

2007 to 2014  
MA (54575)

## Department of Housing and Community Development

### ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: CITY OF NAPA

Mailing Address: 1600 FIRST ST, PO BOX 660  
NAPA, CA 94559

Contact Person: MICHAEL WALKER Title: SENIOR PLANNER

Phone: 707-257-9530 FAX: 707-257-9522 E-mail: mwalker@cityofnapa.org

Reporting Period by Calendar Year: from 2007 to 2014 (FINAL)

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

#### Department of Housing and Community Development

Division of Housing Policy Development

P.O. Box 952053

Sacramento, CA 94252-2053

Housing Policy Department  
Received on:

-and-

MAY - 8 2015

#### Governor's Office of Planning and Research

P.O. Box 3044

Sacramento, CA 95812-3044

HOUSING ELEMENT PROGRESS REPORT

Jurisdiction: City of Napa  
 Reporting Period: 1/1/2007-12/31/2014

Table A 2007-2014  
 Building Activity Report  
 Very Low-, Low-, and Moderate-Income Units and mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1 Project Identifier (may be APN No., project name or address)	2 Unit Category	3 Tenure R=Renter O=Owner	4 Affordability by Household Incomes				5 Total Units per Project	6 Assistance Programs for Each Development		7 Deed Restricted Units	8 Note number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined units were affordable.
			Very Low Income	Low Income	Moderate Income	Above Moderate Income		See Instructions	See Instructions		
Hawthorne II (2007)	Apt	R	2	1	41		44	---	3	Market rents are affordable to Mod.	
Silverado Villas (2008)	Condo	O			20		20		0	For sale affordable to moderate at time of sale (2009)	
Hickory St. Dup (2009)	Duplexes	R		4			4	Density bonus	4		
Hartle Court Apts.	Apt.	R	24				24	Private, MHSA, State Emergency Assistance Program, local	24		
Alexander Crossings (Napa Anton)	Apt.	R	27				134	Local, tax exempt bonds/tax credits	27		
Coombs Duplex	Dup	R			2		2			Market rents are affordable to Mod.	
Towpath apts.	Apt.	R			2		2				
Oak Creek Terrace	Apt.	R	31	9			41	Local, HOME, State In-Fill, tax exempt bonds/tax credits			
35 second	SU	R	9	10	7		35	--		For method, see	



**ATTACHMENT 1**

+ Transfer Agreement Enter Allocation Number										
<b>Total Units per year</b>	225	78	20	50	85	46	188	80		

\*Hawthorne II, \*\*41 units at Hawthorne II, 3 duplex units; \*\*\*Hickory Street duplexes; ~20 units Silverado Villas, ^Hartle Court Apartments  
 ~Coombs duplex units, ^2 market rate apartments-Towpath Village + 107 market rate apartments, Alexander Crossings + 27 very low inc. Al. Cross.

**Second Units Method:** Second unit income categories are based on a 2008 Housing Element survey. Second Unit building permits totaled 35 units from 2007-2014. The survey found that 75% of second units built were actually used for housing. Thus 9 units are not counted and 26 units have been counted from 2007-2014. The survey also found that 75% of these units were rented at very low and low income rents (about equally) which calculates to 9 very low, 10 low income second units, and 25% were rented at moderate income rents, or 7 units.

**Market Rate Rental Affordability:** Compared market rate rents with HUD moderate income tables X 30%.

**Credits to County 2007-2014 based on 2007 Transfer Agreement 8428-A in effect until 2012 when RA abolished. Counted units issued permits through 2012 and second units to date.**

Very low: 26 units +6=32 X 5%=2 units  
 Low: 5 units + 7=12 units X 5%= 1 unit  
 Moderate: 63 units + 5=68 X 3%= 2 units  
 Above Moderate: 392 units + 7 = 399 X 3%=12 units

