restricted	Moderate-Income Non-Restricted	Above-Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Please select state streamlining provisions if the application or submitted pursuant to	If this project incites an issue with an associated historical designation or outlined in Government Code Section	Did the housing development application request an incentive or concession pursuant to Government Code Section	Were incentives or concessions requested pursuant to Government Code Section	Please indicate the status of the application.	If the project is a discretionary project?	Notes
Summary Row: Start Data Entry Below																												
														2			21	45	64	33								
	4562005	255 S. Hartman Street	255 S Hartman (AP)	PL25-0027	ADU	R	4/17/2025										1	1	1	0	NONE	No	No	N/A	Approved	Discretionary	3/30/2010 Memorandum by ABAG to justify affordability level	
	3043009	1938 Braun Street	1938 Braun St ADU (AP)	PL25-0032	ADU	R	5/6/2025										2	2	2	0	NONE	No	No	N/A	Approved	Discretionary	3/30/2010 Memorandum by ABAG to justify affordability level	
	42190006	70 Marson Lane	70 Marson Ln (AP)	PL25-0063	ADU	R	7/2/2025										1	1	1	0	NONE	No	No	N/A	Approved	Discretionary	3/30/2010 Memorandum by ABAG to justify affordability level	
	6144006	420 Third Street	420 Third St ADU (AP)	PL25-0066	ADU	R	7/14/2025										1	1	1	0	NONE	No	No	N/A	Approved	Discretionary	3/30/2010 Memorandum by ABAG to justify affordability level	
	5031001	1797 Pine Street	1797 Pine St (COA)	PL25-0022	ADU	R	4/18/2025										1	1	1	0	NONE	No	No	N/A	Approved	Discretionary	3/30/2010 Memorandum by ABAG to justify affordability level	
	3093045	1181 Hayer Street	1181 Hayer St (COA)	PL25-0004	ADU	R	9/20/2025							1			1	1	1	0	NONE	No	No	N/A	Approved	Discretionary	3/30/2010 Memorandum by ABAG to justify affordability level	
	5022007	435 Wilan Street	435 Wilan St (COA)	PL25-0092	ADU	R	9/26/2025										1	1	1	0	NONE	No	No	N/A	Approved	Discretionary	3/30/2010 Memorandum by ABAG to justify affordability level	
	2101017	1616-1618 Muller Drive	1616-1618 Muller Dr (COA)	PL25-0112	SFD	R	10/30/2025										1	1	1	0	NONE	No	No	N/A	Approved	Discretionary		
	52500016	34014 Coach Road	34014 Coach Rd SFR (DR)	PL25-0001	SFD	O	1/19/2025										1	1	1	0	NONE	No	No	N/A	Approved	Discretionary		
	3043009	1938 Braun Street	1938 Braun St (DR)(UP)	PL25-0023	2 to 4	R	4/11/2025										3	3	3	0	NONE	No	No	N/A	Approved	Discretionary	Approved by Planning Commission under Form No. PC2025-14	
	45411020	16 Parcelo Place	16 Parcelo Pl (DR)	PL25-0026	SFD	O	4/24/2025										1	1	1	0	NONE	No	No	N/A	Approved	Discretionary		
	50240014	1076 Stanbridge Drive	1076 Stanbridge Dr (DR)	PL25-0086	SFD	O	10/23/2025										1	1	1	0	NONE	No	No	N/A	Approved	Discretionary		
	46020020	808 Capitola Drive	808 Capitola Drive (TM)	PL25-0036	SFD	O	10/27/2025										3	3	0	0	NONE	No	No	N/A	Pending	Discretionary	Project inactive, expected to be reviewed by Planning Commission mid-CY 2026.	
	6252012	220 Fairview Drive	220 Fairview SB-9 DR	SB925-0001	2 to 4	R	2/19/2025										2	2	2	0		SB 9 (2021)-Duplex in SF Zone	No	No	N/A	Approved	Ministerial	
	41160031	No Street Address	Corano SB-9 (TM)(DR)	SB925-0003	SFD	O	3/10/2025										1	1	1	0		SB 9 (2021)-Residential Lot Split	No	No	N/A	Approved	Ministerial	
	42241007	2024 W Lincoln Avenue	2024 W Lincoln SB-9 (TM)(DR)	SB925-0006	SFD	O	12/8/2025										1	1	0	0		SB 9 (2021)-Residential Lot Split	No	No	N/A	Pending	Ministerial	
	31110038	1600 Yajima Street	J&D Railroad Mixed Use (UP)(MDR)	PL25-0019	S+	R	4/15/2025										14	14	14	0	NONE	No	No	N/A	Approved	Discretionary	Approved by Planning Commission under Form No. PC2025-20	
	5122008	206 Osambz Street	206 Osambz ADU and Garage	PL24-0094	ADU	R	1/16/2025							1			1	1	0	0	NONE	No	No	N/A	Approved	Discretionary	3/30/2010 Memorandum by ABAG to justify affordability level	
	45011010	1765 Silverada Trail	1765 Silverada Trail Condominium	PL24-0128	SFA	O	1/23/2025										26	26	0	0	NONE	No	No	N/A	Withdrawn	Discretionary	Withdrawn upon request of Applicant on 3/20/25	

ATTACHMENT 1 Table B

Jurisdiction	Napa	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2022- 01/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted		54	-	-	-	-	-	-	-	-	-	69	701
	Non-Deed Restricted	770		-	-	15	-	-	-	-	-	-	-	-
Low	Deed Restricted			-	-	2	-	-	-	-	-	-	78	366
	Non-Deed Restricted	444		14	24	21	17	-	-	-	-	-	-	-
Moderate	Deed Restricted			-	6	3	-	-	-	-	-	-	113	292
	Non-Deed Restricted	405		17	22	38	27	-	-	-	-	-	-	-
Above Moderate		1,050		56	80	123	103	-	-	-	-	-	362	688
Total RHNA		2,669												
Total Units			141	132	185	164	-	-	-	-	-	-	622	2,047

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

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.

