



City of American Canyon

Housing Element

2009

2014



December 16, 2010

City of American Canyon Policy Document

2009-2014 Housing Element

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I. INTRODUCTION

THE PURPOSE OF THE HOUSING ELEMENT

The City of American Canyon's Housing Element is a comprehensive statement of its current and future housing needs including proposed actions to facilitate the provision of housing to meet the needs of all income levels. State law requires that the Housing Element establish specific goals, policies, and objectives to achieve its "fair share" of housing needs and to adopt an action plan toward accomplishing this end. The policies contained in this element are an expression of the statewide housing goal of "attaining decent housing and a suitable living environment for every California family," as well as a reflection of the unique concerns of the community. In addition, the element identifies and analyzes housing needs, resources and constraints to meeting those needs while being consistent and compatible with other General Plan Elements.

State law requires that the City of American Canyon's respective Council of Government (COG) address and assign the City's "fair share" of regional housing needs. The Association of Bay Area Governments (ABAG) is the official COG for the City, which establishes the Regional Housing Needs Plan (RHNP) to accommodate the City's share of the regional housing need based on population growth and projections (Government Code 65584). The RHNP provides a standard for evaluating the adequacy of governmental policies and practices to ensure each local government is providing sufficient land and opportunities to address population growth and job generation.

Government Code Sections 65580 through 65589 states that all housing elements must address:

- ❖ Contain goals, policies, quantified objectives and scheduled programs to preserve, improve and develop housing;
- ❖ Address governmental constraints to housing maintenance, improvement, and development;
- ❖ Identify and analyze existing and projected housing needs for all economic profiles;
- ❖ Identify "adequate sites" that are zoned and available within the 5 year housing cycle to meet the city's fair share of regional housing needs at all income levels;
- ❖ Be "certified" by the State Department of Housing and Community Development (HCD) as complying with state law;
- ❖ Be internally consistent with other parts of the General Plan (and is critical to having a legally adequate General Plan); and

Examine strategies to foster more affordable housing development to meet all housing needs.

The City of American Canyon Housing Element consists of a Policy Document with a supplemental Background Report. The Background Report provides an assessment of current City issues, demographics, and housing needs that reflect the goals, policies, and programs within the Policy Document. This Policy Document is divided into the following sections:

I. Introduction

The Introduction provides a brief summary of the purpose of the Housing Element, the format of this Housing Element, and certification process.

II. Public Participation

This section describes the outreach efforts that were taken to achieve positive community input in the creation of this updated Housing Element.

III. Progress Toward Implementation

This section examines the effectiveness of the previous element and provides an overview of current the Housing Element, including a review of all goals, objectives, and the status on their implementation by responsible agency and/or City department. After a review of the previous element all opportunities and constraints within the City will be reviewed to determine how they affect current and future housing stock. This section will address opportunities and constraints that influence the demand and need for future housing.

IV. Appropriateness of Policies and Implementation Programs

Section IV includes eight housing categories: Housing Supply, Balance of Housing Types, Livable Neighborhoods, Affordable Housing Development, Preservation of Affordability, Housing for Special Needs, Existing Housing Needs, and Energy Conservation.

Each housing category contains a set of Goals, with subsequent policies, that are addressed the Background Report's assessment of the City's needs and provide direction for future housing development. Implementation programs are listed at the end of each category and describe the proposed action, the Group, Department, and/or agency responsible for carrying out the program, including the timeframe for accomplishing the actions.

The following definitions describe the nature of the statements of goals, policies, implementation programs, and quantified objectives as they are used in the Housing Element Policy Document:

- ❖ Goal: Is the guiding intent and purpose for current and future housing stock. A Goal is general in nature and represents a central City issue by outlining the ultimate purpose for an effort stated in a way that is general in nature and immeasurable.
- ❖ Policy: Specific statement of action that adheres a clear commitment to achieve the Goal in which it was intended.

- ❖ Implementation Program: An action, procedure, program, or technique that carries out the policy. Implementation programs also specify primary responsibility for carrying out the action and an estimated timeframe for its accomplishment. The timeframe indicates the calendar year in which the activity is scheduled to be completed. These timeframes are general guidelines and may be adjusted based on City staffing and budgetary considerations.
- ❖ Quantified Objective: The number of housing units that the City expects to be constructed, conserved, or rehabilitated; or the number of households the City expects will be assisted through Housing Element programs and based on general market conditions during the remaining 5-year timeframe of the Housing Element (July 1, 2007 to June 30, 2013).
- ❖ “Affordable Housing” means housing affordable to extremely low-, very low-, low-, and moderate-income households. *negotiable*

V. Quantified Objectives

This section involves housing projections for the next 5 years and their compliance with regional needs.

VI. Consistency with the General Plan

This section involves the internal consistency between the updated Housing Element with the other elements within the General Plan.

INFORMATIONAL SOURCE FOR THE HOUSING ELEMENT

The 2009 City of American Canyon Housing Element was prepared using a variety of different sources including the previous housing element. Since the 2010 Census information is not complete and ready for public use, a majority of the demographics in this update were taken from the 2000 Census data and the State Department of Finance yearly population count. Data was also taken from various Napa County documents and reports including information from the City of Napa Housing Authority, in which the City of American Canyon has an existing contract for housing monitoring related services. Other sources of information include:

- ❖ Various local Real Estate survey, companies, and websites that provide housing market information such as amount of sales, pricing, rents, and types of housing available.
- ❖ The Association of Bay Area Governments (ABAG) 2007-2014 Regional Housing Needs Assessment (RHNA), which provides information on existing and projected housing needs.
- ❖ The Comprehensive Housing Affordability Strategy (CHAS) prepared by the US Department of Housing and Urban Development (HUD).
- ❖ The previous Housing Element Update from 2002 (amended in 2004).
- ❖ Housing information obtained through various field surveys in compliance with State law.

- ❖ All other related documents for the City of American Canyon. This includes other elements within the General Plan, the Municipal Code, Zoning Ordinance, and other pertinent documents regarding development and City guidelines.

THE REVIEW PROCESS FOR CERTIFICATION

In accordance with Government Code Section 65585, the City of American Canyon must submit copies of their draft and adopted housing elements to the Department of Housing and Community Development (HCD) for review. HCD will review the draft and report its findings to the local government to discuss the element and their review prior to submitting final written findings to the jurisdiction. After adoption of the element, the jurisdiction is required to submit the adopted element to HCD for review. There is a 60-day review for a draft element and a 90-day review period for the adopted element. In the preparation of its findings, HCD may consult with any public agency, or group, and must consider any third party comments regarding the draft under review.

II. PUBLIC PARTICIPATION

State law requires cities and counties to make a diligent effort to achieve participation by all segments of the community in preparing a housing element. Section 65583 of the California government Code requires that:

“The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.”

To meet the requirements of State law for public outreach and community involvement, the City of American Canyon held public workshops in addition to public hearings held by both the Planning Commission and City Council.

During the preparation of the American Canyon Housing Element a number of public outreach resources were utilized. City officials, the Department of Housing and Community Development (HCD), and various social services agencies were contacted and consulted. The following meetings were held to garner public input:

June 2009:	Public Workshop
December 2010:	Planning Commission public hearing
January 2011:	City Council public hearing

All of these meetings were formally noticed in the local newspaper the Vallejo Times Herald.

Prior to the first workshop, City staff held several meetings to review the City’s Existing Housing Element. Site visits were also conducted to evaluate housing conditions, vacant/underutilized sites, and new housing projects within the City and Urban Limit Line.

The public workshop was held on June 30, 2009 at 3:00 p.m. at the American Canyon Recreation Center, located at 2185 Elliott Drive, American Canyon, CA 94503 (which is accessible to individuals with mobility impairments). Notification of this workshop was provided in both English and Spanish. Additionally, Spanish and Tagalog language interpreters were available to assist residents in understanding the purposes of the workshop and to relay their input.

The businesses and organizations invited by the City included public service providers, churches, developers, apartment managers, and non-profit housing advocates. These groups were notified to attend the workshop through a direct mailing sent on June 19, 2009 to over 100 people/organizations. The public workshop notice was also posted at City Hall one week prior to the workshop and the City posted the notice on the City’s website.

Those attending the public workshop included concerned citizens, service providers, Napa County Housing Authority representative, an apartment complex manager, American Canyon Chamber of Commerce representative, the media, City staff, a Napa Sanitation District representative, and a Napa County Transportation and Planning Agency representative.

Summary comments from the City's public workshop included:

- Why is the City mandated to prepare a Housing Element with the state of the economy so poor?
- Many job opportunities in American Canyon are in the food preparation categories which are the lower paying jobs.
- Concerns with allowing housing along Highway 29.
- The City's zoning ordinance allows for a mix of residential and commercial along the Highway 29 corridor.
- Are the vacant homes included as part of the City's affordable housing stock.
- Are the foreclosed homes considered affordable housing now that the prices have dropped so much?
- How does the City continue to meet the RHNA numbers after 2014 when there is not any land left to develop?
- Where can people in our community go for services such as affordable child care.
- Don't the developers have to pay for infrastructure?
- Doesn't the City get credit for providing for Napa County's affordable housing need.
- Requests for copies of the Draft Housing Element and all updates.
- What is the definition of a home and meeting affordable housing numbers.
- We have mobile home parks that provide affordable housing for seniors.
- The Housing Element should include more service programs that integrate more support such as housing needs and financial assistance.
- In the past 3 years there has been a 100% increase in the requests for financial assistance and housing needs assistance.
- There has been an increased demand, in the past 3 years, for apartments, bonus density program, and Section 8 vouchers. In 2009 we have seen an 80% increase that is due to the housing crash.
- In one apartment complex alone there has been an increase in demand for apartments, a lower turnover rate, and long waiting lists.

Following the public workshop a meeting was held with City staff to discuss firsthand several of the City's affordable housing projects, future sites for shelters and transitional housing, and the Urban Limit Line area. The meeting also included discussions on the City's accomplished goals and programs, new programs required in light of new Legislation, and constraints facing the American Canyon community.

The information received through the public participation process has been incorporated into different sections of the 2007-2014 Housing Element. This includes a new policy regarding affordable child care services.

Upon completion of the draft housing element, the City circulates a Notice of Availability to a variety of interested organizations. The Notice identifies a 30-day review and comment period, and identifies locations for review of the draft document including the American Canyon library, the Senior Center, City Hall, and the Community Development Department. In addition, the draft Housing Element was placed on the City's website prior to the public workshop and prior to being submitted to HCD. The draft was also submitted to HCD for review and comment.

Public hearings are held on the Housing Element before both the Planning Commission and City Council. Notification is published in the local newspaper in advance of each hearing, and direct notices are mailed to interested groups and individuals. Public hearings are televised, allowing greater access to individuals unable to attend in person.

III. PROGRESS TOWARD IMPLEMENTATION

EFFECTIVENESS OF HOUSING ELEMENT

Effectiveness of the element is a description of the actual results or outcomes of the prior element's goals, objectives, policies, and programs. Government Code Section 65588 requires: "Each local government shall review its housing element as frequently as appropriate to evaluate all of the following: (1) the appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal. (2) The effectiveness of the housing element in attainment of the community's housing goals and objectives. (3) The progress of the city, county, or city in implementation of the housing element."

This review and revise requirement is an important feature of the Housing Element update. A thorough review facilitates a comprehensive update and ensures the Element can be effectively implemented within the next planning period. Policies within this Element address the following:

- ❖ Maintaining a supply of developable land adequate to accommodate the amount and type of projected household and job growth.
- ❖ Promoting residential development in the various Residential Districts and Commercial Districts.
- ❖ Promoting a diversity of housing types.
- ❖ Creating neighborhoods that have a high degree of livability, and protecting existing neighborhoods from the adverse effects of development.
- ❖ Promoting affordable housing in suitable locations.
- ❖ Preserving the City's existing affordable housing stock.
- ❖ Providing and maintaining housing for special needs groups.

The following is a summary of several of the City's achievements under the 2002 Housing Element. A full analysis and evaluation of the City's 2002 policies, program actions, and objectives is included in Appendix A of the Background Report.

During the period of 2002-2007, the City approved a number of projects which provide affordable housing for City residents. Most notable is the Vineyard Crossing Apartment complex which was completed and now provides 103 units for very low income, 41 units for low income, and 1 unit for moderate income households.

Another project, which was completed, is the Napa Junction Apartment complex, known as The Lodge at Napa Junction. This project not only provides affordable housing, but also provides for a mixed income complex with 11 units for very low income, 11 units for low income, 97 units for moderate income, and 97 units for above moderate income households.

As part of the City's goal to provide a mixture of housing opportunities, the Vineyard Place project was approved, and constructed. This project consists of single family zero lot line and town homes. There are 5 homes available to very low income, 18 homes available to low income, 13 homes available to moderate income, and 9 homes available to above moderate income households.

There have been 97 building permits issued in the Vintage Ranch project since January 1, 2007. These include 49 single family homes available to moderate and 48 homes available to above moderate income households.

OPPORTUNITIES

Vacant Land and Underutilized Land

The City of American Canyon General Plan Land Use Element and Zoning Ordinance currently provide for enough land zoned for residential land uses at varying densities to accommodate the RHNA housing units. Additionally, the City continues to accomplish its affordable housing goals by implementing Zoning Ordinance Section 19.28, the Inclusionary Housing Requirements. The units constructed for the very-low and low income households are monitored by the City and Napa County Housing Authority to assure that they are providing the required amount of housing at the appropriate income levels. With these requirements in place and the implementation of the monitoring program, the City has additional opportunities, with future housing projects, to require and assure that affordable housing will not only be constructed, but also that the affordability will be maintained.

Collection of In-Lieu Fees

The City has the potential to collect additional housing funds through implementation of the Inclusionary Housing Program. The current (2009) fee is \$10,250 per unit. These fees are required in-lieu of providing on-site affordable housing. This money will assist in the construction of extremely low-, very low-, low-, and moderate-income housing.

Town Center

Development of the Town Center project will bring a variety of jobs and housing types into the City. The Town Center project is anticipated to be designed with a main pedestrian hub, which would contain mixed use affordable housing, parks, and neighborhood businesses.

Lower Home Prices

The current downturn in the Housing Market has reduced housing prices for new and existing homes. These reduced prices make many homes more affordable than 3 to 5 years ago.

Existing Utilities

All new housing units within the housing zoning overlay in the Commercial zoning districts will be constructed in areas with infrastructure and services available. This does not include the development within the Town Center project, which will need to provide new infrastructure to serve these uses.

Cooperative Partnerships

The City will continue to work with the Napa Valley Housing Authority on the First-time Homebuyer Program loans and rental subsidies.