# ATTACHMENT 1

Number	Implementing Program Title	Time Frame	Objective	Status
<b>Goal H1 — Napa Is A Vital and Diverse Community</b>				
Program H1.A	Adequate Sites  Future Land Use Planning The City shall address long-term housing needs in collaboration with the community through future Specific Plans or other Land Use plan updates, targeting Downtown, major transportation corridors near services, large sites greater than 20 acres where services and transit can potentially be incorporated, and sites identified for potential future change in this Housing Element (see Background or Appendix B). All such plans shall specifically consider appropriateness of sites for multi family use.	2009	Adopt required changes	Completed in 2009
Program H1.B		2010	Adopt specific plan(s)	Downtown Specific Plan completed in May 2012.
Program H1.C	Senior Projects  Small Homes Program To encourage smaller homes in all neighborhoods, the City shall revise Residential Zoning Standards 17.08 to extend use of small lot standards in 7,000 and 10,000 sq. ft. zoning districts; and on subdivisions of 10 lots or more, allow through small lot development standards up to 20% of homes in a subdivision to provide 2 small homes (up to 1,200 sq. ft) to equate to one large home within existing General Plan density ranges. For example, a 10 lot subdivision could potentially have 10 larger homes or 8 larger homes plus 4 small homes on small lots. Two small homes could be designed to have the appearance of one larger home where appropriate to maintain neighborhood character.	As projects are proposed	Evaluate need	No requests have been submitted
Program H1.D		2009-10	Lot coverage ordinance amended 3/22/030, Municipal Code 17.08.030	Completed March 2012
Program H1.E	Density Bonus Revisions	2009-10	Modify Ordinance	Completed in 2009

# ATTACHMENT 1

Number	Implementing Program Title	Time Frame	Objective	Status
Program H1.F	Market Analyses	As plans developed	Improve housing/jobs linkage	Ongoing. None completed during 2013.
Program H1.G	Job Impact Analysis	As proj. proposed	Improve housing/jobs linkage	Ongoing. None completed during 2013.
Program H1.H	Employee Housing	As proj. proposed	Provision of housing	Ongoing. None completed during 2013.
Program H1.I	Housing Sites Study	2012	Complete study and prioritize sites	Initiated in 2013, still in progress.
<b>Goal H2 — We Have A Variety of Housing Types and Choices</b>				
Program H2.A	Added Multi Family Sites	2012	Complete study	Initiated in 2013, still in progress. Housing Plan completed and approved on 9.8.09 NOFA issued in 2010, 3 multifamily affordable projects were selected for funding – one was completed in 2014 and includes 27 very-low income units. Another is currently under construction and will include 31 very-low income and nine low income units. The third project has not yet been able to start construction due to a neighborhood lawsuit . It includes 56 very low and low income units (breakdown to be based upon final loan agreement terms).
Program H2.B	New Rental Units	2007-14	52 ELI, 173 VLI, 75, LI units	
Program H2.C	New Ownership Units	2007-14	15 LI units	None completed to date. Current housing market does not promote

# ATTACHMENT 1

Number	Implementing Program Title	Time Frame	Objective	Status
				construction of new homeownership units.
				Received CalHome grants for down payment assistance of \$670,000 in 2008 and \$1,000,000 in 2013
				Received a \$600,000 grant from the CalHome Manufactured Housing Set-aside in 2014. Eligible uses of this grant include providing downpayment assistance for the purchase of manufactured housing.
				Also received HOME grants of \$800,000 in 2009 and \$700,000 in 2013 for down payment assistance. In 2014, the City assisted 8 families (6 low-income households through loans and 2 moderate-income by its purchase of an existing BMR home). Of the borrowers provided loans, all were assisted with HOME funds.
Program H2.D	First Time Homebuyer Programs	2007-14	75 LI households	
Program H2.E	Identify Potential Acquisition Sites	2 Years	Identify and acquire 3-4 sites	City has identified one City-owned parcel that is currently under consideration as potential multifamily housing site and a remnant piece of right-of-way that is being considered for an ownership unit..
Program H2.Fa	Inclusionary Ordinance Amendment	2009-10	Complete fee study/revise	Fee Study Completed, Ordinance revision adopted in 2012.