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.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction		Napa						
Reporting Year		2025		(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	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
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.	12/31/2031	6th Cycle	Continuous	In CY 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 manager's 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 development. In CY 2025, The City continued to collaborate with affordable housing developers who were seeking funding for proposed housing Projects. The City also processed multiple pre-applications, providing feedback on potential affordable housing Projects. Lastly, the City partnered with Burbank Housing to acquire two (2) 12-unit properties, which re-designated the units from moderate-income units to very-low income units reserved for clients in the coordinated entry system.	Other		Please contact Housing Manager, Stephanie Gaul, at sgaul@cityofnapa.org for more information regarding Napa Creek Manor. Please view the following link for the regulatory framework applicable to the two (2) 12-unit properties at 4th and Division Streets: https://www.dropbox.com/scl/fi/x0syuohw806g5qc0eg1/Regulatory-Agreement-4th-Division-Recorded.pdf?rlkey=6n42k2bd5q9nznfp10wwv50nid&st=65v0grzq&dl=0 Please contact the Planning Division at planningdepartment@cityofnapa.org for more information regarding pre-applications which were reviewed in CY 2025.
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.	12/31/2023	6th Cycle	Continuous	In CY 2023 and CY 2024, the City indicated that the Zoning Ordinance Update (ZOU) was underway. In CY 2025, the Planning Division continued to undergo the ZOU, and continued to permit and provide permitting guidance for small residential care facilities in all residential areas. The ZOU specifically addressed residential care facilities within residential zones, where they would be permitted-by-right in accordance with State Law.	Other		https://www.cityofnapa.org/1306/Zoning-Ordinance-Update Please contact Project Manager, Ryder Dillel at rdillel@cityofnapa.org for more information regarding the Zoning Ordinance Update.
H1-1.3 Legislative Advocacy	Support key legislation that assists cities like Napa to develop affordable housing units.	12/31/2031	6th Cycle	Continuous	In CY 2023 and CY 2024, the City indicated that this effort was ongoing. In CY 2025, The Planning Division and Housing Division staff attended conferences, webinars, and meetings specific to the implementation, creation, and support of legislation for the development of affordable housing. Such conferences include the annual California Conference of the American Planning Association, which held conference sessions addressing legislative updates applicable to California and the Bay Area region. Such webinars included webinars hosted by the Turner Center for Housing Innovation, LCI, and HCD. Furthermore, the City continued to work closely with Merchant McIntyre and Associates, who lobby on behalf of the City in support of legislation which may contribute to the development of affordable housing.	Other		Please contact the Planning Division at planningdepartment@cityofnapa.org for more information regarding the various conferences attended or the City's continued work with Merchant McIntyre and Associates.

ATTACHMENT 1
Table D (Continued)

<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>12/31/2028</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In CY 2025, City of Napa Staff sat on the Continuum of Care (COC) board and actively participated in the programs intended to resolve homelessness. The Continuum of Care grantees provide annual reporting to HUD. Additionally, consolidated performance measures were presented to the CoC as an annual report to evaluate the systems performance.</p>	<p>Other</p>		<p>Please contact Jonathen Sakamoto, Affordable Housing Representative and boardmember of the COC, at jsakamoto@cityofnapa.org for more information about the City's continued work and reporting with COC.</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>12/31/2028</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>N/A</p>	<p>Units</p>		<p>N/A</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 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.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In CY 2024, the City of Napa worked with two developers 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 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 has 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. In CY 2025, the City continued to work with Jamboree Housing to secure funding for their entitled Project, consisting of a 40-unit permanent supportive housing Project located along Silverado Trail.</p>	<p>Other</p>	<p>1</p>	<p>Please contact Housing Manager, Stephanie Gaul, at sgaul@cityofnapa.org for more information regarding the status of funding for the Jamboree Housing Silverado Trail Development.</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 initiating a cooperative outreach program with the North Bay Regional Center to inform people when new housing becomes available for developmentally disabled persons.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>N/A</p>	<p>Other</p>		<p>N/A</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 continuing to partner with the North Bay Housing Coalition to rehabilitate units for the developmentally disabled and provide access to Section 8 vouchers.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In CY 2025, the City continued to work with Jamboree Housing to secure funding for their entitled Project, consisting of a 40-unit permanent supportive housing Project located along Silverado Trail. Furthermore, Jamboree Housing collaborated with the North Bay Housing Coalition to secure additional funding.</p>	<p>Other</p>	<p>1</p>	<p>Please contact Housing Manager, Stephanie Gaul, at sgaul@cityofnapa.org for more information regarding Jamboree Housing's Silverado Trail Development & collaboration with North Bay Housing Coalition.</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>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In CY 2024, The Housing Authority provided rental assistance to 282 households under the Shelter + Care Program, the Mainstream program, the Emergency Housing Voucher 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 support services through multiple community partners. In CY 2025, the Housing Authority provided rental assistance to 280 households under the Shelter + Care Program, the Mainstream program, the Emergency Housing Voucher Program, and the Non-Elderly Disabled Program.</p>	<p>Other</p>		<p>Please contact Kasey Lyons, Housing Supervisor, at klyons@cityofnapa.org for more information regarding services provided for homeless persons and persons with special needs.</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 new, affordable rental units for very low- and low-income renter households.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>N/A</p>	<p>Units</p>		<p>N/A</p>