CONSTRAINTS

Land Values

Land values in American Canyon remain comparable to the cities of Vallejo and Vacaville, and construction material costs and labor costs for a wood framed, 2,400 square-foot single-family house are approximately \$55 per square foot.¹

Multi-Family Housing Stock

The City's multi-family housing stock represents a percentage of the housing surplus. There may be an unmet market need for more medium- to high-density housing in the form of townhouses and condominiums affordable to residents earning less than the median income.

CDBG Funding

A parcel-by-parcel survey was conducted of housing conditions throughout the City to assess older neighborhoods that may be suffering from blight. The City offers a Home Repair Loan Program funded by a CDBG grant to qualified property owners who may

¹ Information gathered from www.realtor.com.

be eligible to receive a low interest loan for home repairs and improvements. This Program is part of the City's effort to preserve and improve the housing needs of low to moderate-income families. Examples of eligible work include foundation, structural, electrical, mechanical, plumbing, windows, flooring, painting, insulation, and termite repairs.

In addition to providing low interest loans to eligible applicants, the City and the Housing Rehabilitation Specialist (HRS) offer assistance throughout the application, loan, and construction phases of work, including contractor appropriation and construction management. The HRS performs home inspections, prepares a scope of work to initiate the contractor bidding process, assists the applicant in selecting a contractor, monitors the construction activities, and administers all payments, documents, and closing statements necessary to ensure satisfactory completion of the work.

Past outreach efforts included sending bilingual (English and Spanish) Program flyers in the water bills of all property owners, newspaper articles, and providing Program information at City offices and mobile home parks. The City also collaborates with local agencies to spread the word, and maintain the City's website with bilingual Program information.

Jobs Housing Balance

Based on employment growth projections, new jobs will be created in all income categories, generating demand for a variety of housing opportunities. Since the last housing element update, affordable projects such as Vineyard Place, Vineyard Crossing, and The Lodge at Napa Junction Apartments have been constructed that provide affordable housing. These projects include multimodal linkages that encourage pedestrian travel and reduce drive time for residents who work within the City's boundaries.

EVALUATION OF PREVIOUS HOUSING ELEMENT

The Evaluation of the previous Housing Element illustrates accomplishments that were achieved from the City's adopted 2002 Housing Element. To determine which goals and programs should be incorporated into the City's 2007-2014 Housing Element, an examination of the previous housing element was completed. A brief summary of the previous Housing Element's Goal, Objectives, Policies, and Programs can be found in the Background Report while a complete report is included in Appendix A of the Background Report.

IV. APPROPRIATENESS OF POLICIES & IMPLEMENTATION PROGRAMS

The following presents an analysis of housing policies and implementation programs for the City of American Canyon. This is a description of the appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal, the effectiveness of the previous housing element and the progress of the City's implementation of the housing element. The updated Housing Element will incorporate what has been learned from the results of the previous element, (Government Code Section 65588). Listed at the end of each policy is a capital "I" and number(s) in parentheses, which refer(s) to the associated implementation program(s) in the following section. Goal 1 of the General Plan can be found within the Land Use Element.

HOUSING SUPPLY

Goal 2

Provide for housing in an amount sufficient to accommodate the City's fair share of projected growth, and to facilitate mobility within the ownership and rental markets.

Objective 2.1

Maintain a supply of developable land in Residential and Commercial Districts adequate to accommodate the amount and type of projected household and job growth, and to facilitate vacancy rates that allow turnover with relative ease.

Policy 2.1.1

Provide through the General Plan Land Use Plan Map and the Land Use Element for the number and type of dwelling units projected to be needed during the planning period.

PROGRAM 2.1.1

Continue to implement the General Plan Land Use Plan that:

- a. Provides for a sufficient amount of land designated at appropriate densities to accommodate projected household and job growth through 2014.*
- b. Applies an appropriate residential land use designation to existing mobile home parks to prohibit their conversion to other uses.*

Responsibility: City Council

Funding Source: General Fund

Schedule: Current and on-going

Policy 2.1.2

Ensure that the densities of residential projects fulfill the intent of applicable land use designations.

PROGRAM 2.1.2

Sustain residential land use designations that:

- a. Include a minimum density for each designation's range of permitted densities.
- b. Allow flexibility in the types of units that may be constructed in master-planned communities and other planned developments.
- c. Include a density category that, when combined with an affordable housing density bonus, is sufficiently high enough to facilitate the development of lower-income housing.

Responsibility: City Council

Funding Source: General Fund

Schedule: Current and on-going

Quantified Objective: 5 extremely low, 12 very low, 18 low, 250 moderate, and 200 above moderate income

Policy 2.1.3

Protect residentially designated sites from reclassification to nonresidential designations.

Objective 2.2

Ensure that residential sites are served by adequate infrastructure and services.

Policy 2.2.1

Facilitate the provision of infrastructure needed to support anticipated residential development, and ensure the continuation and proper integration of all services.

PROGRAM 2.2.1 (A)

When changes are made to the Land Use Plan affecting the location and/or amount of residential development, amend, if necessary, appropriate portions of the General Plan to ensure that required services and infrastructure would be provided.

Responsibility: City Council

Funding Source: General Fund

Schedule: On-going, as changes to the Land Use Plan are made

PROGRAM 2.2.1 (B)

Continue to assess development fees, establish assessment districts and utilize development agreements to provide for adequate infrastructure.

Responsibility: City Council and Public Works Department

Funding Source: General Fund for administration costs

Schedule: Current and on-going, as projects are submitted

PROGRAM 2.2.1(C)

The City shall provide flexibility on the identification of sites for accommodating its Regional Housing Needs Plan (RHNP) Allocation. A rezone request of a site counted towards meeting the City's RHNP Allocation shall include findings that justify the rezone and identify an adequate replacement site(s) that will provide the minimum number of units by income level for accommodating the City's RHNP Allocation and is developable during the term of the Housing Element planning period.

Responsibility: Community Development Director and Planning Commission

Funding Source: General Fund for administration costs

Schedule: Current and on-going, as projects are submitted

Policy 2.2.2

Maintain internal consistency among the General Plan's elements to provide the necessary services and infrastructure for residential development.

Objective 2.3

Maximize attainment of the Housing Element's goals and programs.

Policy 2.3.1

Provide an active leadership role in fulfilling the programs of the Housing Element.

PROGRAM 2.3.1

Follow through on the actions and programs prescribed in the Housing Element in a timely manner and monitor progress annually. To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely-low, very low-, low and moderate-income units constructed annually. The primary source for accommodating these units shall be within infill commercially zoned properties with residential overlay identified within the background report of this update. These commercial parcels were used to accommodate the City share of housing needs, however, should a shortfall exist due to a shortfall in new affordable housing construction or the construction of uses other than residential on commercially zoned sites identified in Table 46, the City shall identify parcels within this supplemental area which meet the requirements of Government Code 65583.2 and are appropriate and available within the planning period to accommodate mixed-use, multifamily development and affordable housing that is consistent with all applicable City standards. These shall be identified on a project-by project manner and outlined within the City's annual housing report.

To ensure sufficient residential capacity is maintained to accommodate the RHNA need, the City maintain a formal ongoing project-by-project evaluation for housing projects pursuant to Government Code Section 65863 (No-Net Loss) for its impact on housing supply for multiple income levels. Should an approval of commercial development result in a reduction of capacity within mixed use zones below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and, if needed, zone sufficient sites to accommodate the shortfall. In particular, if one of the 4 commercially zoned sites identified as allowing for exclusively residential uses (i.e. sites 20, 22, 23 or 25) is developed with uses other than residential or only a portion of the site is developed with residential units so as the projected units are below the capacity assumed in Table 46, the City will identify additional sites within the City which will allow for exclusively residential uses. The outcomes of this evaluation and monitoring shall be contained within the City annual housing reports submitted to HCD as required pursuant to GC Section 65400.

Responsibility: As designated by Program

Funding Source: As designated by Program

Schedule: Review is current and ongoing, pursuant to Government Code 65863 with annual reporting pursuant to Government Code Section 65540.

Policy 2.3.2

Expedite the processing and approval of residential projects that meet General Plan policies and City regulatory requirements.

PROGRAM 2.3.2

Maintain City staffing or contracted services at levels that are adequate to ensure the continued prompt consideration of residential development applications.

Responsibility: City Council

Funding Source: General Fund

Schedule: Current and on-going

BALANCE OF HOUSING TYPES

Goal 2A

Provide for a range of housing types within the community to accommodate a variety of incomes and lifestyles, and to enable residents to remain in American Canyon throughout their lives.

Objective 2.4

Promote a diversity of housing types, including large-lot development, single-family detached and attached residences, mobile homes, manufactured homes, multi-family rental and ownership units, second units, and units combined with nonresidential uses.

Policy 2.4.1

Allow flexibility in the type of units developed on vacant, residentially designated properties in master-planned communities and other planned developments.

Policy 2.4.2

Require larger projects to include a mix of housing types.

PROGRAM 2.4.2

Facilitate the development of market rate rental housing through the following:

- Use of housing set-aside funds for mixed income housing projects that include units affordable to extremely low-, very low-, and low-income households;

- Regulatory incentives, such as expediting permit processing, deferred fees, and/or reduced parking requirements based on the bedroom mix of the project; and
- Provide a 25 percent density bonus when at least 20 percent of the units are affordable to low-income households or 10 percent of the units are affordable to extremely low- and very low-income households.

The City will publicize the above incentives for market rate housing to developers and/or other interested parties by providing informational fliers at the Community Development Department's counter and in the general development application packet.

Responsibility: Community Development Department

Funding Source: General Fund

Schedule: Within one year of Housing Element certification, then ongoing.

Quantified Objective: 5 extremely low, 10 very low, 10 low, 150 moderate, and 200 above moderate income

Policy 2.4.3

Encourage the development of residential uses in association with compatible nonresidential uses.

Policy 2.4.4

Promote the development of second or accessory units on owner-occupied lots with single-family detached units through appropriate regulatory action.

LIVABLE NEIGHBORHOODS

Goal 2B

Create neighborhoods that have a high degree of livability, and protect existing neighborhoods from the adverse effects of development.

Objective 2.5

Promote residential design that is functional, people and pedestrian-oriented, aesthetically pleasing, and contributes to a sense of community through the sensitive arrangement of buildings, open space (public and private), and circulation (vehicular and pedestrian). Encourage innovative and creative design in residential projects.

Policy 2.5.1

Ensure that new residential development fulfills the above objective through the establishment and application of comprehensive design guidelines and development standards.

PROGRAM 2.5.1

Review the design of new residential development to ensure consistency with any adopted design guidelines. These design guidelines are within the General Plan Policies for each land use and are intended to provide design principles for new and existing development that implement the goals and vision of the community. These guidelines include objective standards such as size, color, façade articulation, front porches, and massing, and will be approved by the appropriate approving authority.

Responsibility: Community Development Department and Planning Commission

Funding Source: General Fund

Schedule: Ongoing

Objective 2.6

Minimize the adverse effects of development on existing neighborhoods, to the maximum extent feasible.

Policy 2.6.1

Ensure that development is integrated with residential neighborhoods in a way that minimizes adverse impacts on privacy, noise levels, and traffic.

Policy 2.6.2

Encourage the physical design elements of development (e.g., scale, street and circulation design, architectural elements) to complement and respect that of existing residential neighborhoods.

Objective 2.7

Maintain a high quality environment in existing neighborhoods.

Policy 2.7.1

Use appropriate regulatory tools to maintain neighborhood quality.

Policy 2.7.2

Support neighborhood cleanup efforts.

Policy 2.7.3

Establish incentives for well-maintained properties.

PROGRAM 2.7.3

Neighborhood Preservation Program

- a. The City will continue to enforce Neighborhood Preservation (Chapter 9.04 of the Municipal Code) through the following actions designed to ensure that individual properties within neighborhoods are maintained at levels that protect property rights of both individual property owners and general neighborhoods and minimize potential nuisances and impacts to the public health, safety, and welfare.
In choosing among financing and design alternatives for public improvements in existing neighborhoods, select those that minimize, to the extent practical, financial costs on existing affordable housing and low-income households.
- b. The City will continue street, sidewalk, and other infrastructure maintenance, and expand its neighborhood cleanup program. The City will establish an incentive program, such as awards for well-maintained residential properties.

Responsibility: Community Development Department, Planning Commission and City Council

Funding Source: General Fund

Schedule: Ongoing

Quantified Objective: 2 extremely low, 3 very low, 10 low, 15 moderate, and 20 above moderate income

AFFORDABLE HOUSING DEVELOPMENT

Goal 2C

Address the housing needs of all economic segments of the present and future community, including the City's fair share of the regional housing need.

Objective 2.9

Give primary consideration to the City's fair share of the regional housing need, as determined by the Association of Bay Area Governments, in the land use planning process and the development of housing strategies.

Policy 2.9.1

Use the City's fair share of housing as a basis for determining its Quantified Objectives for Housing.

Objective 2.10

Minimize governmental constraints on the provision of affordable housing.

Policy 2.10.1

Designate sufficient vacant land and underutilized sites with maximum densities high enough to facilitate the development of housing affordable to lower-income households.

PROGRAM 2.10.1

To promote the development of affordable housing units, the City will promote housing opportunities and assist developers and property owners with the consolidation of lots and the construction of affordable housing through the following actions:

- a. Selling City owned land at a reduced cost to developers to build affordable housing through a Request for Proposals process. The City will notify developers of opportunity sites and incentives through the City's web site, informational brochures available at City Hall, and the distribution of Requests For Proposals as sites become available.
- b. Providing financial assistance from the Housing Fund for the construction of affordable housing.
- c. Offering density bonuses for developments that include at least 20% low-income units, 11% very-low-income units, or 50% for senior units that are low-income and a flat 10% density bonus for condominiums with 20% moderate incomes.
- d. Offering to reduce or defer fees in accordance with Program 2.10.3.
- e. Making every reasonable effort to expedite processing of permit approvals and conduct concurrent review of multiple permits whenever possible.
- f. Negotiating alternative development standards through its planned development process, such as alternative parking standards, street improvement standards, maximum density, and lot coverage and height limits.
- g. Offering assistance in accessing local, state, and federal funding for affordable housing by applying for such funding when feasible on behalf of the affordable-housing developer or by providing technical assistance or documentation necessary to support an application for funding.
- h. Offering the incentives described above to owners of small and underutilized properties for the consolidation and/or re-use of small lots to create larger parcels with greater residential development potential. The City will post information on its website and distribute information to owners of small lots informing them of available incentives for lot consolidation.

Responsibility: Community Development Department

Funding Source: Inclusionary Housing Fund, CDBG

Schedule: Ongoing

Quantified Objective 10 low income

Policy 2.10.2

Prohibit the development of single-family dwelling units in areas designated for multi-family dwelling units by the General Plan Land Use Element.

PROGRAM 2.10.2

Discourage proposals for residential down-zonings or reclassifications of residentially designated property to nonresidential uses that would impact the City's potential to meet its Quantified Objectives for affordable housing. Any proposal must demonstrate adequate alternatives and methods that would help minimize and mitigate any loss in potential housing for multiple income groups.