# ATTACHMENT 1

Number	Implementing Program Title	Time Frame	Objective	Status
Ordinance	Program H2.Fb Inclusionary Units	2007-2014	8 VL, 8 L, 30 Mod units as project constructed	All units that have been created since 2007 are reported out on Table A. Due to the Palmer Case, the City converted its inclusionary requirements to a Housing Impact Fee Ordinance. Therefore, no additional units are likely to be provided under this program.
Program H2.G	Affordable Housing Overlay Zones The City shall review and revise the Housing Overlay Zone to reduce the minimum site size criteria and apply it to additional sites. The City shall also analyze whether — on Low Density sites — current second unit provisions or other options such as requiring small homes on some percentage of the lots would provide a greater affordable housing benefit.	2010	Modify Zoning	Not Completed.
Program H2.H	Long-Term Affordability Agreements and Monitoring  Sustainable Development and Green Building In addition to continuing sustainable development patterns, the City shall adopt new green building standards. Such standards are to reduce energy consumption, particularly the use of fossil fuels; use potable water more efficiently; incorporate alternate and renewable energy sources and recycled water; provide more natural light; reduce storm runoff; increase use of renewable, local, salvage and nontoxic building materials; reduce use of non-recyclable materials and promote recycling; and improve indoor air quality in new development and	Ongoing	Approve and monitor agreements	Ongoing annual process.
Program H2.I	Sustainable Development and Green Building In addition to continuing sustainable development patterns, the City shall adopt new green building standards. Such standards are to reduce energy consumption, particularly the use of fossil fuels; use potable water more efficiently; incorporate alternate and renewable energy sources and recycled water; provide more natural light; reduce storm runoff; increase use of renewable, local, salvage and nontoxic building materials; reduce use of non-recyclable materials and promote recycling; and improve indoor air quality in new development and	2009-10	Implement programs	High Performance Building Ordinance adopted 7/20/10  Phase II Stormwater Permit approved in 2013.  California Building Code Update adopted in 2013.

# ATTACHMENT 1

Number	Implementing Program Title	Time Frame	Objective	Status
	rehabilitation projects. A consideration of this program will be to recognize embedded energy conservation in existing historic homes.			
Program H2.J	<p>Preferences in Affordable Housing</p> <p>The City will, as part of the city's inclusionary housing program, study the possibility of establishing preferences for people who live and work in Napa.</p>	2010	Study and potential regulations	Still in process
Program H2.K	<p>Duplex and Triplexes in Other Areas</p> <p>The City shall consider a General Plan Amendment to allow occasional duplexes and/or triplexes in the Single Family Residential land use category where they are not currently allowed. This program should be evaluated as an option for the City's inclusionary requirements, and should be reviewed when the Inclusionary Ordinance is amended.</p>	2009-10	General Plan Amendment	Completed with adoption of the Inclusionary Housing Ordinance Amendment.
Program H3.A	Design Review	Ongoing	Continue DR; implement neighborhood mtg. process	Ongoing
Program H3.B	Use of Planned Development Zoning	Ongoing	Promote design flexibility	Ongoing
Program H3.C	Street and Subdivision Design	2009	Adopt GP/Zoning revisions	Completed
Program H3.D	<p>Housing Mix</p> <p>The City shall establish baseline housing mix information by neighborhood, and monitor and evaluate progress in achieving second units, residential care facilities, shared housing (to the extent it is regulated) and multi family uses in all residential and mixed use areas of the city. Based on results of the review and community workshops, additional strategies may be formulated to increase the "fair share" mix.</p>	2010	Monitor and increase mix	Not Completed.

# ATTACHMENT 1

Number	Implementing Program Title	Time Frame	Objective	Status
Program H3.E	New Second Units	Ongoing	70 second units	Second Unit building permits totaled 23 units from 2007-mid 2013. Based on a survey of existing second units, 17 are expected to be used for permanent housing. Of these, 13 are assumed to be available at very low and low and 4 at moderate income rents. The Carmel Subdivision under construction includes second units and other second units have been approved.
Program H3.F	Second Unit Standards and Fees	2011	Revise Ordinance	Second Unit study initiated in 2013. Still in progress.
Program H3.G	Amnesty Program	2013	Development and implementation	Not Completed.
Program H3.H	Rental and Owner Rehabilitation Programs	2007-14	Rehab 225 V/L/L Rentals, 55 V/L/L Owners	The Housing Authority operates an active rehabilitation program. In 2014 assistance was provided to 11 households through the Owner Occupied Loan Program and 91 households through the Emergency Repair Grant Program (a subcomponent of the Rehab Program). From 2007-2014 the following rehab is completed or underway: 447 lower income rental units, 50 owner units (excluding units assisted with emergency repair grants).
Program H3.I	Code Enforcement	Ongoing	Health and safety improvements	Ongoing