ATTACHMENT 1 Table D (Continued)

H2-1.1 Development Incentive Program	<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. New affordable ownership units for first time low- and moderate-income homebuyers, with priority for locations in high-resource areas such as the North and West Quadrants. Housing types may include Self-Help and Community-Help new housing.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>N/A</p>	<p>Units</p>		<p>N/A</p>
H2-1.2 Long Term Agreements and Deed Restrictions	<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>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In CY 2024, deed restricted properties previously under construction were granted occupancy. Heritage House/Valle Verde included 88 units of deed-restricted housing. Additionally, 1,267 deed restrictions at 46 properties were monitored for affordability compliance. Lastly, in CY 2024, the City issued two pre-development loans for future Projects that are planned to include 112 deed restricted units. In CY 2025, The Planning Division and Housing Division staff continued to implement long-term agreements and deed restrictions with local developers that are funded by or receive incentives from the local housing programs, such as the City of Napa's Junior Unit Initiative program, which provides forgivable funding for developers of Junior ADUs and Conversion ADUs which are deed-restricted for lower-income households. Additionally, 1,861 deed restrictions at 58 properties were monitored for affordability compliance.</p>	<p>Other</p>		<p>Please contact Jonathon Sakamoto, Affordable Housing Representative, at jsakamoto@cityofnapa.org for more information about the monitoring of deed-restricted units in the City of Napa. https://www.cityofnapa.org/747/Junior-Unit-Initiative-Program Please contact Program Manager, Hernando Guillem at hguillem@cityofnapa.org for more information regarding the JR Unit Initiative Program.</p>
H2-1.3 Acquisition and Rehabilitation	<p>The City will incentivize the acquisition and rehabilitation of existing, market rate, standard 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>12/31/2031</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>N/A</p>	<p>Units</p>		<p>N/A</p>
H2-2.1 Zoning and Subdivision Ordinance Updates	<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 Code 65583(a)(4)) • Increase accessibility of the Zoning Ordinance through updates to organization, format, and useability • Large employee and agricultural employee housing as uses permitted in the same manner as other agricultural uses in the same zone (e.g., POS district), pursuant to Cal Health and Safety Code Sections 17021.5 and 17021.6 • Mobile home parks as uses permitted either by-right or cond. in zones and GP designations where residential uses are allowed or planned, along with appropriate updates to definitions for mobile/manufactured homes, (Gov. Code Sec 65852.3 - 65852.7) • Supportive Housing explicitly permitted in the same manner as the types of housing it most closely resembles and allowed by-right where multi-family and mixed uses are allowed, including in nonresidential zones, (Cal. Gov. Code Section 65651) 	<p>12/31/2023</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>In CY 2024, the Zoning Ordinance Update was initiated. In CY 2025, Planning Staff continued to review the planned updates to the Zoning Ordinance, addressing the specific areas identified in the Zoning Diagnosis Report (Appendix K) and other applicable provisions of State Law.</p>	<p>Other</p>		<p>https://www.cityofnapa.org/1306/Zoning-Ordinance-Update Please contact Project Manager, Ryder Dillely at rdillely@cityofnapa.org for more information regarding the Zoning Ordinance Update.</p>

ATTACHMENT 1
Table D (Continued)

<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.</p> <p>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>12/31/2026</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>N/A</p>	<p>Units</p>		<p>N/A</p>
<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>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In CY 2023, six (6) property owners received assistance through the JR Unit Initiative loan program, with permits issued in the reporting year of 2023.</p> <p>In CY 2024, five (5) property owners were assisted through the JR Unit Initiative loan program, with permits issued in the reporting year of 2024.</p> <p>In CY 2025, five (5) property owners were assisted through the City's Junior Unit Initiative Program, with all permits finalized in the reporting year of 2025. The Affordable Accessory Dwelling Unit Program administered by Napa County assisted seven (7) homeowners with Financing of their Accessory Dwelling Unit (ADU) Projects, and all permits except for one (1) were finalized in the reporting year of 2025. Planning staff continued to consult with property owners and developers to understand development standards for Accessory Dwelling Units, and which local programs they could be eligible for. Lastly, the City updated its ADU Ordinance, providing 'bonus ADU' incentives for homeowners who choose to construct deed-restricted ADU units.</p>	<p>Units</p>	<p>5</p>	<p>https://www.cityofnapa.org/747/Junior-Unit-Initiative-Program Please contact Program Manager, Hernando Guillem at hguillem@cityofnapa.org for more information regarding the JR Unit Initiative Program. Please view the updated ADU development regulations at the following link: https://ecode360.com/43397586 Please review Ordinance O2025-13 which approved the updated ADU Ordinance: https://ecode360.com/NA4976/laws/LF2464595.pdf</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>12/31/2025</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In CY 2023, the City indicated that developers would be part of the stakeholder outreach for the upcoming Zoning Ordinance Update (ZOU). In CY 2024, developers and other stakeholders participated in Stakeholder Interviews as part of the ZOU, which provided baseline information on the state of development in the City.</p> <p>In CY 2025, City staff continued their work on the Zoning Ordinance Update, which included the development of Objective Design Standards (ODS). City Staff worked with Lisa Wise Consulting to develop an analysis of ODS, including case studies of local developments with thoughtful design and an in-depth analysis of the existing regulations. The development of the ODS, using the technical analysis, stakeholder feedback and general best practices for ODS, would remove subjective decision-making from the housing review process, thereby ensuring a quality product while allowing for streamlining of review.</p>	<p>Units</p>		<p>https://www.cityofnapa.org/1306/Zoning-Ordinance-Update Please contact Project Manager, Ryder Dilley at rdilley@cityofnapa.org for more information regarding the Zoning Ordinance Update. Please view the following link for the ODS Analysis prepared by Lisa Wise Consulting as part of the ZOU: https://www.cityofnapa.org/DocumentCenter/View/13840/Objective-Design-Standards-Analysis-PDF?bidId=</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.</p> <p>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>12/31/2031</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>In CY 2023 and CY 2024, the City made publicly available a digital Site inventory at napahousingelement.com/documents, for the purposes of public engagement during the Housing Element update.</p> <p>In CY 2025, the digital Site inventory was no longer accessible.</p>	<p>Other</p>		<p>N/A</p>