Responsibility: Community Development Department, Planning Commission, and City Council

Funding Source: General Fund

Schedule: Ongoing

Policy 2.10.3

Ensure that the City's policies, regulations, procedures and design standards do not add unnecessarily to the costs of producing housing, while assuring the attainment of other City objectives.

PROGRAM 2.10.3

The City will reduce or waive building permit fees, impact fees, and sewer and water connection fees for affordable housing projects when the developers can show that the waivers or reductions in adopted fees are necessary for the financial feasibility of the project and the targeted housing. The City Council may also use funds in the Affordable Housing Fund for this purpose.

Responsibility: City Council

Funding Source: General Fund, Inclusionary Housing Fund

Schedule: Ongoing

Quantified Objective: 2 extremely low, 4 very low, 5 low income

Policy 2.10.4

Expedite decisions on housing projects to the extent feasible by minimizing the discretionary aspects of project review through implementation of detailed development guidelines.

The City will record the following information for each multifamily development application submitted to the City:

The number of days from the submittal of a complete application to:

- Completion of staff review and scheduling of a public hearing before the Planning Commission
- Planning Commission approval
- Final approval by the City Council (if the Planning Commission's decision is appealed);

Conditions of development approval (other than compliance with development standards of the Zoning Ordinance); The number of dwelling units approved in relation to the number originally proposed by the applicant and the number of dwelling units permitted under the Zoning Ordinance

Based on an annual review of project records, the City will determine whether the CUP process results in unreasonable delays, adds conditions that significantly affect project costs, or results in projects with significantly lower numbers of housing units/densities than originally proposed by the applicant or permitted by the Zoning Ordinance.

If, based on an annual review, the City determines that the CUP process has resulted in unreasonable delays, project costs, or reductions in residential densities, the City will revise the CUP process and requirements prior to the next annual review to mitigate these constraints.

Policy 2.10.5

Expedite the processing and approval of projects that include housing affordable to extremely low-, very low-, and low-income households.

PROGRAM 2.10.5 (A)

Priority shall be given to projects that propose to make at least half their units affordable to lower-income households (any combination of extremely low-, very low-, and low-income households).

Responsibility: Community Development Department

Funding Source: General Fund

Schedule: Ongoing

PROGRAM 2.10.5 (B)

Use the following criteria for projects involving the development of affordable housing, giving the highest priority to sites or projects that have or will have:

- a. Adequate vehicular and pedestrian access.
- b. Convenient access to transit (or provision of transit by the project to meet the needs of its prospective residents).
- c. Convenient access to neighborhood services and facilities, as needed by the prospective residents.
- d. Convenient access to neighborhood recreation facilities, or onsite provision of adequate facilities.
- e. Minimal environmental constraints or cost-effective mitigation of constraints.
- f. Cost-effective provision of services and utilities to the site and onsite.
- g. Adequate site area to provide sufficient parking, open space, setbacks and building separations.

Responsibility: Community Development Department, Planning Commission, and City Council

Funding Source: General Fund

Schedule: Current and on-going, as projects are submitted for City approval.

Policy 2.10.6

Provide regulatory and financial incentives to offset costs associated with the development of housing that is affordable to lower-income households.

PROGRAM 2.10.6

Amend the American Canyon Municipal Code Section 19.27 to reflect changes to Government Code 65915-65918 regarding Density Bonuses.

Responsibility: Community Development Department

Funding Source: Community Development Department

Schedule: Upon 1 year after Certification

Objective 2.11

Make the maximum use of resources available for the development of affordable housing.

Policy 2.11.1

Use federal, state, local and private funding assistance, to the extent that these opportunities exist, and are appropriate to American Canyon's needs, to encourage the development of affordable housing.

PROGRAM 2.11.1

Continue to partner with the City of Napa Housing Authority or similar entity to take advantage of administrative resources and receive a reasonable share of federal, state and private funding for housing. Housing Authority administered programs that City residents will continue to benefit from include the Rental Assistance and Section 8 Programs; programs in the foreseeable future may include CDBG funds.

Responsibility: Community Development Department, Planning Commission, and City Council

Funding Source: General Fund

Schedule: Ongoing

Quantified Objective: 10 extremely low, 12 very low, 11 low income

Policy 2.11.2

Fully use the resources and abilities of nonprofit housing corporations in the provision and construction of affordable housing.

Policy 2.11.3

Preserve the affordability of subsidized rental housing to extremely low-, very low-, and low-income households.

PROGRAM 2.11.3

Monitor apartments for Section 8 status, and prepare a plan for the preservation of these units as affordable rental housing. The plan will state the City's proposed actions for assisting the current property owner in preserving these affordable units, or assisting in the acquisition by a non-profit entity dedicated to permanently preserving the affordability of these rental units.

Responsibility: Community Development Department and City Council

Funding Source: General Fund

Schedule: 2007-2014

Objective 2.12

Promote affordable housing in suitable locations.

Policy 2.12.1

In providing City assistance to projects involving the development of affordable housing, give priority to those with the most suitable sites.

Objective 2.13

Offset the impacts of market-rate housing and nonresidential development on the supply of affordable housing.

Policy 2.13.1

Ensure that the City maintains an adequate supply of affordable housing for extremely low-, very low-, and low-income households.

PROGRAM 2.13.1

Require all residential projects of ten or more above moderate-income units to include affordable units.

Responsibility: Community Development Department and City Council

Funding Source: General Fund and Inclusionary Housing Program

Schedule: Ongoing

PRESERVATION OF AFFORDABILITY

Goal 2D

Preserve the City's existing affordable housing stock, and ensure the long-term affordability of subsequent affordable units.

Objective 2.14

Preserve the affordability of the City's existing affordable housing stock.

Policy 2.14.1

Ensure that the City's policies, regulations, procedures and design standards do not threaten the affordable nature of existing housing, while assuring the attainment of other City objectives.

Policy 2.14.2

Offset the loss of affordable units due to development or demolition.

PROGRAM 2.14.2

Require the replacement of housing units occupied by, and affordable to, very low- or low-income households that are removed or converted to market-rate housing units as a condition of development approval. The applicant for development approval will be responsible for providing replacement housing. The City will consider regulatory and other incentives to increase the feasibility of providing replacement housing (see Density Bonus Program in the Programs Section relating to density bonuses and other incentives).

Responsibility: Community Development Department, Planning Commission, and City Council

Funding Source: General Fund

Schedule: Ongoing

Policy 2.14.3

Control the conversion of apartments to ownership units through the regulatory tools available under state law.

PROGRAM 2.14.3

Continue to impose resale or rent controls for not less than 30 years on all units that receive City financial assistance or affordable housing density bonuses.

Responsibility: Community Development Department, Planning Commission, and City Council

Funding Source: General Fund

Schedule: Ongoing

Quantified Objective: 5 very low, 10 low

Policy 2.14.4

Protect the residents of mobile home parks from involuntary displacement and unreasonable rent increases.

PROGRAM 2.14.4

The City will continue to protect the interests of residents living in existing mobile home parks by enforcing the Mobilehome Park Rent Stabilization Program (Chapter 15.04 of the Municipal Code, adopted 1995). Measures include rent stabilization, strict conversion standards, and relocation assistance and compensation to residents if parks are converted to another use. Work with residents of mobile home parks to attain greater stability in housing costs and permanence of residency by pursuing cooperative or condominium forms of ownership if the opportunity arises.

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: General Fund

Schedule: Ongoing

Policy 2.14.5

Work with residents of mobile home parks to attain more stability in housing costs and permanence of residency.

Objective 2.15

Preserve the affordability of units developed or provided through City assistance.

Policy 2.15.1

Ensure that long-term rent/price and income restrictions are imposed on affordable units that receive City assistance.

PROGRAM 2.15.1

The City will continue support for the Rental Assistance Program at the state and local level by maintaining membership in the Napa Housing Authority.

Responsibility: City Council

Funding Source: General Fund

Schedule: City will seek funding for rental assistance when available through the Napa Housing Authority or similar entity.

Quantified Objective: 2 extremely low, 4 very low, 4 low income

HOUSING FOR SPECIAL NEEDS

Goal 2E

Promote housing opportunities for special needs groups and for all people regardless of race, religion, gender, marital status, ancestry or national origin.

Objective 2.16

Promote the provision and maintenance of housing for special needs groups.

Policy 2.16.1

Encourage the construction of rental units containing adequate numbers of bedrooms to accommodate families with children.

Policy 2.16.2

Encourage the provision of disabled-accessible units.

PROGRAM 2.16.2

Facilitate the construction of affordable rental housing for extremely low-, very low-, and low-income persons. The City currently manages an Affordable Home Renovation Program that assists low-income households to perform necessary maintenance and

repairs to residences within the city limits. The City will help qualified homeowners with low-interest loans as well as construction assistance. Applicants must be very low-income or low-income households and meet home ownership requirements.

Funding is available to repair or replace deficiencies to residential structural, mechanical, plumbing and electrical systems, roofing, water damage, energy conservation, correction of health and safety issues and accessibility/mobility modifications.

Responsibility: Community Development Department

Funding Source: Inclusionary Housing Program, State and Federal tax credits, and CDBG funds.

Schedule: 2009-2014

Policy 2.16.3A

Address the physical, financial, and lifestyle needs of older adults in the City.

PROGRAM 2.16.3B

The City will provide assistance through the following financial and regulatory incentives:

Use of housing set-aside funds for mixed income housing projects that include units affordable to very low- and low-income households;

Regulatory incentives, such as expediting permit processing, deferred fees, and/or parking requirements based on the bedroom mix of the project;

A 35 percent density bonus when at least 20 percent of the units are affordable to low-income households or 11 percent of the units are affordable to very low-income households; and

Assistance in accessing state and/or federal subsidies or tax credit programs for new construction.

Responsibility: Community Development Department

Funding Source: Inclusionary Housing Program, State and Federal tax credits and CDBG funds

Schedule: 2009 – 2014

Quantified Objective: 59 extremely low, 59 very low, and 78 low income units.

PROGRAM 2.16.3C

Assist elderly homeowners in rehabilitating their homes to address health and safety repairs, accessibility needs, and energy efficiency improvements.

Responsibility: Community Development Department

Funding Source: CDBG

Schedule: 2009 – 2014

Quantified Objective: 1 extremely low, 3 very low, 8 low, 8 moderate income

Policy 2.16.4

Address the physical, financial, and supportive service housing needs of persons with disabilities.

PROGRAM 2.16.4

Facilitate the construction of subsidized rental housing affordable to extremely low-, very low- and low-income persons that meet the physical and supportive service needs of persons with disabilities such as:

- Handicapped accessibility; and
- On-site supportive services and/or daily living assistance; and
- Transportation.

The City publicizes financial and regulatory incentive opportunities to developers and/or other parties interested in the construction of subsidized rental housing that meets the needs of persons with disabilities by providing informational fliers at the Community Development Department and in all general development application packets.

Responsibility: Community Development Department

Funding Source: Inclusionary Housing Program funds and State and Federal tax credits.

Schedule: 2009 – 2014

Quantified Objective: 2 extremely low, 4 very low, and 5 low-income units.

PROGRAM 2.16.4 (A)

Assist disabled homeowners in making modifications for improved accessibility.

Responsibility: Community Development Department

Funding Source: CDBG

Schedule: 2009 – 2014

Quantified Objective: 1 extremely low, 2 very low, 4 low income

PROGRAM 2.16.4 (B)

Amend Chapter 19 of the American Canyon Municipal Code to allow a variety of housing types including group homes and boardinghouses as a permitted use in the City's Residential High (RH) Zoning District. Group homes and boarding houses will not be subject to additional requirements or conditions beyond what is set forth in the American Canyon Municipal Code as required by Senate Bill 2, which took effect in 2008.

Responsibility: Community Development Department, Planning Commission, and City Council

Funding Source: General Fund

Schedule: Within one year of Housing Element certification.

PROGRAM 2.16.4 (C)

Continue to allow group homes/residential facilities of 6 or fewer persons as a permitted use by right in all districts in which single-family homes are allowed, including housing within the City's Residential High (RH) Zoning District for multiple group quarters. Subject to the provision of the American Canyon Municipal Code, group home/residential facilities will be held to the same standards and permit processing as single-family homes.

Responsibility: Community Development Department

Funding Source: General Fund

Schedule: Ongoing

PROGRAM 2.16.4 (D)

The City will conduct an analysis of governmental constraints affecting access to housing and supportive services and affordability of housing for persons with disabilities based on guidelines prepared by the California Department of Housing and Community Development (SB 520 [2001] Analysis Tool). The analysis will address the City's permit process, zoning and other regulatory standards, code enforcement, access to public participatory processes, and other relevant topics relating to access for persons with disabilities. Should any constraints be identified, the City will adopt appropriate programs that will mitigate the impediments to housing for persons with disabilities.

Responsibility: Community Development Department, Planning Commission, and City Council

Funding Source: General Fund

Schedule: Within one year of Housing Element certification.

PROGRAM 2.16.4 (E)

The City shall amend Chapter 19 of the Municipal Code to allow single room occupancy (SRO) in the Residential High (RH) zone district. Development standards will be established that will allow and encourage the construction of new SRO's.

Responsibility: Community Development Department, Planning Commission, and City Council

Funding Source: General Fund

Schedule: Within one year of Housing Element certification.

PROGRAM 2.16.4 (F)

Amend City Municipal Code Title 19 to develop formal procedures for reasonable accommodation for housing for persons with disabilities in accordance with fair housing and disability laws. Include provisions for clear rules, policies, and procedures, for reasonable accommodation in order to promote equal access to housing. Policies and procedures should be ministerial and include but not be limited to identifying who may request a reasonable accommodation (i.e., persons with disabilities, family-members, landlords, etc.), timeframes for decision-making, and provision for relief from the various land-uses, zoning, or building regulations that may constrain the housing for persons of disabilities.

Responsibility: Community Development Department, Planning Commission, and City Council

Funding Source: General Fund

Schedule: Within one year of Housing Element certification

PROGRAM 2.16.4 (G)

Amend City Municipal Code Title 19 to adopt a new ordinance relating to Universal Design pursuant to Health and Safety Code Section 17959. The ordinance shall address the full cycle of use of housing without regard to the physical abilities or disabilities of a home's occupants or guest in order to accommodate a wide range of individual preferences or physical abilities. Include provisions for clear rules, policies, and procedures, for Universal Design in order to promote equal access to housing.

Responsibility: Community Development Department, Planning Commission, and City Council

Funding Source: General Fund

Schedule: Within one year of Housing Element certification

Policy 2.16.5

Address the special housing needs of large families to alleviate overcrowding in the City.

PROGRAM 2.16.5

Facilitate the construction of housing that includes 3- and 4-bedroom units affordable to extremely low-, very low-, and low-income families.