# ATTACHMENT 1

Number	Implementing Program Title	Time Frame	Objective	Status
Program H3.J	Targeted Neighborhood Improvement <b>As the need arises and funding permits, the City should initiate use of a multi-agency resource team working with neighborhood groups to improve and clean up areas of the City.</b>	2009-10	Neighborhood "cleanup"	Code Compliance and Materials Diversion staff are collaborating in this effort begun in 2011.
Program H3.K	Historic Area Process	Ongoing	Information, survey, certificates	Ongoing. An update to City's Historic Preservation Ordinance was initiated in 2013.
Program H3.L	Transportation Element Amendments <b>The City shall propose a stronger General Plan policy or policies and implementation program(s) to strengthen concurrency of development with infrastructure, especially streets and public transportation.</b>	2010	General Plan Amendment	The Downtown Specific Plan Implementation Chapter identifies measures to be taken to develop impact fees for new development. In 2013 the City was awarded grant funding to develop an infrastructure implementation strategy.
Program H3.M	Capital Improvement Programs for Neighborhood Improvement	Annually	Neighborhood CIP improvements	Over \$1,477,000 in CDBG funding has been or is being spent on sidewalk improvements in lower income neighborhoods from 2007-2014.
Program H3.N	Parks Master Plan Update	2009-10	Adequate parks for higher density	Completed in 2011
Program H3.O	Retain Federally, State and Locally Subsidized Affordable Units	2007-17	Preserve affordable units	Ongoing
Program H3.P	Rental Acquisition and Maintenance	2007-14	Acquire 75 EXL, VL, L units	The City is providing a \$256,000 acquisition-assistance loan to a non-profit acquiring a mixed-income apartment complex and increase the number of very-low income units in the complex by 7.

# ATTACHMENT 1

Number	Implementing Program Title	Time Frame	Objective	Status
Program H3.Q	Mixed Use Livability	2012	Mixed Use Guidelines	On hold due to budgetary constraints
Program H4.A	Emergency Shelters	2014	Unmet needs	The City continues to provide funding annually to assist existing emergency shelter operations.
Program H4.B	Permanent Supportive /Transitional Housing	2009	Provide 24-30 bed facility	City, through the Housing Authority, provided \$650,000 in Housing funds, for a 24 unit special needs rental housing project. The project was completed in 2012 and includes 18 units of permanent housing for homeless with psychiatric disabilities and eight units of transitional housing for youth aging out of foster care.
Program H4.C	Support Services	Ongoing	Retain and add to existing services and facilities	City Housing staff and other community groups are using HUD Continuum of Care and other rental funds to provide an interim rental assistance program.
Program H4.D	Rental Assistance for Special Needs	2007-14	10 Shelter Plus Care vouchers, 30 Mainstream vouchers for disabled within 1,228 Section 8 vouchers, increase 10% by 2014 if funding	City Housing Authority has received additional rental assistance funding (\$300,000 – 10 vouchers) through the Continuum of Care Program. Housing Authority received an additional 50 Section 8 Family Unification Program Vouchers and 100 Section 8 Non-Elderly Disabled vouchers.
Program H4.E	Capital Improvements for Non-Profit Facilities	Annually	Provide funds	The City provided a total \$655,683 for capital improvements at 26 non-profit facilities.