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<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>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In CY 2023, the City acquired an approximately 3-acre Site located at 3875 Jefferson Street for future affordable housing development. In CY 2024, The City released an RFP and worked to evaluate the responses. In CY 2025, the City Council adopted Resolution R2025-026 authorizing the City Manager to enter into an exclusive negotiating agreement with Nova Domus Development for the development of approximately 19 for-sale units at the approximately 3-acre Site, 15 of which would be reserved for low-income households earning up to 80% AMI.</p>	<p>Units</p>		<p>Please view the following link for the 2024 RFP Prepared by the City: https://www.cityofnapa.org/DocumentCenter/View/13272/3875-Jefferson-Street-RFP Please view the following link for the Exclusive Negotiating Agreement: https://portal.laserfiche.com/Portal/DocView.aspx?id=198897&repo=-33d8ae42&searchid=f1529d45-d1f0-4dbf-b641-a91f4bbf765</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>12/31/2028</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>In CY 2025, the City entered into a contract with DTA Public Finance, Inc. for the preparation of a Development Impact Fee Nexus Study, which would analyze the 16 Development Impact Fees applicable to new development in the City. Furthermore, the City's Finance Department presented their Annual Report on Development Impact Fees for FY 2025 in June of 2025 and provided five-year findings on the use of the funds collected.</p>	<p>Other</p>		<p>Please contact Patrick Melgar, Management Analyst, at pmelgar@cityofnapa.org, or Lorien Clark, Senior Transportation Planner, at leclark@cityofnapa.org for more information on the status of the Impact Fee Study. Please view the following link for the 2025 Annual Report on Development Impact Fees: https://www.cityofnapa.org/DocumentCenter/View/15114/FY25-Development-Impact-Fee-Report-PDF</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>12/31/2025</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>In CY 2025, the Planning Division did not receive any applications for a 100% affordable housing development. Planning staff and Housing Division staff will continue work in CY 2026 to identify specific provisions for fast-tracking developments which are 100% affordable.</p>	<p>Other</p>	<p>N/A</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>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In CY 2023 and CY 2024, no residential development Projects were approved which were below the minimum General Plan densities ascribed to the parcel. In CY 2025, no residential Projects were entitled which would be below the minimum General Plan Densities. Planning Division staff continued to implement the minimum density ascribed to a Site by the General Plan, and encouraged, as feasible, for developments to be in the middle to higher end of the density range.</p>	<p>Other</p>		<p>Please contact the Planning Department at planningdepartment@cityofnapa.org for more specific information regarding density of recently approved Projects.</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: • 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>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In CY 2023, the City committed to providing funding for Heritage House and Valley Lodge Projects. In CY 2024, the Heritage House Project was completed and occupied. In CY 2025, the resulting Project units remained occupied, and funding committed by the City was utilized.</p>	<p>Other</p>		<p>Please contact Housing Manager, Stephanie Gaul, at sgaul@cityofnapa.org for more information regarding the Heritage House and Valley Lodge units.</p>
<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. Funding sources can also support special needs housing and support services, first time homebuyer programs, retention of existing subsidized units as affordable, low-income renters, and rehabilitation of existing low-income units. When the City issues a Notice of Funding Availability (NOFA), projects that meet the following criteria will be prioritized: • Incorporate cost efficient methods for home construction and operation, including value engineering; • Address State requirements for minimum unit sizes unless applicant can justify alternative sizes; • Include energy/water efficient and sustainable building methods and materials; and • Locate within close proximity to transit, employment, and services.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In CY 2024, the City offered a pre-development Notice of Funds Available (NOFA) for affordable housing Projects to receive pre-development funding. Two affordable housing Projects were awarded funding under the predevelopment NOFA. In CY 2025, the City continued to provide technical assistance to the developers of The Crescent Project at the former Napa County Health and Human Services Site to obtain funding for the initiation of the 40-unit phase of their development.</p>	<p>Units</p>	<p>40</p>	<p>Please contact Housing Manager, Stephanie Gaul, at sgaul@cityofnapa.org for more information regarding the technical assistance provided to seek funding for The Crescent Project.</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>12/31/2031</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>In CY 2023 and CY 2024, there were four (4) focus areas identified by the Napa 2040 General Plan which are along major corridors, near services, some of which contain large Sites. Policies were identified within the focus areas which would be implemented through the adoption of Specific Plans. Work on the development of Specific Plans would commence following the adoption of the updated Zoning Ordinance. In CY 2025, the City continued its work on the Zoning Ordinance Update.</p>	<p>Other</p>		<p>https://www.cityofnapa.org/1306/Zoning-Ordinance-Update Please contact Project Manager, Ryder Dilley at rdilley@cityofnapa.org for more information regarding the Zoning Ordinance Update.</p>
<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 households, etc.) o Providing on-site supportive services (e.g., financial counselling, language services, childcare) o Other investments that increase access to opportunities (e.g., educational or job training center, multimodal transportation facilities, recreational or community spaces) 	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>In CY 2025, the City of Napa finalized the \$25M purchase of the former Harvest Middle School campus from Napa Valley Unified School District. The existing campus' amenities were reserved through June 2026, so further steps were not yet taken in CY 2025 to initiate the redevelopment process.</p>	<p>Units</p>		<p>Please contact Assistant City Manager, Liz Habkirk, at lhbkirk@cityofnapa.org regarding the current operations and future redevelopment of the Harvest Middle School Campus. Please view the following link, which includes the City Press Release regarding purchase of Harvest Middle School: https://www.cityofnapa.org/CivicAlerts.aspx?AID=905&ARC=1346</p>
<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>12/31/2024</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In CY 2023, the City planned for developers and stakeholders be included in the outreach for the Comprehensive Zoning Ordinance Update (ZOU) set to begin in 2024. In CY 2024, developers and stakeholders were interviewed as part of the ZOU Process which was initiated the same year. In CY 2025, the City continued its work on the ZOU, reflecting on the feedback provided in Stakeholder interviews and community sessions. Besides the continued work on the ZOU, the City's Housing Division maintained their webpage regularly, and provided information in English, with a function to translate to Spanish. The City Housing Division's webpage included staff contact information, housing assistance programs and eligibility standards, and links to partner agencies and resources.</p>	<p>Other</p>		<p>https://www.cityofnapa.org/1306/Zoning-Ordinance-Update Please contact Project Manager, Ryder Dilley at rdilley@cityofnapa.org for more information regarding the Zoning Ordinance Update. Please view the following link for the City of Napa's Housing Division webpage: https://www.cityofnapa.org/176/Housing-Division Please view the following link for a Summary of the ZOU community Workshop https://www.cityofnapa.org/DocumentCenter/View/14392/Initial-Workshop-Summary-PDF?bidId=</p>
<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 support as requested and appropriate. o Upon the completion of NCHA's updated needs assessment, identify housing support strategies to be implemented on an ongoing basis, including assistance in identifying sites within the City to meet farmworker housing needs. o Meet quarterly with the NCHA and other community-based organizations that support the farmworker community like the Napa Valley Vintners, Farmworker Committee, Napa County Farmworker Foundation, etc. o Provide support for rehabilitation funding for units rented by the farmworker community. • Continue to include requirements in the City's Inclusionary Housing Ordinance to integrate farmworker housing opportunities into mixed-income housing developments approved throughout the planning period. 	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In CY 2024, the City continued funding Fair Housing Napa Valley (FHNV), in support of fair housing services. The City also provided 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 continued to provide rental assistance to approximately 1,200 households in Napa County, primarily in the City of Napa. In CY 2025, the City continued funding Fair Housing Napa Valley and Puertas Abiertas. City staff met regularly with the Napa County Housing Authority staff to discuss ongoing housing support strategies. The Housing Authority of the City of Napa continued to provide rental assistance to approximately 1,100 households within Napa County, primarily in the City of Napa.</p>	<p>Other</p>		<p>Please contact Housing Manager, Stephanie Gaul, at sgaul@cityofnapa.org regarding the provision of rental assistance, and the existing partnerships with community organizations such as Fair Housing Napa Valley, Puertas Abiertas and the County Farmworker Housing Steering Committee.</p>