The City will publicize financial and regulatory incentive opportunities to developers and/or other parties interested in the construction of housing that includes 3- and 4-bedroom affordable units by providing informational fliers at the Community Development Department and in all general development application packets.

Responsibility: Community Development Department

Funding Source: Inclusionary Housing Program, State and Federal tax credits, and CDBG funds.

Schedule: Within one year of Housing Element certification

Quantified Objective: 2 extremely low, 4 very low, 4 low income

PROGRAM 2.16.5 (A)

Continue to allow bedroom and bathroom additions under the City's Housing Rehabilitation Program.

Responsibility: Community Development Department

Funding Source: CDBG

Schedule: Ongoing

Quantified Objective: 1 extremely low, 3 very low, 4 low income

Policy 2.16.6

Address the financial, physical, and supportive service needs of female-headed households in the City.

PROGRAM 2.16.6

Continue to support female-headed households in the City with the permitting of child day care facilities as outlined in Chapter 19 of the Municipal Code.

Responsibility: Community Development Department

Funding Source: General Fund

Schedule: Ongoing

Policy 2.16.7

Assist in the financial needs of low-income first-time homebuyers.

PROGRAM 2.16.7

Continue to implement the City's First-Time Homebuyer Assistance Program. This program is designed to provide second mortgages that act as "gap" financing, meaning the second mortgage is making up the cost difference between what the buyer can afford for a first mortgage and the price of a home. The second mortgage is a "silent" second (i.e. payments are deferred with a low interest rate until an agreed upon time period ends or the home is sold).

Eligible participants must have an annual gross income at or below 80 percent of the Napa County median income, adjusted for family size, as defined by the Department of Housing and Urban Development. This program is available citywide and properties eligible include newly constructed or existing single-family detached housing, condominiums, and mobile homes placed on permanent foundations.

The City will establish the following three main sources for advertising the First-Time Homebuyer Program under an affirmative fair housing marketing plan:

- Publish ads in the home or real estate sections of the American Canyon Eagle newspaper offering free homebuyer seminars.
- Distribute Spanish and English language flyers to local community resource agencies and community groups working with minority and low-income households.
- Educate local real estate agents and lenders about the program and provide first-time homebuyer seminars for those who qualify.

Responsibility: Community Development Department

Funding Source: CDBG, Mortgage Credit Certificates (MCCs).

Schedule: 2007 – 2014

Quantified Objective: 1 very low, 4 low, 4 moderate income

Policy 2.16.8

Promote adequate housing for farm-worker housing.

PROGRAM 2.16.8

The City shall contact non-profit builders and agricultural stakeholders to identify suitable and available sites for the development of migrant and seasonal farm worker housing in the Residential Medium (RM); Residential High (RH), Commercial Neighborhood (CN), and Community Commercial (CC) zones. In addition, the City

shall amend zoning consistent with Health and Safety Code Section 17021.5 and 17021.6 to further facilitate housing for farm workers. Other programs to facilitate the development of affordable housing may include fee waivers and reduced development standards. Financial and technical assistance will be sought from HCD's Office of Migrant Services, the Joe Serna Jr. Farm Worker Housing Grant Program, the California Tax Credit-Allocation Committee's Farm Worker Housing Assistance Program, and the USDA Rural Development Program.

Background: Seasonal or migrant farm worker housing is provided in the unincorporated areas of Napa County while the City of American Canyon will provide housing opportunities for permanent farm workers and other lower income households. The City actively participates in the Napa County Farm Worker Oversight Committee and the Napa Valley Housing Authority to assist in providing housing opportunities for seasonal and permanent farm workers.

Responsibility: Community Development Department, Planning Commission, and City Council

Funding Source: General Fund

Schedule: Within one year of Housing Element certification.

Objective 2.17

Maintain living conditions in residential care homes at acceptable levels.

Policy 2.17.1

Support the efforts of state and local agencies to achieve and maintain acceptable living conditions in residential care homes.

PROGRAM 2.17.1(A)

Review, on an annual basis, the conditions of approval of those residential care homes (group care facilities) operating under a previously approved conditional use permit for compliance, and actively enforce applicable conditions of the use permit. Report unlicensed residential care homes and unacceptable living conditions identified in such facilities to the responsible county or state agencies for abatement or fulfillment of licensing requirements.

Responsibility: City Building Official, Community Development Department, Napa Valley Community Housing Agency

Funding Source: General Fund and CDBG Housing Rehabilitation Program

Schedule: Ongoing

PROGRAM 2.17.1 (C)

The City shall amend Chapter 19 of the Municipal code to permit transitional and supportive housing as a residential use and only subject to those requirements that apply to other residential uses or the same type in the same zone as required by Senate Bill 2, which took effect in 2008.

Responsibility: Community Development Department, Planning Commission, and City Council

Funding Source: General Fund

Schedule: Within one year of Housing Element certification.

Objective 2.18

Continue to support efforts to provide housing for the homeless.

PROGRAM 2.17.1 (B)

The City shall consider options to allow Residential Care Homes with more than six mentally disordered or otherwise handicapped persons or dependent and neglected children as a permanent use in the Residential High (RH) zone district.

Responsibility: Community Development Department, Planning Commission, and City Council

Funding Source: General Fund

Schedule: Within one year of Housing Element certification.

Policy 2.18.1

Support the efforts of local agencies in preventing homelessness and providing housing for the homeless.

Policy 2.18.2

Facilitate the development of emergency and transitional shelters.

PROGRAM 2.18.2 (A)

The City shall amend Chapter 19 of the Municipal Code to allow emergency shelters as a permitted use in the Community Commercial (CC) and Light Industrial (LI) zone districts. With approximately 72 acres of land in the CC and LI zone districts there is sufficient land available for at least one emergency shelter. Taking into account existing development, surround land uses, access, and availability of infrastructure, the City still has 22 acres of land available to accommodate an emergency shelter. Emergency shelters will not be subject to additional development standards or conditions beyond those set forth in Chapter 19 for the CC and LI zone districts as provided for by Senate Bill 2, which took effect January 1, 2008. In addition to amending Chapter 19 to identify specific zone districts, the City shall also adopt

objective standards to regulate emergency shelters as provided for under Senate Bill 2.

Responsibility: Community Development Department, Planning Commission, and City Council

Funding Source: General Fund

Schedule: Within one year of Housing Element certification.

PROGRAM 2.18.2 (B)

Provide information regarding the Napa Valley Shelter System to City personnel and others (newspapers, churches, etc.) likely to be in contact with those needing shelter. Direct personnel to refer such persons as appropriate.

Responsibility: City personnel

Funding Source: General Fund

Schedule: Ongoing

Policy 2.18.3

Maintain the quality of life within neighborhoods by maintaining an adequate level of community facilities, such as day care centers, and municipal services.

PROGRAM 2.18.3

Continue to implement the large family day care ordinance, Chapter 19.33 and evaluate other areas of the Zoning code where incentives for the provision of childcare can be established, possibly including the use of expedited entitlements. Provide additional density bonuses in conjunction with affordable housing projects as provided under State law.

Responsibility: City personnel

Funding Source: General Fund

Schedule: Within one year of Housing Element certification

Objective 2.19

Discourage discriminatory housing practices.

Policy 2.19.1

Report complaints of unfair housing actions to the appropriate agencies.

PROGRAM 2.19.1

Provide information about the Napa County Rental Information and Mediation Service (NCRIMS) and similar entities to City personnel likely to receive fair housing complaints. Direct employees to refer such persons as appropriate. Distribute fair housing information to public agencies and establishments in American Canyon with information on the Napa County Rental Information and Mediation Service (NCRIMS) or any similar entity. Include fair housing information at least annually in City mailings to residents and on the City's web site.

Responsibility: City personnel.

Funding Source: General Fund

Schedule: Ongoing

Policy 2.19.2

Publicize fair housing programs throughout the community.

PROGRAM 2.19.2 (A)

Annually sponsor a fair housing event in collaboration with the Napa County Rental Information and Mediation Service (NCRIMS) or any similar entity targeted to community organizations serving residents who may experience housing discrimination, rental property owners, real estate industry representatives, and lenders.

Responsibility: City personnel

Funding Source: General Fund

Schedule: Ongoing

PROGRAM 2.19.2 (B)

Post information regarding local, state and federal fair housing programs on community signs, churches, and in such public places as the city hall, fire station, and post office.

Responsibility: Community Development Department

Funding Source: General Fund

Schedule: Ongoing

EXISTING HOUSING NEEDS

Goal 2F

Address the housing needs of existing City residents.

Objective 2.20

Encourage the maintenance of the existing housing stock.

Policy 2.20.1

Maintain the infrastructure of older neighborhoods in good condition.

Policy 2.20.2

Promote the reduction of fire hazards and the correction of unsafe living conditions.

Policy 2.20.3

Continue rehabilitation efforts in the older residential neighborhoods.

PROGRAM 2.20.3

Housing Rehabilitation and Improvement. The City will complete the following action from the Housing and Rehabilitation Program:

- a. The City will annually evaluate the need for HOME funds for the First-time Homebuyer Program and CDBG funds for rehabilitation and apply for the next funding cycle. CDBG funds can assist lower-income elderly and disabled households in the maintenance of their homes by performing minor exterior repairs and rehabilitation, yard cleanup and maintenance, and minor household repairs. The City provides no interest loans, assists the client with the selection of a contractor, and provides standard contract documents.
- b. Subsidize permit fees for units rehabilitated through the CDBG Housing Rehabilitation Program.
- c. Identify units in need of hazards correction and interior rehabilitation during other improvement activities and provide rehabilitation loan information to qualifying owners. Provide loan information to owners of units cited for substandard conditions.
- d. Continue weatherizing units rehabilitated through the CDBG Rehabilitation Program.
- e. City code enforcement efforts and the results of those efforts shall be incorporated into the City's Housing Rehabilitation Program.

Responsibility: Community Development Department and the City of Napa Housing Authority

Funding Source: CDBG Housing Rehabilitation Program and CDBG funds

Schedule: Ongoing

Quantified Objective: 5 extremely low, 10 very low, 15 low, 10 moderate income

Policy 2.20.4

Use federal and state funding assistance for residential rehabilitation to the fullest extent possible.

Policy 2.20.5

Assist in the conservation and improvement of residential neighborhoods.

PROGRAM 2.20.5

The City will contact property owners of units at-risk of converting to market rate housing within one year of affordability expiration to discuss the City's desire to preserve complexes as affordable housing. Participation from agencies interested in purchasing and/or managing units at-risk will be sought. Property owners are required to give a nine-month notice of their intent to opt out of low-income use restrictions. The City will work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.

Responsibility: Community Development Department

Funding Source: CDBG funds

Schedule: Ongoing

PROGRAM 2.20.5 (A)

Continue the City's building code enforcement program for residential housing units. The City's full-time Code Enforcement Officer manages code enforcement activities on a case-by-case complaint basis. The owners of residential housing units identified as needing code enforcement actions shall also be provided with information on the City's various housing programs including funding sources from CDBG.

Responsibility: Community Development Department

Funding Source: General Fund

Schedule: 2010-2014

ENERGY CONSERVATION

Goal 2G

Encourage energy conservation in new housing and existing housing

Objective 2.21

Promote the use of energy conservation features in the design of residential development.

Policy 2.21.1

Ensure that the design of development is consistent with state laws regarding energy conservation.

Policy 2.21.2

Promote the planting of trees in residential areas to provide cooling during the summer months.

Policy 2.21.3

The City shall encourage innovative site designs and orientation techniques, which incorporate passive and active solar designs and natural cooling techniques.

Policy 2.21.4

The City shall promote energy efficient land use planning by incorporating energy conservation as a major criterion for future decision making.

Objective 2.22

Improve energy conservation in existing residential development.

Policy 2.22.1

Promote the weatherization of existing residential units.

Policy 2.22.2

The City shall promote a weatherization and retrofit program for existing housing units that fall below current state performance standards for energy efficiency.

Policy 2.22.3

The City shall promote opportunities for the use of solar energy by assuring solar access by expediting solar installation through a ministerial review.

Policy 2.22.4

The City shall promote energy conservation through education and outreach programs provided by the Community Development Department.

PROGRAM 2.22.4 (A)

The City will continue to encouraging new residential development and rehabilitation projects to incorporate sustainable building design and siting, construction, and operation. The City promotes the reduction of energy consumption through the use of recycled water for new large residential, commercial, and industrial landscaping projects; requires adherence to the City's zero water footprint policy that requires new development to reduce water consumption to a level sustainable with the city's long term water supplies, or provide off-site water conservation measures to reduce overall citywide water consumption; and participates in the regional trash recycling programs.

Responsibility: Community Development Department

Funding Source: General Fund

Schedule: Ongoing.

PROGRAM 2.22.4 (B)

The City will consider new standards for proposed residential and mixed use development projects that incorporate bicycle lanes, and multi-modal opportunities. The city has submitted a Focus grant to provide funding for the Highway 29 Corridor – an area of the city with zoning that permits high density housing and residential mixed use.

Responsibility: Community Development Department, Planning Commission, and City Council

Funding Source: General Fund, Focus Grant

Schedule: Within one year of Housing Element certification.

PROGRAM 2.22.4 (C)

The City shall enforce Title 24 provisions of the California Administrative Code for residential energy conservation measures.

Responsibility: Community Development Department

Funding Source: General Fund

Schedule: Ongoing.

PROGRAM 2.22.4 (D)

The City shall encourage the continued affordability of both rental and ownership housing by encouraging energy conservation in all existing development. The City will make available an informational fact sheet for distribution that will describe the measures that can be instituted in homes for little cost and will save energy and utility expenses.

Responsibility: Community Development Department

Funding Source: General Fund

Schedule: Within one year of Housing Element certification.

PROGRAM 2.22.4 (E)

The City shall consider preparation, adoption, and implementation of policies for new development projects that include but are not limited to the following: energy efficient air conditioners, light-colored roofing materials, photovoltaic energy systems, and Energy Star appliances.

Responsibility: Community Development Department, Planning Commission, and City Council

Funding Source: General Fund

Schedule: Within one year of Housing Element certification.

ADDITIONAL PROGRAMS

The following programs are intended to implement the policies contained in the preceding subsection and will illustrate significant differences and accomplishments between what was projected and/or planned in the previous element and what was achieved for this element update. This analysis is essential to determine where the previous housing element met, exceeded, or fell short of what was anticipated within the planning period. This section contains detailed descriptions of programs referred to in the implementation measures.

Density Bonus Programs

A density bonus is an increase in the maximum residential density allowed for a project site by its General Plan designation and zoning district. It may be granted by the City in exchange for a developer providing such things as a desirable type of housing, significant public facilities and improvements, and/or superior residential design. Each of these density bonuses is described below.