## ATTACHMENT 1

Number	Implementing Program Title	Time Frame	Objective	Status
Program H4.F	Encourage Well Managed New SRO Permanent Housing The City shall amend the SRO Ordinance to assure excellent management of new single room occupancy permanent housing for lower income households and the City will encourage new SRO developments that meet standards.	2009-14	Revise Ordinance, 20 V/L/LI units	On hold due to budgetary constraints
Program H4.G	Rehabilitate Existing Facilities for SRO's	2007-14	Rehab facility for 20 lower income	Funding is currently focused on construction of multifamily housing. Currently working with Napa County Housing to mutually fund three new multi-family projects in the City although these projects will be available to any income eligible household and are not restricted to farmworkers. One these projects (Anton Napa) includes 27 very-low income units and completed construction in 2014 .
Program H4.H	Coordination with County on Farmworker Housing	Ongoing	Promote access to new housing	
Program H4.I	Adoption of Reasonable Accommodation Ordinance	2011	Adoption of Ordinance	Reasonable Accommodation ordinance adopted 10/19/10
<b>Goal H5 — We Have A Strong Sense of Community and Responsibility</b>				
Program H5.A	General Plan and Zoning Changes	2009	General Plan/Zoning revisions	Completed in 2009
Program H5.B	Universal Design The City shall continue to assure incorporation of California Title 24 Accessibility Regulations in new and rehabilitation projects, and consider adoption of a Universal Design ordinance extending these benefits to more housing types by, for example, requiring some percentage of units to contain universal design features (utilizing the State HCD model	2010	Zoning revisions	The City continues to enforce Title 24 accessibility requirements. Broader universal design ordinance provisions have not been completed due to budgetary constraints and other priorities.

# ATTACHMENT 1

Number	Implementing Program Title	Time Frame	Objective	Status
	ordinance) and/or require developers to offer some accessible design features to buyers.			
Program H5.C	Traffic Impact Overlay	Ongoing	Monitor, possible modifications	No mixed use housing projects proposed on TIO corridors have been proposed since 2007.
Program H5.D	Density Bonus	2010	Zoning revisions	Completed in 2009
	Parking Standards Conduct a parking demand analysis of parking standards outside Downtown and consider possible reductions to reflect current needs and mitigate identified constraints to housing, particularly for sites near transit and services. Financing: General fund for parking consultant	2010	Parking revisions	Parking analysis completed in 2010. Conclusion that parking standards are appropriate and that no changes are necessary at this time. Reduction in parking standards adopted for the downtown area with the Downtown Specific Plan.
Program H5.E	Priority Processing The City shall adopt a policy, applicable to all departments, giving priority both before and after discretionary approvals to 100% affordable projects, or projects meeting inclusionary requirements onsite, over other applications received earlier, and potentially over City projects not involving immediate health or safety matters.	2008-09	Develop administrative policy	Due to the economic slowdown, permit processing times have reduced tremendously and priority processing is not necessary.
Program H5.G	Affordable Housing Fees	Ongoing	Defer fees	Fees are being deferred for Oak Creek Terrace, an rental housing project that includes 40 units for very-low and low income households.
Program H5.H	Fair Housing	Ongoing	Retain Fair housing agency to implement fair housing; review/address	The City continues to assist Fair Housing Napa Valley (FHNV) through the use of CDBG, Housing Authority and General funds. The City completed and approved a

# ATTACHMENT 1

Number	Implementing Program Title	Time Frame	Objective	Status
Program H5.I	Database Monitoring	Ongoing	Update database for GIS	On hold due to budgetary constraints
Program H5.J	Housing Element Review	Annually	Monitor effectiveness, accomplish new programs	Completed annually.
Program H5.K	Legislation	Ongoing	Ongoing legislative actions	Staff routinely reviews and, as needed, responds to proposed housing legislation. Since 2007, the City has negotiated 4 housing transfer agreements with Napa County. The first, related to the Soscol Redevelopment project area, has expired due to state abolition of the Redevelopment Area. Two other agreements have been approved by the City and County related to joint funding of 2 lower income apartment projects. When finalized with landowners and ABAAG, they are expected to result in transfer of up to 57 units from the County to the City for the 2015-January 2023 timeframe.
Program H5.L	Housing Transfer Agreement	Ongoing	Assist Napa County	
Program H5.M	Cities/County Coordination	Ongoing	Improve City/County coordination	The City collaborates with the County and other local jurisdictions on many countywide concerns. In 2010, the City worked with the