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H2-4.3 Expanding Information on Housing Assistance	Continue to use, to the fullest extent possible, available Federal subsidies to residents through the Section 8 or other rental assistance programs. The Housing Authority will provide information to local residents on the use of any new housing assistance programs which become available.	12/31/2031	6th Cycle	Continuous	In CY 2024, the Housing Authority of the City of Napa continued to provide rental assistance to approximately 1,200 households within Napa County, primarily within the City of Napa. In CY 2025, Napa Housing Authority, which serves the City of Napa and other local jurisdictions within Napa County, continued to provide rental assistance to approximately 1,100 households within Napa County, most of which were in the City of Napa. Furthermore, the City Housing Division continued to update their webpage with information on rental assistance programs.	Other		Please contact Housing Manager, Stephanie Gaul, at sgaul@cityofnapa.org for additional information regarding the provision of rental assistance in the City of Napa. Please also view the City Housing Division's webpage at the following link: https://www.cityofnapa.org/176/Housing-Division
H2-4.4 Anti-Displacement	Engage community members and partner organizations in visioning processes to create local anti-displacement solutions through neighborhood-level planning in areas targeted for inclusive economic and community development, particularly those at-risk of displacement such as in the West and North Quadrants. This engagement may be conducted concurrently with public engagement before July 2025 for the City's consolidated planning cycle.	12/31/2025	6th Cycle	Not Yet Started	N/A	Other		N/A
H2-4.5 Visioning Housing Goals in Master Plans	Promote community visioning processes for master plans and specific plans to identify use and design objectives specific to these areas to create broad, community-based visions that include opportunities for housing. Specific plans should: <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. 	12/31/2029	6th Cycle	Not Yet Started	N/A	Other		N/A
H3-1.1 Emergency Repairs and Rehabilitation	The City will continue the Emergency Home Repair Program to help repair windows, doors, leaking roofs plus plumbing and electrical problems for income eligible City of Napa homeowners and landlords. As part of this program home repair and rental repair loans are available for needed repairs including foundation, structural, electrical, heating and cooling, windows, flooring, painting, insulation, and termite repairs, as well as disabled accessibility and energy efficiency improvements.	12/31/2031	6th Cycle	Continuous	In CY 2024, the City provided funding and construction management for nine (9) households to receive emergency home repairs to maintain crucial life/safety components in their homes and an additional eight (8) households received home repair loans. In CY 2025, The City's Housing Division continued its Emergency Home Repair Program and provided funding and construction management for seven (7) households to receive emergency home repairs to maintain life/safety components in their homes. An additional eight (8) households received home repair loans.	Other		https://www.cityofnapa.org/204/Housing-Rehabilitation Please contact Program Manager, Hernando Guillem at hguillem@cityofnapa.org for more information regarding the Housing Rehabilitation program.
H3-1.2 Design Standards	Adopt and implement objective design standards that: <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. 	12/31/2025	6th Cycle	In Progress	In CY 2023 the City indicated that this program would be completed as part of the comprehensive Zoning Ordinance Update (ZOU). In CY 2024, the City initiated the ZOU, which would result in the development of Objective Design Standards (ODS). In CY 2025, the City continued the ZOU, including the development of ODS for residential Projects which promote the certainty of review outcomes while requiring high-quality, well-designed units.	Other		https://www.cityofnapa.org/1306/Zoning-Ordinance-Update Please contact Project Manager, Ryder Dilley at rdilley@cityofnapa.org for more information regarding the Zoning Ordinance Update. Please view the following links for the ODS Technical Analysis prepared by Lisa Wise Consulting: https://www.cityofnapa.org/DocumentCenter/View/13840/Objective-Design-Standards-Analysis-PDF?bidId= https://www.cityofnapa.org/DocumentCenter/View/13841/Objective-Design-Standards-Analysis-Attachments-PDF?bidId=