State Density Bonus Program

According to Government Code Section 65915 through 65917, the City must grant a density increase of up to 25 percent when the developer of a residential project proposes to target a percentage of the units for certain occupants, as follows:

- ❖ At least 20 percent of the proposed units will be provided for lower-income households,
- ❖ At least 10 percent of the proposed units will be provided for very low-income households,
- ❖ At least 50 percent of the proposed units will be provided for senior housing. (However, these units are not required to be affordable.)

In addition to the density bonus, the City is required by State law to grant (subject to certain exceptions) one or more of the following regulatory concessions or incentives to ensure that the project will be produced at a reduced cost.

- ❖ A reduction in site development standards, or a modification of Zoning Ordinance requirements or architectural design requirements.
- ❖ Approval of mixed-use zoning in conjunction with the residential project if nonresidential uses would reduce the cost of the housing development, and if they would be compatible with the proposed residential uses and the existing or planned development in the vicinity.

Other regulatory incentives or concessions proposed to the City by the developer that would result in identifiable cost reductions.

City Density Bonus Program

The City's housing program allows the granting of the following density bonuses.

- ❖ **Affordable senior housing:** A bonus of up to 50 percent may be granted for projects comprised entirely of units targeted to very low- and low-income seniors. In determining the size of the bonus, consideration is to be given to the relative proportion of very low-income units in the project.
- ❖ **Large rental units:** A density bonus of up to 10 percent for rental projects that include units with three or more bedrooms to accommodate larger families in the rental market and reduce overcrowding. The size of the bonus is to be based upon the number of large units provided.
- ❖ **Disabled-accessible units:** An increase of up to 10 percent for projects containing more than the legally required number of disabled-accessible units. In determining the size of the bonus, consideration is to be given to the number of units that would be provided above the legally required amount.

One or both of the first two density bonuses may be granted only if the project qualifies for the State's affordable housing bonus, or the City's affordable senior housing bonus.

INCLUSIONARY HOUSING PROGRAM

The inclusionary housing program is intended to further the City's achievement of its Quantified Objectives for lower-income housing, and offset the negative effects of new

market-rate housing on the provision of affordable housing. The inclusionary provision within the City's Zoning Ordinance Section 19.28 applies to all residential projects containing five or more parcels, excluding all final maps and subdivisions in the building permit process. Ownership projects shall provide a number of inclusionary units equal to at least 10 percent of the applicable project units at prices or rents affordable to lower-income households and can include both home ownership and rental occupancy. In rental projects, at least half of the inclusionary units must be affordable to lower-income households while the other half shall be designated to very low-income households. These inclusionary units shall be counted toward meeting the City's affordable housing needs, unless an alternative action can be approved to allow some flexibility in the percentage. The City shall ensure that the inclusionary units are occupied by or sold to the appropriate target households and remain affordable to the target income groups for a minimum of 30 years.

The intent of the Inclusionary Alternatives is to provide options for developers while still meeting the City's affordable housing demand. Alternatives to providing on-site inclusionary units are 1) the provision of the units at an acceptable off-site location or 2) payment of in-lieu fees to the City's Housing Fund, to be used in the provision of housing affordable to lower-income households, or 3) the dedication of suitable land to the City for future inclusionary units, or 4) if the project exceeds its required inclusionary amount, the project owner may request inclusionary credits be counted toward another project subject to the approval of the City Manager.

This requirement is based on the findings that the construction of above moderate-income housing depletes the amount of available residential land, while contributing to rising land prices because of a greater scarcity of developable sites. This unchecked development also exacerbates the affordable housing problem by creating greater needs for goods and services typically provided by low-income employees. By limiting the inclusionary requirement to 10 percent, applying it only to above moderate-income units, and providing alternative means of compliance, the program does not seem as an undue or onerous constraint on the provision of above moderate-income housing.

Included within Zoning Code Chapter 19.28 Inclusionary Housing Requirements is Section 19.28.050, Inclusionary Alternatives. Subsection B.2. states:

- ❖ Provided, however, that the following alternatives to providing inclusionary units on-site may be approved by the decision-making body if it finds that evidence presented by the applicant shows that on-site inclusionary units are infeasible due to project size, location or site characteristics, or that the alternative would further housing opportunities for lower-income households to an equal or greater extent:
 - The provision of some or all of the required inclusionary units at an off-site location.
- ❖ The payment of an in-lieu contribution to the City equal to \$10,250.00 per unit in an ownership project. (The in-lieu contribution alternative is not available to rental projects.)
- ❖ All fees shall be updated annually to adjust for market conditions.
- ❖ Dedication of suitable land can be accepted as a substitute for payment of fees.

The in-lieu contribution shall be paid to the City prior to the close of escrow for each unit. Such contribution shall be deposited in the City Housing Fund and used to provide housing affordable to lower-income households.

The housing impact fees are deposited in the City's Housing Fund and used solely to provide or assist affordable housing.

DEVELOPMENT AGREEMENTS

In accordance with the provisions of the Zoning Ordinance Section 19.28 for Inclusionary Housing, if a Development Agreement is required to meet the guidelines (Zoning Ordinance Section 19.28.080) for the Inclusionary Housing policy and fee assessment, an agreement must be reviewed by the Community Development Director, who shall make the recommendation to the decision making body for final approval. Once approved, the agreement or memorandum shall be recorded and the conditions filed on the parcel and/or parcels prior to final map approval. These conditions shall be binding to all future owners.

V. QUANTIFIED OBJECTIVES

State law requires that the Housing Element contains quantified objectives for the maintenance, preservation, improvement, and development of housing (Government Code Section 65583b). State law recognizes that the total housing needs identified by a community may exceed available resources and the community's ability to satisfy this need. Under these circumstances, the quantified objectives need not be identical to the total housing needs.

Table 1

Remaining need based on units Built / Under Construction

	Very Low Income (VLI)- 169 units	Low Income (LI) – 116 units	Moderate Income (MI)- 143 units	Above Moderate Income (AM)- 300 units	Total
RHNA to be met: 2007-2014	285		443		728
Low Density Residential (Table 46 #1-15)	11		102		113
Medium Density Residential (Table 46 #16-17)	1		13		14
Neighborhood Commercial-CN (Table 46 #18-19)	86		0		86
Community Commercial-CC (Table 46 #20-31)	414		0		414
Approved Projects yet to be Constructed. (Table 46 #32-34)	26		260		286
Parcels Under Construction from 1/1/07 to 12/31/09 (Table 46 #35)			174		174
<i>subtotal</i>	538		549		1,087
Housing Surplus	253		106		359

Source: The Association of Bay Area Governments (ABAG) 2007-2014 Regional Needs Housing Plan and City Housing Survey 2009.

Note (1): The parcels with Approved Units Includes

The quantified objectives shall however, establish the maximum number of housing units by income category that can be constructed, rehabilitated, and conserved over a five-year period. However because the ABAG Regional Housing Needs Assessment

Plan (RHNP) covers a 7½-year period, the information is provided for the time period covering January 1, 2007 to June 30, 2014.

The Background Report includes detailed information identifying this time period, the RHNP assigned housing need, the units constructed, the approved/on-line units, and the holding capacity of identified vacant and redevelopable properties. Table 1 above provides a summary of residential holding capacity in American Canyon compared to the City's assigned housing need. As shown, the City has a total residential capacity of 359 units in excess of its allocation to be met. Large portions of the approved and online units are for moderate- to above moderate housing.

Table 2 provides a summary of the income group breakdown in American Canyon for this Housing Element planning period for new construction, rehabilitation, conservation, and preservation.

Table 2

Quantified Objectives

Income Groups	New Construction	Rehabilitation	Conservation and Preservation
Extremely Low and Very Low	50	17	33
Low	52	20	35
Moderate	400	8	19
Above Moderate	400	0	20
TOTAL	902	45	107

VI. CONSISTENCY WITH THE GENERAL PLAN

State law requires that the Housing Element contain a statement of “the means by which consistency will be achieved with other general plan elements and community goals” (California Government Code, Section 65583). There are two aspects of this analysis:

1. An identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element, and
2. An identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements.

The City of American Canyon adopted the General Plan in 1994 and amended it in 2006. The City’s General Plan was based on the following Vision Statement:

The community vision regarding the future of American Canyon provides the framework for the policies of the General Plan. The community vision addresses the intentions regarding the fundamental role which the City should assume within the region (who should be served?, what type of land uses?), the form and character of physical development, and the direct relationship of growth to environmental resources, and the supporting infrastructure and public services. In many respects, the vision comprehensively addresses and integrates the diversity of issues which are addressed throughout all General Plan elements.

In addition to the Housing Element the other Elements comprising the City of American Canyon General Plan are the following:

- | | |
|---------------------------------|---|
| ❖ Land Use | ❖ Natural and Historic/Cultural Resources |
| ❖ Economic Development | ❖ Geology |
| ❖ Circulation | ❖ Flood Hazards |
| ❖ Utilities | ❖ Noise |
| ❖ Public Service and Facilities | |
| ❖ Parks and Recreation | |

During preparation of the 2007-2014 Housing Element the policies and constraints of the other City of American Canyon General Plan Elements were reviewed. Of all of the General Plan Elements, the Housing Element is most closely related to the City’s Land

Use Element because the Land Use Element specifies the lands within the City that may be utilized for residential development.

The diversity of significant environmental resources, including foothills and canyons, woodlands and grasslands, riparian corridors, wetlands, and wildlife habits were all contributing factors to the formation of the City's land use plan adopted in the City's General Plan Land Use Element. These factors along with infrastructure availability and a number of other factors determined which areas would be available for residential development and the range of residential densities that would be considered. This then lays the foundation for all of the other policies and programs related to the provision of housing.

The policies contained in the other elements of the City's General Plan affect many aspects of life that residents enjoy such as the amount and variety of open space; the preservation of natural, historic and cultural resources; permitted noise levels in residential area; and the safety of the residents in the even of a natural or man-made disaster. The Housing Element has been reviewed for consistency with the City's other General Plan Elements and the policies and programs in this Element reflect the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, the Housing Element will be reviewed to ensure that internal consistency is maintained.

Other Elements of the General Plan also discuss directions for residential development. For example the Economic Development Element includes the following policy: "Adopt a Specific Plan for the designated Town Center (in conjunction with the Highway 29 Plan) to serve as a guide for future developments. Provide for a cohesive urban design which reflects the image and identity the City would like to project."

The expression of the City's goals and objectives regarding housing production are embodied in this Housing Element. This document provides an effective framework to address the housing needs and demands for future housing development, rehabilitation, preservation, and conservation through its policies and programs.

2009-2014 BACKGROUND REPORT AMERICAN CANYON HOUSING ELEMENT

DECEMBER 16, 2010

**CITY OF AMERICAN CANYON
4381 BROADWAY, SUITE 201
AMERICAN CANYON, CA 94503**

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INTRODUCTION

HOUSING NEEDS ASSESSMENT PURPOSE

The purpose of the Housing Needs Assessment is to serve as a background for the Goals, Objectives, Policies, and Programs outlined within the Policy document. In accordance with State Housing Element Law, this background document reviews the previous Housing Element and analyzes local housing issues, demographics and market conditions to project the City's future housing needs corresponding to its "fair-share" of regional housing need.

State Housing Law (Government Code Section 65583) requires that a "housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community".

This Background Report is an update of the Housing Element previously adopted by the City of American Canyon in 2002. A minor amendment was made to the housing document in 2004 to reassess some of the housing projections corresponding to the City's regional need.

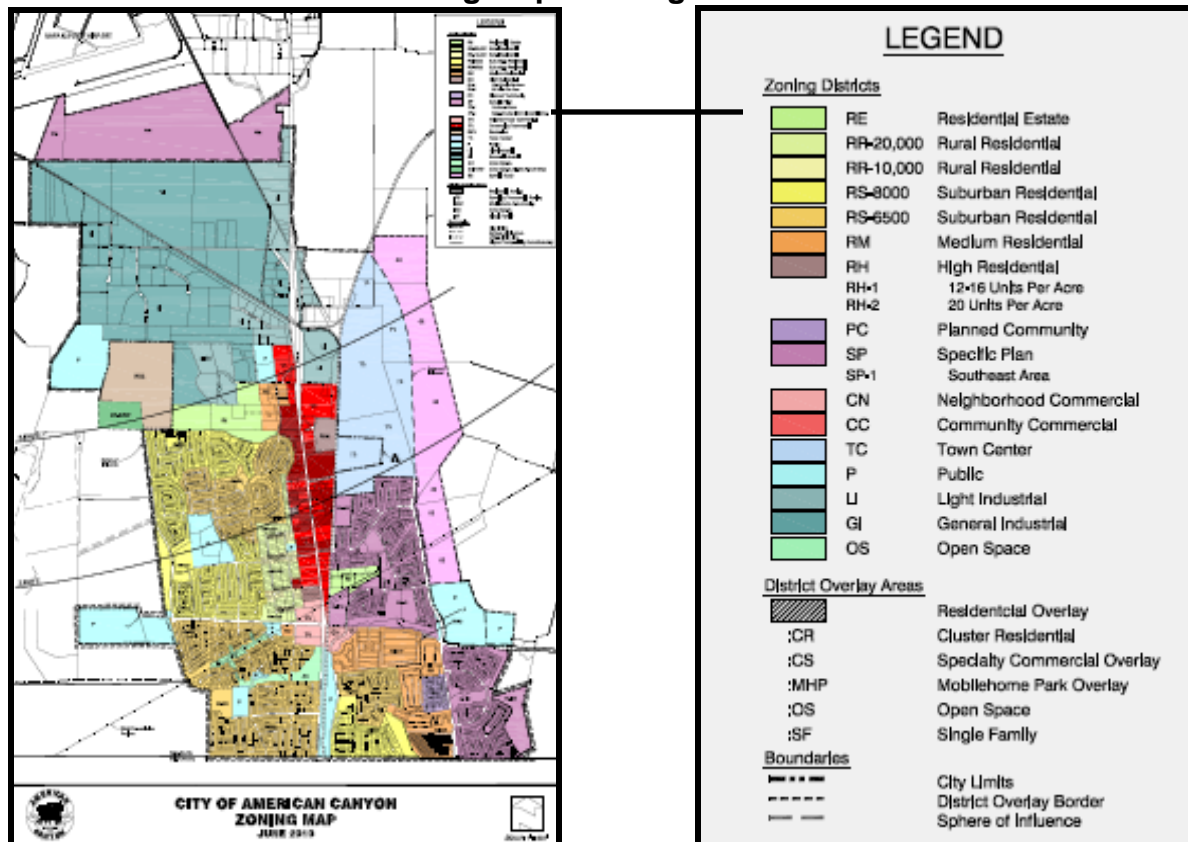
This assessment and inventory includes all of the following:

- ❖ A housing needs assessment of population and employment trends, household characteristics including existing households, households overpaying, household income breakdown, housing conditions, overcrowding, costs, vacancy, and special housing needs for multiple groups within the community (Government Code 65583). These existing and projected needs shall adhere to the locality's share of the regional housing need outlined by ABAG.
- ❖ Analysis of opportunities for energy conservation for housing development. This includes existing and future housing development, large and small-scale residential projects, and other green building practices that involve the conservation of residential water, electricity, and gas.
- ❖ Analysis of existing assisted housing projects at risk of converting to non-low income uses. This analysis includes an inventory, assessment, costs, and identification of qualified entities and funding.
- ❖ An inventory of land suitable for residential development that includes vacant sites, areas having potential for redevelopment, and an analysis of the relationship of zoning, public facilities, and City services to project a realistic residential capacity to meet the regional housing projection within the planning period (Government Code 65583).