# ATTACHMENT 1

Number	Implementing Program Title	Time Frame	Objective	Status
Program H5.N	<p>Community Outreach Efforts</p> <p>The City shall increase Community outreach and educational efforts, including use of the City's website, by:</p> <p>a. Assisting residents through a "neighborhood resources" section on the City's website that provides self help information useful in building neighborhood associations and leadership; and that</p>	2009-10	Outreach and education	<p>County on a Housing Strategic Plan and on the issuance of a Joint Notice of (local affordable) Funding Availability. The County and its cities formed a subregion within the Association of Bay Area Governments region, (through the Napa County Transportation and Planning Agency or NCTPA) for purposes of allocating future housing needs for the 2015-23 timeframe. The City and County worked several years to reach agreement on the large Napa Pipe housing project adjacent to the city, approved in 2013. The city and other local jurisdictions participated in an Affordable Housing Task Force that released a report for housing funding and other recommendations in 2013. NCTPA continues to be an active forum/agency to address countywide planning concerns.</p> <p>a &amp; d) The city's website has been substantially upgraded 2009-11. The "For Residents" section now provides easy links to major planning documents, including residential design guidelines, the housing element; planning permits and forms and provides places to</p>

# ATTACHMENT 1

Number	Implementing Program Title	Time Frame	Objective	Status
b.	<p>provides information or links to information on topics of resident interest such as the General Plan, street connections; planning procedures; etc. (See Appendix K)</p> <p>Adopting clear Neighborhood Notice and Meeting Procedures for housing development applications. Neighbors and neighborhood organizations are interested in early notice and involvement in housing developments that may affect them. Following public workshop review, the City shall adopt clear notice and neighborhood meeting procedures for housing developments.</p>			<p>ask questions and make requests.</p> <p>b) Written "Neighborhood Notice and Meeting Procedures" for development applications has not been completed, although staff continues to encourage applicants to meet with neighbors early on. In 2013, City is amending its noticing requirements for expanded noticing and developing a sign for posting proposed project sites.</p>
c.	<p>Using the Downtown and other Specific Plan processes to create broad community based visions that include opportunities for housing.</p>			<p>c) The Downtown Plan conducted extensive community outreach – including a broad based committee, web surveys, "partner groups", workshops, etc. in creating a vision for Downtown that includes substantial housing opportunities.</p>
d.	<p>Expanding user friendly materials and information on Planning Review steps and timelines; on guidelines and standards and incentives relevant to housing project review, design and density, and housing sites.</p>			<p>e-f) Housing Authority staff has increased its outreach efforts. For example, in 2010-11, staff promoted rehabilitation programs through presentations at the Senior Center, to the Latino and Elder Coalition; distributed applications at a Large Health and Wellness Fair; providing brochures for distribution by Community Action Napa Valley (CANV). Further, during the annual</p>
e.	<p>Providing staff outreach/education/referrals about affordable and special needs housing, housing design and density, tenant/ landlord issues, fair housing, available housing assistance programs.</p>			
f.	<p>Expanding outreach and materials/handouts to non-English speaking sectors of the population.</p>			
g.	<p>Researching and informing the non-profit community of new funding sources and programs when they come up.</p>			

# ATTACHMENT 1

Number	Implementing Program Title	Time Frame	Objective	Status
Program H5.O	Use of Funds	Ongoing	Use funds to implement	<p>Ongoing. A NOFA (using housing trust fund and redevelopment 20% basis.</p> <p>g) The City included the non-profit community in the NOFA funding process and provides periodic outreach as CDBG and other funds are available by directly contacting the non-profit coalition and the housing committee of that organization. Housing staff attend meetings of local agencies to distribute information on a regular basis.</p>

# ATTACHMENT 1

Number	Implementing Program Title	Time Frame	Objective	Status
Program H5.P	Transient Occupancy Tax	2010	Provide options for Council review	<p>Despite sequestration challenges, the Housing Authority continues to maintain high service levels. The Housing Authority has maintained the existing 1,228 vouchers. In addition, the HA applied for 50 additional Family Unification Program Vouchers, was unsuccessful in 2010, applied again and received the Vouchers in 2011. The Housing Authority also applied for and received \$784,000 for 100 additional non elderly disabled rental (NED) assistance vouchers in October 2010 (1 of 7 cities in California). Federal budget reductions and increasing rents have made it increasingly difficult to maintain the existing vouchers.</p>
Program H5.Q	Maximize Rental Subsidies	Ongoing	Keep 1,228 existing; 100 new Section 8 vouchers	

# ATTACHMENT 1

Number	Implementing Program Title	Time Frame	Objective	Status
Program H5.R	Public/Private Partnerships	Ongoing	Use of private resources	City staff encourages private sector participation to promote affordable housing by actively participating in community forums promoting affordable housing needs and potential solutions. City staff participated in a homeless services event that was funded by private resources. The City participated in a joint affordable housing task force with the City of American Canyon and the County that released recommendations in 2013 for strategies to increase the supply of affordable housing. The task force included 17 community stakeholders.