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<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>12/31/2025</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>In CY 2024, the City indicated that the corridor focus areas and applicable design guidelines would be addressed in the Zoning Ordinance Update (ZOU) which was initiated in 2024. In CY 2025, the City Planning division continued the ZOU, where the development regulations, particularly for the corridor focus areas, were being updated to provide more flexibility on development standards and density, while providing objective standards that would ensure high-quality design. City Planning staff continued to consult with property owners within these corridor focus areas identified in the Napa 2040 General Plan to inform them of the updated regulations and vision for re-development of these areas.</p>	<p>Other</p>		<p>https://www.cityofnapa.org/1306/Zoning-Ordinance-Update Please contact Project Manager, Ryder Dilley at rdilley@cityofnapa.org for more information regarding the Zoning Ordinance Update. Please view the following link for more information on the identified Corridor Focus Areas [P. 55-P.57]: https://www.dropbox.com/sc/1f9w0kqq6c4lh0qzr2l892f/Napa-GP_Compiled_Offline-Viewing_020323.pdf?rkey=phkymbxw64am9juj6esjxw08&e=2&d=0</p>
<p>H3-2.2 Design Review Guidelines</p>	<p>Update the residential design review guidelines and process to consider: <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>	<p>12/31/2025</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>In CY 2023 and CY 2024, the City indicated that the Design Review Guidelines would be addressed as part of the Zoning Ordinance Update (ZOU). In CY 2025, the City Planning division continued the ZOU, developing objective design standards, and increased flexibility from our existing parking and development standards, which could result in higher-quality in-fill and multi-family housing. Furthermore, the City of Napa adopted the updated Accessory Dwelling Unit Ordinance, which created specific design guidelines for Accessory Dwelling Units and JR Accessory Dwelling Units regarding unit orientation and privacy and eliminated/reduced parking standards in accordance with State Law.</p>	<p>Other</p>		<p>https://www.cityofnapa.org/1306/Zoning-Ordinance-Update Please contact Project Manager, Ryder Dilley at rdilley@cityofnapa.org for more information regarding the Zoning Ordinance Update. Please review the updated ADU/JADU Ordinance at the following link: https://portal.laserfiche.com/Portal/DocView.aspx?id=214537&repo=r-33d8ae42&searchid=27e4459e-352b-4408-b9d3-c68f6cfb7a10</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>12/31/2026</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>N/A</p>	<p>Units</p>		<p>N/A</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>12/31/2025</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In CY 2023, the City indicated that the aforementioned sustainability standards would be addressed in the upcoming comprehensive Zoning Ordinance Update (ZOU). In CY 2024, the City initiated the ZOU and began its analysis of the sustainability standards within the Zoning Ordinance that could be addressed. In CY 2025, the City continued the ZOU, which involved input from staff within the City Manager's Office, Building Division, Water Division, and Solid Waste and Recycling Division to address updates to energy efficiency, recycling, sustainability standards, and incentives for developers to exceed minimum requirements.</p>	<p>Other</p>		<p>https://www.cityofnapa.org/1306/Zoning-Ordinance-Update Please contact Project Manager, Ryder Dilley at rdilley@cityofnapa.org for more information regarding the Zoning Ordinance Update.</p>
<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: <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>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In CY 2023-CY 2025, the City indicated that these efforts to identify opportunities to connect housing with transportation, neighborhood services, and amenities continued, particularly through the review of development proposals. City Planning staff consulted with developers and potential property owners regarding the development of large sites along thoroughfares and mixed-use corridors, where higher-density development would be desirable. New developments were required to provide safe multimodal circulation (bicycle, pedestrian, vehicle) on-site, consistent with General Plan and Transportation Element policies.</p>	<p>Other</p>		<p>Please contact the Planning Division at planningdepartment@cityofnapa.org for more information regarding pending and/or approved Projects.</p>