- ❖ Analysis of zoning for housing types such as multifamily rentals, agricultural employees, emergency shelters, transitional housing, supportive housing, single room occupancy and mobile homes (Government Code 65583).
- ❖ Analysis of potential and actual governmental constraints upon the maintenance, improvement, and development of housing for all income levels. This reviews land use controls, building codes and their enforcement, site improvements, fee, exactions, and local processing of permits and their effects on the timing and cost of residential development.
- ❖ Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
- ❖ Comparison to other General Plan Elements for consistency and water availability for new residential development.

By examining the aforementioned items, the City can provide a response to how they will meet these residential needs within the Policy Document. In addition, the Background Report also presents current information on the factors and settings in which these needs have occurred, and provides a better understanding of the community to help facilitate the planning for these needs.

The City of American Canyon Zoning Map and Legend 2010



PROJECTED HOUSING NEEDS

REGIONAL HOUSING NEEDS DETERMINATION

State Law requires Councils of Governments (COG) to prepare regional housing allocation plans that assign a share of a region's housing construction need to each City and County (Government Code 65584). The Association of Bay Area Governments (ABAG) prepared a new regional housing allocation plan in 2007, called the Regional Housing Needs Plan (RHNP). The RHNP identifies each jurisdiction's future housing construction need for a seven and one-half year period beginning in 2007 and ending in 2014. Each jurisdiction's housing construction need is based on a number of factors that include housing development potential from vacant land, housing replacement need, and vacancy rates. The exact amount of housing needed is called the City's Regional Housing Needs Allocation or RHNA. The RHNA also establishes each City's and County's existing unmet need based on overpayment and overcrowding.

The City of American Canyon must use the numbers allocated under the RHNA to identify measures (policies and ordinances) that are consistent with accommodating the new housing construction goals contained in the allocation plan. The RHNA is not meant to be a quota or requirement for the development of housing by the City, rather, the City must attempt to facilitate and accommodate the construction of housing to meet the RHNA allocation through zoning and other policies.

According to the RHNA, the City of American Canyon has a total housing construction need of 728 units between 2007 and 2014, or an annual need of 98 units. American Canyon's planning period allocation is shown in Table 1 below.

Table 1
Regional Housing Need Allocation

Income Category	New Construction Need
Very Low (0-50% of AMI)	169
Low (51-80% of AMI)	116
Moderate (81-120% of AMI)	143
Above Moderate (over 120% of AMI)	300
TOTAL UNITS	728

Source: The Association of Bay Area Governments (ABAG) 2007-2010 Regional Needs Housing Plan. AMI = Average Median Income

EXISTING HOUSING NEEDS

POPULATION AND EMPLOYMENT TRENDS

The analysis in the 2002 Housing Needs Assessment relied primarily on 2000 U.S. Census data. During this 2009 Housing Element update, new U.S. Census data will not be released until 2010. As a result, some of the 2000 U.S. Census was retained in this housing element update. With this in mind, every attempt was made to include newer data from other reliable sources as well as to incorporate as much 2004 U.S. Census data for Napa County. Along with census data, this section also summarizes population, housing, and employment data published by the California Department of Finance (DOF) and the Association of Bay Area Governments (ABAG).

Background

The City of American Canyon is located at the southern end of Napa County, just north of Solano County and the City of Vallejo. The City is located approximately 45 miles west of Sacramento along Interstate I-80 and is approximately 3.5 square miles in size.

The City of American Canyon incorporated in 1992 from Napa County. Although the City incorporated after the 1990 Census, information from that census is available for much of American Canyon as an unincorporated "Census Designated Place" (CDP), as defined by the U.S. Census Bureau. In 1990 the Census Bureau reported the population of the American Canyon CDP as 7,706 (Table 2), while the California Department of Finance (DOF) prepared population estimates for cities and counties, the population one year after the time of incorporation (1993) was 8,517.

DOF estimates that the City of American Canyon had a population of 16,293 in 2008. Between the 2000 Census and the DOF 2008 population estimate, the City had a 66.7 percent increase with an average growth rate of 8.3 (Table 2).

Table 2
Population Growth Trends

Year	Population (American Canyon)	Numerical Change	Percent Change	Average Annual Growth Rate
1990 Census	7,706	NA	NA	NA
2000 Census	9,774	2,068	2.7	0.27
2008 DOF Estimates	16,293	6,519	66.7	8.3

Source: Department of Finance (DOF) 2008 Projection.

Since the 2000 Census the City has increased residential development within its only specific plan and added a large amount of business and commercial expansion along the Highway 29 corridor.

Population Trends

The City of American Canyon is part of the Association of Bay Area Governments (ABAG), which is comprised of nine counties that include Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma County. Other cities within Napa County include Yountville, St. Helena, Napa, and Calistoga. Table 3 illustrates the City's population change in comparison to neighboring jurisdictions. Within these time periods, the countywide rate of increase in households was higher than in American Canyon during the 1990s, while the City's had the fastest growth percentage occurring within the 2000 to 2008 time period. The City of Napa had the second highest growth rate, while the most populous City within Napa County continued to be the City of Napa.

Over the past 16 years the City of American Canyon has significantly increased its population without significantly expanding its boundaries. A large portion of this increase is a result of development within the Southeast Specific Plan, new housing along the Napa River/estuary site at the west end of the City, and mixed use within the commercial district. Due to a severe drop in the housing market and related industries, ABAG projects lowered growth rate projections for the new housing cycle. Although a severe housing downturn in the nation has left many cities with a decrease in housing sales, the City of American Canyon has seen an increase of sales recently due to the drop in sale prices. This drop in sales prices may be a result of the national economic downturn, which has seen many home builders reduce housing prices to increase sales.

Table 3
Population Trends - Neighboring Jurisdictions

Jurisdiction Name	1990	2000	2008	Change (1990-2000)	
				Number	Percent
City of Calistoga	4,468	5,190	5,302	722	16.2
City of Napa	64,865	72,585	77,106	10,720	17.3
City of St. Helena	4,990	5,950	5,924	960	19.2
City of Yountville	3,259	3,297	3,263	33	1.2
Napa County	110,165	124,279	136,704	12,425	10.0
City of American Canyon	7,706	9,774	16,293	6,519	67.0

Source: Department of Finance (DOF) 2008 Projection.

Age of Population

Between 1990 and 2000 there was an increase from 2,167 to 3,050 persons for persons under 18; however, there was a slight percentage increase for all adults 65 and over between this same period. In 2000, American Canyon had the highest percentage of adults 35 to 44, followed by persons 10-19 years of age, and then persons 0-9 years of age (Table 4).

Overall, the numbers seem to show a population consisting of mostly individuals 25-54 years of age and children 0-19 years of age. This would indicate that there is a strong probability that a majority of the households within the City consist of families with parents in the late 20's to early 40's and children ranging from toddler to high school. Individuals in their early 20's and residents 60 years of age and older seem to be the smallest age demographic. Since the 2010 Census has not been completed and the City incorporated after the 1990 survey, 2000 Census data was used for this portion of the update. The DOF does provide population information; however, it does not specify age as with the Census surveys (Table 4).

Table 4
Population by Age

Age Group	1990		2000	
	Number	Percent	Number	Percent
0-9 years	1,116	13.7	1,436	14.5
10-19 years	1,051	12.9	1,614	16.6
20-24 years	756	9.3	467	4.8
25-34 years	1,264	15.5	1,081	11.1
35-44 years	1,289	15.9	1,668	17.1
45-54 years	877	10.8	1,325	13.6
55-59 years	382	4.7	477	4.9
60-64 years	400	4.9	400	4.1
65-74 years	655	8.1	728	7.4
75-84 years	295	3.6	453	4.6
85+ years	44	0.5	125	1.3

Source: 2000 Census for City of American Canyon.

Demographics

The composition of American Canyon's population has historically differed from the countywide and statewide populations, with a smaller percentage of individuals of Hispanic origin and a larger percentage of individuals of Asian/Pacific Islander origin; however, the Hispanic population has seen an increase within the last update.

Table 5**Comparison of Race by City, County, and State Population**

Race	American Canyon - 1990	American Canyon - 2000	Napa County 2000	California 2000
White / Non-Hispanic	68%	53%	69%	60%
Black / African American	6%	7%	1%	7%
Native American	<1%	<1%	<1%	1%
Asian/Pacific Islander	15%	17%	3%	11%
Other Race	1%	<1%	<1%	17%
Two or More Races	na	5%	2%	5%
Hispanic or Latino	10%	18%	24%	32%

Source: 2000 Census for City of American Canyon.

Table 5 compares the ethnic composition of the City's population to the countywide and statewide populations. In 2000, Whites/Non-Hispanic (68 percent) and individuals of Asian/Pacific Islander ancestry (15 percent) represented the two largest population groups in the American Canyon. According to the 2000 Census, countywide and statewide, Whites/Non-Hispanic, followed by persons of Hispanic origin were the two largest population groups. Of American Canyon's population composition, the two largest percentage point changes in population were of Hispanics (8 percent increase) and Whites (15 percent decrease).

Employment Trends

In 2000, the largest percentage of employed residents in American Canyon held jobs in administrative, managerial, and clerical positions (Table 6). Significant percentages of workers were also employed in service and production industries. Of the 4,119 people who were employed in 2000, approximately 18 percent were employed in education, with other occupations consisting of retail, construction, and manufacturing.

There were a total of 7,210 persons above 16 years of age that were capable of employment within the City. Of this, 326 stated that they were unemployed, 26 were in the Armed Forces, while 2,659 stated that they were no longer in the workforce. The unemployment rate for the City in 2000 was 4.5 compared to the county, which was 2.7 (2000 Census "Unemployed-Civilian Labor Force"). This group of 2,659 people includes stay-at-home parents, retirees, persons with disabilities that restrict their capabilities at work, and other groups no longer looking for employment. Due the current State and Federal economic recessions, the unemployment rate in the City has drastically increased. Recent projections released by the state's Employment Development Department (EDD) show American Canyon's unemployment at 14.7 percent in March 2009, which is up from an estimated 13.8 percent in January 2009.

Table 6
Employment by Industry for American Canyon

Industry Type	2000	
	Number	Percent
Agriculture	51.0	1.2
Construction	423.0	10.1
Manufacturing	416.0	9.8
Wholesale trade	154.0	3.7
Retail	465.0	11.1
Transportation and Warehouse	307.0	7.3
Information	146.0	3.5
Finance, Insurance, Real Estate	325.0	7.7
Professional, Scientific, Management	306.0	7.3
Educational	756.0	18.0
Art, Entertainment, Recreational	326.0	7.8
Other	243.0	5.8
Public Administration	281.0	6.7
Total	4,199.0	100.0

Source: 2000 Census for City of American Canyon.

Note: Table only illustrates the employed workforce for the City of American Canyon for individuals 16 years of age or older.

Of the employed workforce, 3,054 persons commuted to work alone with a mean drive time of 31.5 minutes one way. Due to the relatively small geographic size of the City, this indicates many of the City's residents commute to jobs outside of the City. These drive times are similar to the county's average of 23.4 minutes, and seem to indicate a slight job to housing imbalance for the City (Table 7).

Table 7
Average Drive Times (2000)

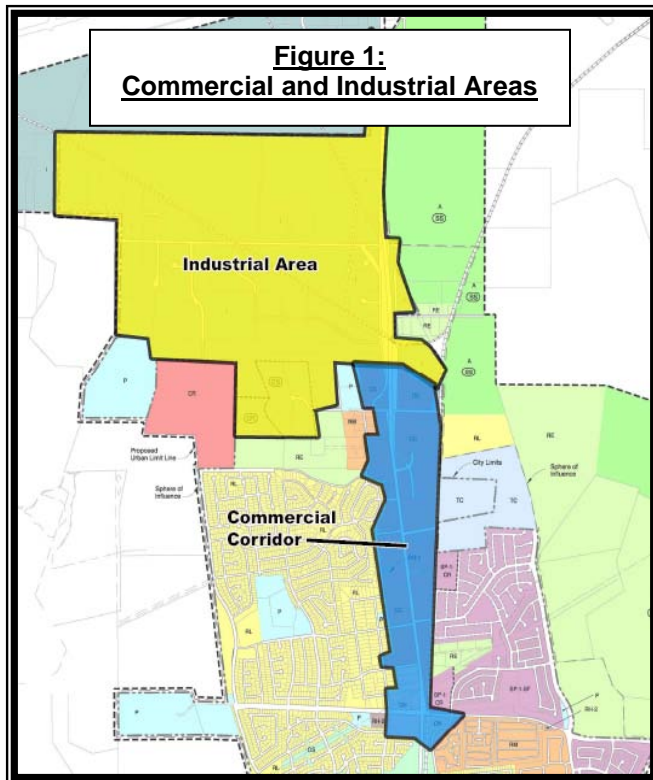
	Minutes	Land Area (square miles)
City of American Canyon	31.5	4.3
Napa County	23.4	754

Source: 2000 Census (Mean travel to work-Employed Workforce)

The largest areas for employment within the City of American Canyon would be the Industrial area to the northwest of the City, and the Commercial District along both sides of Highway 29, which bisects the middle of the community (Figure 1). The major employers of these areas include Wal-Mart, numerous restaurant services, offices, industrial warehouses for manufacturing, storage and wine production, Adobe Lumber, hotel facilities, and various landscaping establishments. As stated

above, the average drive times in relation to geographic size of the community seems to indicate that most of the population does not work within the City limits. This conclusion could indicate that since a majority of the City's residents do not work in the City, that the labor industries within the City are mostly employing individuals who are not residents of American Canyon.

Since 2000, the City has begun to fully develop the Southeast Specific Plan with residential housing in close proximity to commercial development east of Highway 29. This commercial area includes many new businesses such as Wal-Mart, new hotels, and retail sales with adjacent restaurants. New bike lanes and pedestrian paths have been constructed to encourage the employees in these businesses to consider living in the residential developments closest to the commercial areas. These residential developments are higher in density and are suited to provide housing for lower income levels. Just north of the Specific Plan, is the Town Center proposal which includes mixed uses, more affordable housing, and shared pedestrian areas that seek to foster a more central community center for the City.