- P — Community Development Department, Planning Division
- CA — City Attorney
- F — Finance
- CM — City Manager
- ED — Economic Development
- RA — Redevelopment Agency
- HA — Housing Authority
- H — Community Development, Housing Division
- P/NP — Private or Non-Profit Organizations
- PW — Public Works Department
- CC — City Council
- CE — Code Enforcement

NC — Napa County

# DRAFT

In response to a question regarding city facilities, Mark Andrilla, Senior Civil Engineer, provided an update on the progress of repairs to the Goodman Library.

James Hinton, resident, posed questions regarding water infrastructure.

Joy Eldridge, Water General Manager, stated after the earthquake, crews worked immediately to repair water breaks; however, there continues to be the need for ongoing discussions between city staff and the Federal Emergency Management Agency (FEMA) and the Office of Emergency Services (OES) regarding needed reimbursements for past, ongoing and future repairs.

## **6.B Resolution Terminating the Proclamation of Local Emergency**

City Manager Parness stated it has been necessary to continue the Local Emergency since the 2014 South Napa Earthquake due to the severity of conditions and needed services. He explained the resolution extends fee waivers to May 21, 2015 for permits and inspections for individuals who would have qualified under initial Emergency Proclamation.

Discussion ensued.

Moved, seconded ( Vice Mayor Sedgley / Luros ) to adopt Resolution R2015-42 as amended, terminating the Proclamation of a Local Emergency.

Motion carried:

AYES: Mott, Luros, Vice Mayor Sedgley, Mayor Techel

NOES: None

ABSENT: Inman

## **6.C Annual 2007-2014 Housing Element (Current) Progress Report**

Michael Walker, Senior Planner, provided the Progress Report for the current Housing Element which included program accomplishments from 2007 to 2014 and review of the current Regional Housing Needs Allocation (RHNA).

City Council discussion ensued, including the discussion on the second unit standards.

# DRAFT

Moved, seconded ( Vice Mayor Sedgley / Mott ) to accept the Annual 2007-2014 Housing Element (Current) Progress Report.

Motion carried:

AYES: Mott, Luros, Vice Mayor Sedgley, Mayor Techel  
NOES: None  
ABSENT: None

## 7. COMMENTS BY COUNCIL OR CITY MANAGER:

Vice Mayor Sedgley stated at the April 7th meeting he requested agenizing SB 128 (End of Life Option Act); however, he later determined he would support it individually and therefore asked the City Clerk to remove the item from the agenda.

Councilmember Mott asked for clarification on how public art is chosen. City Manager Parness explained that developers building large-scale projects in the city must either choose an on-site art component at their site, (at least one percent of the development's total budget); or alternatively, contribute their one percent to the city's public art fund to be used on city art projects.

Community Development Director Rick Tooker announced the Downtown Safeway Store sign had been removed, and that there was no information from the company as whether the store would be reopened.

Mayor Techel suggested that Council consider pending legislation HR 761, Berryessa Snow Mountain National Monument Act and California Assembly Bill 527, the Tied House Exception.

Moved, seconded ( Mayor Techel / Luros ) to approve, in accordance with Policy Resolution 33, considering support of HR 761 and AB 527 at a future meeting.

Motion carried:

AYES: Mott, Luros, Vice Mayor Sedgley, Mayor Techel  
NOES: None  
ABSENT: None

## 8. CLOSED SESSION:

8.A CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6): City designated representatives: Mike Parness, Nancy Weiss, Michael Barrett, Darlene Colaso, and Desiree Brun, and Charles Sakai of Renne, Sloan, Holtzman, and Sakai LLP.