ATTACHMENT 1
Table D (Continued)

<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 uses. 	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>During CY 2023 and CY 2024, the City indicated that these efforts to re-evaluate the use of neighborhood shopping centers and commercial Sites were ongoing. In CY 2025, the City was not approached by property owners of existing neighborhood shopping centers or commercial properties to initiate development, and there were no specific Sites that the City determined to be not viable for a commercial use. City Planning Staff remained open to inquiries from local property owners.</p>	<p>Other</p>		<p>N/A</p>
<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>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In CY 2023 and CY 2024, the City and NVTA were 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. In CY 2025, the City continued to collaborate with NVTA to seek the AHSC Grant, which was not awarded. Furthermore, City staff worked in collaboration with NVTA and Napa County to seek ATP Grant funding for the Imola Avenue Project--but were not awarded the grant.</p>	<p>Other</p>		<p>Please contact Stephanie Gaul, Housing Manager, at sgaul@cityofnapa.org for more information regarding the AHSC Grant. Please contact Lorien Clark, Senior Transportation Planner at leclark@cityofnapa.org for more information regarding the ATP Grant.</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>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In CY 2024, of 14 housing rehabilitation Projects completed through the City's Housing Rehabilitation Program, seven (7) included energy efficiency /weatherization components and four (4) included water conservation elements. In CY 2025, of 15 housing rehabilitation Projects completed under the Housing Authority's Housing Rehabilitation Program, 10 included energy efficiency and weatherization components, and 10 included water conservation elements.</p>	<p>Other</p>		<p>https://www.cityofnapa.org/204/Housing-Rehabilitation Please contact Program Manager, Hernando Guillem at hguillem@cityofnapa.org for more information regarding the Housing Rehabilitation program.</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>12/31/2025</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>N/A</p>	<p>Other</p>		<p>N/A</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>12/31/2030</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In CY 2023, recognizing there were residents who required financial or other assistance to access parks and recreation services, The City of Napa Parks and Recreation Department adopted a Social Equity Policy. This policy would guide the Department's efforts to address social inequities in the City, by implementing practices to identify and address barriers to access to recreation and evaluate the existing recreation facilities to determine which facilities may need additional investment or revitalization. In CY 2024 and CY 2025, City of Napa Parks and Recreation staff continued to implement the Social Equity Policy, by providing Needs Based Assistance to provide access to recreation services and facilities to residents in lower-income categories (below 50% AMI), and continuing to use the equity-based criteria to evaluate the condition of park facilities in the City.</p>	<p>Other</p>		<p>Please review the following link for information on the Social Equity Policy: https://www.cityofnapa.org/DocumentCenter/View/11730/Parks-and-Recreation-Social-Equity-Policy-2023-PDF Please contact Ali Koenig, Parks Planning Manager, at akoenig@cityofnapa.org for more information regarding the implementation of the Social Equity Policy.</p>
<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: Expand access to community meetings, including addressing language barriers and meeting times, to engage all segments of the population.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>In CY 2025, the City of Napa hosted a Zoning Ordinance Update (ZOU) workshop which was advertised via a press release, social media postings, the ZOU digital newsletter, and lastly, the ZOU Project webpage. The workshop began at 5:30PM, after a typical workday would end, and approximately 50 members of the public participated in the workshop. Bilingual (Spanish-speaking) staff was present at the workshop to offer translation services.</p>	<p>Other</p>	<p>1</p>	<p>Please review the following link for a summary of the community workshop held as part of the ZOU: https://www.cityofnapa.org/DocumentCenter/View/14392/Initial-Workshop-Summary-PDF?bidId=</p>

ATTACHMENT 1 Table D (Continued)