Expansion of the Industrial area to include a master plan business district has been a priority for the City; however, constraints exist that restrict the implementation for an overall plan for this district. Large scale improvements to existing infrastructure, aircraft compatibility restrictions due to proximity to the adjacent Napa County Airport, environmental constraints, and financing have all restricted the City from formulating a master plan to fully develop this district. Although, a master plan has not been created for the Industrial area, it continues to expand bringing in new large-scale warehouses that produce and transport wine throughout Napa County.

The City's employment and industry is similar to Napa County and are often supportive of each other due to the large wine industry within the entire region. According to the California Employment Development Department (EDD), 2006 projections for Napa County, the largest occupations in the County are manufacturing and government. Figure 2 illustrates that approximately 21,401 people were employed in these occupations in 2006. Napa County is known world wide for its wine industry, which would support the large employment categories of

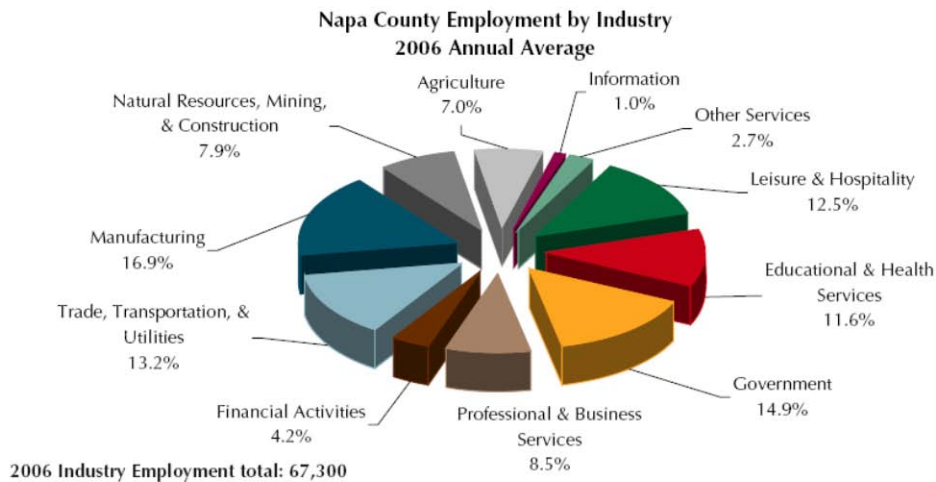
agricultural, manufacturing, and supportive leisure and hospitality possible due to the supportive tourist activities for the incoming travelers interested in Napa's wine production (Table 8).

Table 8
Employment by Industry for Napa County

Industry Type	2007	
	Number	Percent
Agriculture	4,711.0	7.0
Information	673.0	1.0
Other services	1,817.1	2.7
Leisure and Hospitality	8,412.5	12.5
Educational and Health	7,806.8	11.6
Government	10,027.7	14.9
Professional and Business Services	5,720.5	8.5
Financial Activities	2,826.6	4.2
Trade, Transportation and Utilities	8,883.6	13.2
Manufacturing	11,373.7	16.9
Natural Resources, Mining and Construction	5,316.7	7.9

Source: 2007 California Economic Development Department Labor Market Information for Napa County.

Figure 2.



Source: 2006 California Economic Development Department (EDD) Labor Market Information for Napa County.

Since 2010 Census information is not available to determine change from 2000 we can assume that if employment trends in American Canyon are similar to countywide trends, most jobs expected to be created over the next five years will be in industries employing low- and moderate-income individuals in retail, services and lower-skilled production industries. However, because American Canyon's employment base is

relatively small, a single, or small number of large employers moving to, or expanding in, the City could significantly affect the local employment mix.

Employee Wages

Economic Development Department (EDD) produced an Occupational Employment and Wage Data spreadsheet for Napa County in 2007, which stated the median hourly wage as \$17.04 an hour with an annual mean wage of \$44,280 (Table 9).

Table 9
Employment by Industry for Napa County

Industry Type	2007		
	Median Hourly	Mean Hourly	Mean Annually
Management Occupations	\$44.68	\$49.09	\$102,100.00
Business and Financial Operations Occupations	\$29.40	\$32.10	\$66,770.00
Computer and Mathematical Science Occupations	\$28.68	\$30.18	\$62,780.00
Architecture and Engineering Occupations	\$29.14	\$29.75	\$61,870.00
Life, Physical, and Social Science Occupations	\$29.39	\$34.62	\$72,000.00
Community and Social Services Occupations	\$22.67	\$22.85	\$47,530.00
Legal Occupations	\$32.40	\$39.92	\$83,040.00
Education, Training, and Library Occupations	\$26.40	\$26.12	\$54,330.00
Arts, Design, Entertainment, Sports, and Media Occupations	\$18.44	\$21.36	\$44,420.00
Healthcare Practitioner and Technical Occupations	\$24.93	\$28.49	\$59,250.00
Healthcare Support Occupations	\$13.96	\$14.61	\$30,380.00
Protective Service Occupations	\$17.81	\$21.39	\$44,490.00
Food Preparation and Serving Related Occupations	\$9.18	\$10.72	\$22,300.00
Building and Grounds Cleaning and Maintenance Occupations	\$11.79	\$12.90	\$26,830.00
Personal Care and Service Occupations	\$11.24	\$12.99	\$27,010.00
Sales and Related Occupations	\$13.84	\$18.39	\$38,240.00
Office and Administrative Support Occupations (1)	na	na	na
Farming, Fishing, and Forestry Occupations	\$11.90	\$12.89	\$26,810.00
Construction and Extraction Occupations	\$23.52	\$24.31	\$50,570.00
Installation, Maintenance, and Repair Occupations	\$22.50	\$23.09	\$48,030.00
Production Occupations	\$16.59	\$19.42	\$40,400.00
Transportation and Material Moving Occupations	\$14.03	\$15.49	\$32,230.00

Source: Bureau of Labor Statistics, Napa County 2007.

Notes : (1) =Information not released for this industry.

The National Low Income Housing Coalition's *Out of Reach Report* and the Center for Housing Policy's *Paycheck to Paycheck* report indicate Napa County has higher wages than the State average; however, the cost of living is significantly higher with the average home price for the county around \$356,000 and rental cost around \$997/month for a 1 bedroom and \$1,295/month for a 2 bedroom. This data does not include median wages for American Canyon; however, it does provide useful wage information for industries similar to the ones in the City. Table 9 indicates that management, legal, and life assistance jobs had the highest wages, followed by computer and engineering related fields. The lowest wages occurred in the farm/agricultural, healthcare, food and retail services.

EXISTING HOUSEHOLDS

The characteristics of the City's household can be further evaluated by examining the number of households, household size, composition, age, the proportion of family households (two or more related persons), the proportion of families with children, the number of single parent households, and the age of householders. A change in any of the above characteristics can signify what the current and future demand of housing will be. These are important indicators in comparing demographic and population growth to housing demand type.

Household Trends

The number of households has dramatically increased from the last housing update. Table 10 illustrates the numerical change in household growth, including the annual percentage of change within each year. A majority of this housing growth has come from residential development within the Southeast Area Specific Plan and the west portions of the City limits along the Napa River/Estuary site. Although a majority of this development is single family detached housing, multifamily apartments and townhomes were constructed that included higher density detached housing.

According to the DOF, the number of households in American Canyon increased from 2,339 to 3,274 (20 percent) between 1990 and 2000 (Table 10).

Table 10
Household Growth Trends (1990 - Current)

Year	Households	Numerical Change	Annual Percent Change
1990	2,339	928	na
2000	3,274	548	2
2008	5,591	2,317	8.8

Source: 2000 and 1990 Census Bureau, Department of Finance E-5 Report

In 2000, two-person households had the highest percentage of the City's households. Throughout the County the proportion of single-person households was greater than in American Canyon, while the City had a higher percentage of

households with three to seven members. This distribution of households by size is consistent with the assumption that the City houses more families with children. The lower proportion of older adults in the City vs. countywide estimates was also a factor in 2000, as older adults tend to comprise mostly single-person or two-person households.

In 1990, about 12 percent of households in American Canyon contained five or more persons. Most of these households were family households of two or more related individuals. It is estimated that the percentage of large households in 2000 increased slightly from the 1990 level, by about one percentage point.

Table 11
Number of Persons in Household

	City - 1990	City - 2000	County - 2000
1 Person	18%	20%	25%
2 Persons	34%	34%	36%
3 Persons	19%	19%	16%
4 Persons	17%	16%	14%
5 Persons	8%	6%	6%
6 Persons	3%	3%	2%
7+ Persons	1%	2%	1%

Source: 2000 and 1990 Census Bureau, Department of Finance E-5 Report

Table 11 illustrates the number of persons per household in the City compared to the county. The largest percentage of household in the City was 2 to 3 persons per household, which supports the indication that American Canyon has a large percentage of families when compared to the age projection. When comparing Table 11 and Table 4, the City has percentage of 2-3 person households, with the largest age percentages consisting of ages 0-19 and 25-54.

According to the 2000 Census, the average household is 3.4 persons per households. The average size of owner-occupied units was 2.96 and the average size of a renter-occupied unit was 3.29. This means larger family households with more family members per unit, opted to rent within the City than to purchase. In addition to household size, there are different types of households based on family relationship. The 1990 Census reported that over two-thirds (76 percent) of all households in the City were family households, a higher percentage than countywide (Table 12). Most people lived within family households. The City had slightly higher percentages of female householders than did the County.

Table 12
Household Composition by Type (2000)

Household Type	Number of People		Percent of People	
	City	County	City	County
Total Households				
Family Households	2,452	30,694	76.40%	67.60%
With own children under 18 years	1,223	14,245	38.10%	31.40%
Married-couple family	1,863	24,153	58.10%	53.20%
With own children under 18 years	908	10,593	28.30%	23.30%
Female householder, no husband	404	4,496	12.60%	9.90%
With own children under 18 years	216	2,566	6.70%	5.70%
Non-family households	757	14,708	23.60%	32.40%
Householder living alone	600	11,733	18.70%	25.80%
Householder 65 years and over	298	5,253	9.30%	11.60%
Total Households	3,209	45,402	--*	--*
Group Quarters				
Institutionalized persons	29	3,054	22%	58%
Non-institutionalized persons	105	2,179	78%	42%
Total in group quarters	134	5,233	100%	100%

Source: 2000 U.S Census Bureau

* Totals not calculated because the table includes the total for each household type and their subcategories.

Overcrowding and Overpayment

The analysis of existing housing needs helps local governments to identify existing conditions that may present certain burdens such as cost or unmet need. Government Code Section 65583 requires "...an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition". This update includes the analysis of these characteristics including the total number of persons, households, needs, and how the City plans to address these issues.

Overcrowding

The Census defines overcrowding as a unit having 1.01 persons or more occupy a single room excluding bathrooms and kitchens. Rooms with more than 1.5 persons are considered severely overcrowded and can lead to increased health and safety concerns. Increases in the intensity of persons within a given space can place additional stress on existing housing stock and infrastructure. Factors for overcrowding include household size, for large families who require suitably sized housing that is both spacious and affordable. This relation to housing size and overcrowding affects owners and renters; however, renters are generally more

impacted by overcrowding due to the inability to find large houses that are reasonably affordable.

Between 1980 and 1990, the percentage of overcrowded households in California nearly doubled from 6.9 percent to 12.3 percent. In 2000, more than 15 percent of California households were considered severely overcrowd with rental households three times more likely to be overcrowded, with low-income families. Overcrowding typically results when either: 1) the housing costs of available housing with a sufficient number of bedrooms for larger families exceeds a family's ability to afford such housing, or 2) unrelated individuals (such as students or low-wage single adult workers) share dwelling units due to high housing costs. This can lead to overcrowding if the housing unit is not large enough to accommodate the number of occupants effectively.

Overcrowding is a measure of the ability of existing housing to adequately accommodate residents and can result in deterioration of the quality of life within a community. As stated, extreme overcrowding is usually considered to exist if more than 1.5 persons per room occupy a dwelling unit.

Table 13
Persons Per Room in All Occupied Housing Units
Compared to Napa County(2000)

Persons	City	Percent of Occupied Total	County	Percent of Occupied Total
Owner Occupied				
0.50 or less	1,591	57.4	21,596	73.0
0.51 to 1.00	937	33.8	6,541	22.1
1.01 to 1.50	144	5.2	871	3.0
1.51 to 2.00	78	2.8	410	1.4
2.01 or more	21	0.8	146	0.5
Total	2,771	100.0	29,564	100.0
Renter Occupied				
0.50 or less	165	37.3	7,850	49.6
0.51 to 1.00	244	55.3	5,306	33.5
1.01 to 1.50	25	5.6	1,039	6.6
1.51 to 2.00	8	1.8	800	5.0
2.01 or more	0	0.0	843	5.3
Total	442	100.0	15,838	100.0

Source: 2000 U.S. Census Bureau.

* Totals not calculated because the table includes the total for each household type and their subcategories.

Although American Canyon had slightly higher percentages of Owner Occupied overcrowding compared to Napa County, the County does seem to have more Renter Occupied overcrowding than the City (Table 13). The extent of overcrowding

is consistent with rising average household sizes consisting of larger families, many of whom are low-income.

Table 14
Summary of Overcrowded Households in American Canyon

Persons per Room	Owner		Renter		Total Overcrowded	
	Households	Percent	Households	Percent	Households	Percent
1.00 or less	2,528	91.2	409	92.5	2,937	91.4
1.01 to 1.50	144	5.2	25	5.7	169	5.3
1.51 or more	99	3.6	8	1.8	107	3.3
TOTAL	2,771	100.0	442	100.0	3213	100.0
% Overcrowded by Tenure	243	8.8	33	7.5	276	8.6

Source: American Canyon 2000 U.S. Census of Population and Housing, Summary Tape File 3- H20 Tenure by Occupants per Room.

With the construction of primarily single-family homes with three or more bedrooms since 2000, overcrowding is expected to decline as a percentage of all occupied dwelling units. The problem will persist in older neighborhoods with smaller homes and fewer rooms as long as there are low-income families who cannot afford to purchase or rent housing of adequate size. Detailed information is not available by household type or income to further evaluate the nature or causes of overcrowding.

Since 2000, the City continues to issue building permits for homes within the Southeast Area Specific Plan for families looking to purchase in American Canyon. Currently market declines for new housing has increase the surplus of developed and non-developed (but approved) housing available to interested buyers within the Specific Plan. The City has also approved rental projects such as The Lodge at Napa Junction, Vineyard Crossing, and Vineyard Place, which provide one, two, and some three-bedroom options for interested renters. Also, in 2008 the City has seen an increase in the amount of available detached homes for rent as the declining market has left homeowners renting to make extra income and real estate brokers looking to fill homes they could not sell.

Overpayment

With most families, housing cost (either renter or owner) is the largest monthly expense in relation to gross household income. Households that spend more than 30 percent of their income are generally considered to be overpaying, while homes that spend 50 percent or more of their gross income are considered severe overpayment. Although families with large incomes can suffer as a result of overpaying, the impacts are generally greater with low-income households.