H4-4.2 Investment in Areas of Greatest Need	To increase community investment and access to opportunities in the City's areas of greatest need, specifically the South East Quadrant, the City will take such actions as the following: Facilitate inter-governmental and inter-agency coordination to identify specific neighborhoods and community areas of highest need and potential place-based strategies.	12/31/2031	6th Cycle	Not Yet Started	N/A	Other	N/A
H4-4.2 Investment in Areas of Greatest Need	To increase community investment and access to opportunities in the City's areas of greatest need, specifically the South East Quadrant, the City will take such actions as the following: 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.	12/31/2031	6th Cycle	Not Yet Started	N/A	Other	N/A
H4-4.2 Investment in Areas of Greatest Need	To increase community investment and access to opportunities in the City's areas of greatest need, specifically the South East Quadrant, the City will take such actions as the following: 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.	12/31/2031	6th Cycle	Not Yet Started	N/A	Other	N/A
H4-4.2 Investment in Areas of Greatest Need	To increase community investment and access to opportunities in the City's areas of greatest need, specifically the South East Quadrant, the City will take such actions as the following: In the South East Quadrant, collaborate with Napa Valley Transportation Authority to provide additional or improve existing multi-modal transportation connections to community resources and economic opportunities.	12/31/2031	6th Cycle	Not Yet Started	N/A	Other	N/A
H4-4.2 Investment in Areas of Greatest Need	To increase community investment and access to opportunities in the City's areas of greatest need, specifically the South East Quadrant, the City will take such actions as the following: Address negative impacts from climate change through investments in adaptation measures such as urban forestry, flood prevention, etc. in disadvantaged areas.	12/31/2031	6th Cycle	Not Yet Started	N/A	Other	N/A
H4-4.2 Investment in Areas of Greatest Need	To increase community investment and access to opportunities in the City's areas of greatest need, specifically the South East Quadrant, the City will take such actions as the following: Leverage private investment for community revitalization, including philanthropic, and seek dedicated funding to prioritize basic infrastructure improvements (e.g., water, sewer) in disadvantaged areas.	12/31/2031	6th Cycle	Not Yet Started	N/A	Other	N/A
H4-4.2 Investment in Areas of Greatest Need	To increase community investment and access to opportunities in the City's areas of greatest need, specifically the South East Quadrant, the City will take such actions as the following: In the South East Quadrant, facilitate development of a full-service grocery store and other retail.	12/31/2031	6th Cycle	Not Yet Started	N/A	Other	N/A
H4-4.2 Investment in Areas of Greatest Need	To increase community investment and access to opportunities in the City's areas of greatest need, specifically the South East Quadrant, the City will take such actions as the following: Catalyze leadership and future community wide decision-makers, including affirmative recruitment in hiring practices to help provide community-based strategies.	12/31/2031	6th Cycle	Not Yet Started	N/A	Other	N/A
H4-4.2 Investment in Areas of Greatest Need	To increase community investment and access to opportunities in the City's areas of greatest need, specifically the South East Quadrant, the City will take such actions as the following: Through engagement with community members and by leveraging available funding resources, facilitate the establishment of community spaces and recreation opportunities, such as parks and trails.	12/31/2031	6th Cycle	Not Yet Started	N/A	Other	N/A
H5-1.1 Preserving Displacement	Develop an Anti-Displacement Strategy, including assessment of a variety of tenant protection measures to determine if appropriate for the City, including but not limited to: <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. 	7/31/2026	6th Cycle	Not Yet Started	N/A	Other	N/A
H5-1.2 Eligibility Preferences	Consistent with state and federal fair housing laws, establish eligibility preferences for affordable housing programs that prioritize people who live in, work in, or were recently displaced from Napa. Policy is subject to the FHA and related laws.	12/31/2031	6th Cycle	Not Yet Started	In CY 2024, the City indicated that it intended to secure a consultant to perform a demographic analysis, which would support a proposed affordable housing preference policy. There were no updates on this effort in In CY 2025, the City decided not to pursue a contract with a consultant for the demographic analysis.	Other	N/A
H5-1.3 Affordable Housing Database	The City will develop a system and/or database of affordable housing to document the number of units under agreements annually. The system will track projects approved, including ADUs, the number of affordable units by income level, and the various funding sources.	12/31/2026	6th Cycle	Continuous	In CY 2025, the City utilized Neighborly software's Asset Management module to track all deed-restricted units.	Other	Please contact Housing Manager, Stephanie Gaul at sgaul@cityofnapa.org for more information regarding the Neighborly software, which is used by the City to track deed-restricted units.

Jurisdiction	Napa	
Reporting Period	2025	(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.			TOTAL UNITS ⁺	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 ⁺		
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

ANNUAL ELEMENT PROGRESS REPORT

Jurisdiction	Napa
Reporting Period	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 01/31/2023 - 01/31/2031

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 LEAP Reporting

Jurisdiction	Napa
Reporting Year	2025 (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.

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	\$18,392.00	Completed	Local General Fund	An updated closeout report was submitted to HCD on 10/27/25, providing updates to each task and the dates of completion.

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

Completed Entitlement Issued by Affordability Summary			Current Year
Income Level			
Acutely Low	Deed Restricted		0
	Non-Deed Restricted		0
Extremely Low	Deed Restricted		0
	Non-Deed Restricted		0
Very Low	Deed Restricted		0
	Non-Deed Restricted		0
Low	Deed Restricted		0
	Non-Deed Restricted		2
Moderate	Deed Restricted		0
	Non-Deed Restricted		21
Above Moderate			10
Total Units			33

Building Permits Issued by Affordability Summary			Current Year
Income Level			
Acutely Low	Deed Restricted		0
	Non-Deed Restricted		0
Extremely Low	Deed Restricted		0
	Non-Deed Restricted		0
Very Low	Deed Restricted		0
	Non-Deed Restricted		15
Low	Deed Restricted		2
	Non-Deed Restricted		17
Moderate	Deed Restricted		0
	Non-Deed Restricted		27
Above Moderate			103
Total Units			164

Certificate of Occupancy Issued by Affordability Summary			Current Year
Income Level			
Acutely Low	Deed Restricted		0
	Non-Deed Restricted		0
Extremely Low	Deed Restricted		0
	Non-Deed Restricted		0
Very Low	Deed Restricted		0
	Non-Deed Restricted		24
Low	Deed Restricted		10
	Non-Deed Restricted		12
Moderate	Deed Restricted		0
	Non-Deed Restricted		11
Above Moderate			145
Total Units			202