In 1995, California had approximately 2.5 million low-income renting households that had paid more than half of their income for rent, while 1.6 million very low-income renters were paying more than half of their income for rent. In 2006, The National

Low Income Housing Coalition projected that low-income households in California can only afford monthly rents of up to \$827, while the fair market rent for a two bedroom unit was \$1,189.

Table 15
Income Definitions

“Very low-income” =	50% or less of the Napa County median income.
“Low-income” =	51% to 80% of the Napa County median income.
“Moderate-income” =	81% to 120% of the Napa County median income.
“Above moderate-Income” =	121% or more of the Napa County median income.

Source: 2007 HUD Income Guidelines and the Association of Bay Area Governments (ABAG)

Table 15 provides 2007 poverty thresholds for several types of households. “Extremely low-income” households include persons below the poverty level. The poverty rate is a federally defined level of income for minimum subsistence.

Those who pay 30 percent or more of their income on housing may experience difficulty in affording other basic necessities; however, to truly evaluate housing affordability, individual circumstances and factors must be taken into account. Factors include long-term debt, mortgage interest rates, the number of children in a household, and other large, ongoing expenses (such as medical bills). Since it is impossible to consider each household’s individual circumstances, the 30 percent rule-of-thumb provides a general measure of housing affordability for the average household.

Table 16
Number of Households Paying Over 30 Percent of Income on Housing

Income	Owners	Renters	Total
Very Low-Income	88	101	189
Lower-Income	140	65	205
Total	228	166	394

Source: 2007 Department of Finance

Some households choose to pay over 30 percent of their income for various reasons, such as location, aesthetics, or other features. Other households choose to pay higher percentages of their income on housing because they may receive tax advantages or are investing with the knowledge that their income will increase, thus shortening the percentage of payments against their monthly income on a long-term basis. In contrast, some households are forced to pay a large percentage of their income either because they cannot afford anything less, or they are limited to certain costs due to a lack of available low-cost housing options.

Table 17**Housing Cost as a Percentage of Household Income**

Income	<\$10,000	\$10,000- \$19,999	\$20,000- \$34,999	\$35,000- \$49,999	\$50,000+	Total Households
Owners						
30%+	12%	24%	5%	8%	12%	161
35%+	73%	13%	35%	39%	7%	380
Total Households	65	23	140	172	141	541
Renters						
30%+	19%	0%	26%	0%	0%	36
35%+	81%	92%	30%	0%	0%	130
Total Households	32	69	65	0	0	166

Source: 2000 Census SF3 H043A

Table 17 shows the number of households paying over 30 percent of their income on housing by income level while Table 18 illustrates the income limits per household size (i.e.: people per household).

Table 18**Income Limits per Household Size (2001)**

Household Size	Extremely Low-Income	Very Low-Income	Low-Income
	(30% of Median)	(50% of Median)	(80% of Median)
1 Person	\$11,700	\$19,500	\$31,200
2 Persons	13,350	22,300	35,650
3 Persons	15,050	25,050	40,100
4 Persons	16,700	27,850	44,550
5 Persons	18,050	30,100	48,100
6 Persons	19,400	32,300	51,700
7 Persons	20,700	34,550	55,250
8 Persons	22,050	36,750	58,800

Source: HUD 2001 Income Guidelines

An income below \$31,200 for a single person was considered low-income according to the Housing and Urban Development Department (HUD). An income of \$58,800 for an eight-person household was also considered low-income.

Beginning in 2005 the housing market began to give way due to irresponsible lending to less than substantially qualified homeowners. To make housing more

affordable to would-be homeowners, who generally would have fallen into the 30 percent category of overpayment, lenders began to offer sub-prime loans to individuals wanting to purchase a home. These sub-prime loans consisted of mortgages at reduced rates for individuals with little money down as equity and/or a bad financial history, which had altered their credit scores to below the standard averages. These reduced rates were not permanent and would increase to a more accurate percentage after a certain amount of time had elapsed on the basis that the owners could put more money into the equity in order to reduce this change in rate.

As the time periods for these low rates expired, homeowners saw their interest rates dramatically increase. An example of this is a homeowner who had a 5-year, 3% sub-prime loan ending in 2005, could have seen their \$1,000 monthly mortgage payment increase to a new \$2,000 monthly mortgage payment at 8% interest. Years and years of sub-prime mortgage lending began to culminate around 2005 and are still present in 2009, which has seen the worst housing market decline in decades. Although sub-prime loans are not the only factor leading to this housing downturn, they are a very large reason why many homeowners are overpaying for housing compared to the last planning period ending in 2002.

Although this lending practice is not limited to the City, this has impacted the housing demand and lowered property values for many surrounding Cities. The surplus of housing stock resulting from foreclosures and this dip in the housing demand can make housing more affordable for interested buyers. Even though lenders have become more selective, home builders are offering lower prices and more options for potential owners they deem as financially stable. These lower prices accompanied with safer lending practices have helped to minimize the increase of overpayment within the City while increase the amount of housing sold within the last few years, making housing cost more manageable with a household monthly budget.

Household Tenure

Housing tenure is the ratio between homeowners and renters within each household. The decision to rent and own can be affected by factors such as housing cost, housing financing, housing supply and other constraints which have influenced individual decisions on whether to purchase or rent. Housing tenure is an important element in understanding how the increases or decreases in a population have affected housing stock due to consumer's decisions to buy or rent. Table 19 gives an analysis of 2000 Census data on "tenure by age" in American Canyon. The analysis reveals that adults age 55 to 64 own the highest percentage of homes, while younger adults ages 25 to 34 rented the highest percentage of homes (Table 23).

Table 19
Households by Tenure 2000

	2000	
	Number	Percent
Owner	2,755	98
Renter	454	2
TOTAL	3,209	100

Source: 2000 U.S Census Bureau

The 2000 Census listed 2,755 homeowners with 454 renters (Table 19). This large portion of owners to renters was predominantly single family detached housing within the Southeast Specific plan and residential subdivisions along the Napa River/estuary site at the west end of the City. Although the percentage of renters compared to owners is relatively low, the City has developed higher density residential housing, which is affordable to lower incomes. Higher density projects such as Vineyard Crossing, Vineyard Place, and The Lodge at Napa Junction provide 1 to 3 bedroom units that are affordable to individuals interested in renting within the City.

Table 20
Existing Housing Stock- Number of Bedrooms by Tenure

Bedroom Type	Owner Households		Renter Households		Vacant Units		All Households	
	#	%	#	%	#	%	Number	Percentage
0 BR	13	0.5	9	2.0	0	0%	0	0%
1 BR	78	2.8	77	17.4	21	16%	261	9%
2 BR	776	28.0	189	42.8	17	13%	805	28%
3 BR	1,158	41.8	107	24.2	67	51%	1,253	44%
4 BR	703	25.4	60	13.6	26	20%	538	19%
5+ BR	43	1.5	0	0.	0	0%	0	0%
TOTAL	2,771	100.0	442	100.0	131	100.0	2,857	100.0

Source: 2000 Census (2000 Census SF 3: H42)

Table 20 illustrates 2000 Census data regarding the tenure in relation to the number of bedrooms per household, including vacant units. The majority of homes in American Canyon are 3 bedroom households followed by 2 bedroom households. Table 21 includes household composition, which indicates that a majority of the households in the City consist of married couples followed by unmarried families.

Table 21
Household Composition by Type (2000)

Household Type	Number of People		Percent of People	
	City	County	City	County
Total Households				
Family Households	2,452	30,694	76.40%	67.60%
With own children under 18 years	1,223	14,245	38.10%	31.40%
Married-couple family	1,863	24,153	58.10%	53.20%
With own children under 18 years	908	10,593	28.30%	23.30%
Female householder, no husband	404	4,496	12.60%	9.90%
With own children under 18 years	216	2,566	6.70%	5.70%
Non-family households	757	14,708	23.60%	32.40%
Householder living alone	600	11,733	18.70%	25.80%
Householder 65 years and over	298	5,253	9.30%	11.60%
Total Households	3,209	45,402	--*	--*
Group Quarters				
Institutionalized persons	29	3,054	22%	58%
Non-institutionalized persons	105	2,179	78%	42%
Total in group quarters	134	5,233	100%	100%

Source: 2000 U.S Census Bureau

* Totals not calculated because the table includes the total for each household type and their subcategories.

Table 22 illustrates the tenure by ethnicity for the City and County in 2000. The largest amounts of owners in the City were White/non-Hispanic followed by Asian/Pacific Islander, then Black or African American.

Table 22
Tenure by Race and Hispanic Origin (2000)

Race	City	County
Owner occupied:	2,771	29,564
Householder who is White alone	1,887	26,572
Householder who is Black or African American alone	173	214
Householder who is American Indian and Alaska Native alone	12	134
Householder who is Asian alone	407	840
Householder who is Native Hawaiian and Other Pacific Islander alone	8	24
Householder who is Some other race alone	164	1,160
Householder who is Two or more races	120	620
Renter occupied:		
Householder who is White alone	265	12,843
Householder who is Black or African American alone	42	91
Householder who is American Indian and Alaska Native alone	15	153
Householder who is Asian alone	53	278
Householder who is Native Hawaiian and Other Pacific Islander alone	0	35
Householder who is Some other race alone	40	1,832
Householder who is Two or more races	27	606

Source: 2000 U.S Census Bureau Table H11

Table 23 illustrates tenure by age of each person within a household. The largest group of owners was 35 to 44 years of age followed by 45 to 54, and 65 to 74 years of age. The largest group of renters was for individuals 35 to 44 years of age, followed by 25 to 34, and then 45 to 54 years of age.

Table 23
Tenure by Age of Householder

Age	City	County
Owner occupied:	2,771	29,564
Householder 15 to 24 years	35	152
Householder 25 to 34 years	183	1,944
Householder 35 to 44 years	720	5,364
Householder 45 to 54 years	711	7,574
Householder 55 to 59 years	231	2,993
Householder 60 to 64 years	222	2,374
Householder 65 to 74 years	381	4,427
Householder 75 to 84 years	218	3,705
Householder 85 years and over	70	1,031
Renter occupied:	442	15,838
Householder 15 to 24 years	20	1,029
Householder 25 to 34 years	95	3,925
Householder 35 to 44 years	98	4,198
Householder 45 to 54 years	95	2,881
Householder 55 to 59 years	28	769
Householder 60 to 64 years	36	599
Householder 65 to 74 years	21	798
Householder 75 to 84 years	21	983
Householder 85 years and over	28	656

Source: 2000 U.S Census Bureau

Table 24 indicates that a majority of the homes in American Canyon had 2 persons, followed by 3 persons, then 1 and 4 persons per household. This data seems to suggest there are a higher percentage of families in the City of American Canyon than couples or individuals living together.

Table 24
Number of Persons in Household

	City - 1990	City - 2000	County - 2000
1 Person	18%	20%	25%
2 Persons	34%	34%	36%
3 Persons	19%	19%	16%
4 Persons	17%	16%	14%
5 Persons	8%	6%	6%
6 Persons	3%	3%	2%
7+ Persons	1%	2%	1%

Source: 1990 and 2000 Census Bureau Data.

Income Characteristics and Needs

In evaluating income levels, four standard measures are often used, expressed as a percentage of the countywide median income: “very low-income,” “low-income,” “moderate-income,” and “above moderate-income.” These income levels are expressed as a percentage of the area median income (the mid-point at which half of all households earn more and half earn less) and are usually adjusted for household size. Thus, a “low-income” household of four has a higher income than a “low-income” household of two. According to the 2000 Census, the median household income in American Canyon was \$52,105. City median income was above the countywide median of \$51,738. The distribution of income in 2000 indicated that the City was home to a wide range of income groups. Table 25 describes the largest percentage of income was \$50,000 to \$74,999 which seems to correlate to the median income of \$52,105. Although, 53.5 percent of the households make around the median, 30.8 percent seems to make under \$35,000 a year and could be considered low-income compared to the average.

Table 25
2000 Household Income

Income	2000 Total	2000 Percent of Total
Less than \$10,000	268	8.5%
\$10,000 - \$14,999	153	4.8%
\$15,000 - \$24,999	246	7.8%
\$25,000 - \$34,999	307	9.7%
\$35,000 - \$49,999	496	15.7%
\$50,000 - \$74,999	762	24.1%
\$75,000 - \$99,999	607	19.2%
\$100,000 - \$149,999	294	9.2%
\$150,000 or \$199,999	22	0.7%
\$200,000 - more	9	0.3%

Note: 2000 U.S. Census

Based on the estimated distribution of incomes in American Canyon in 2000, the percentage of households in the moderate- to above moderate-income levels is increasing as the price of housing increases too. This could help explain the increase in the supply of larger homes and more expensive homes within the Southeast Specific Plan area. As more individuals enter the City making higher incomes, they are able to afford larger homes at higher prices. Although the Specific Plan area has seen an increase in development of larger homes since the last planning period, the market for affordable housing has increased as well, allowing projects such as Vineyard Crossing and Vineyard Place to accommodate households that have lower incomes. Table 26 illustrates the differences between home owner incomes and renter incomes.

Table 26**Housing Cost as a Percentage of Household Income**

OWNER- OCCUPIED UNITS: SF3- H97						
Income Range	Total Households	% of Total Households	0-20% of HH Income	20-29% of HH Income	30-34% of HH Income	35+% of HH Income
\$0-10,000	95	0	8	0	8	38
\$10,000-19,999	81	9	24	0	0	48
\$20,000-34,999	186	56	8	26	8	88
\$35,000-49,999	278	60	8	45	34	131
\$50,000 +	1,337	603	303	22	142	77
Subtotal	1,974	728	351	283	192	382
RENTER- OCCUPIED UNITS: SF3- H73						
Income Range	Total Households	% of Total Households	0-20% of HH Income	20-29% of HH Income	30-34% of HH Income	35+% of HH Income
\$0-10,000	280	7	0	0	7	51
\$10,000-19,999	76	0	7	0	8	54
\$20,000-34,999	85	24	9	0	0	37
\$35,000-49,999	47	14	8	13	12	0
\$50,000 +	154	112	12	7	0	4
Subtotal	442	157	36	20	27	146
TOTAL	2,416	885	387	303	219	528

Source: U.S. Census, 2000 Population and Housing, Summary Tape File 3A- H73 and H97; Household Income in 1999 for specified renter-occupied housing units by gross rent as a percentage of household income, and Household Income in 1999 for specified owner-occupied units by selected monthly owner costs as a percentage of household income.

Note: Some households are not accounted for; therefore, figures may slightly differ for other U.S. Census estimates for Total Households.

Fifteen percent of the County's population was below the poverty level. About 40 percent of the impoverished were Whites/Non-Hispanic; other ethnicities had a poverty rate of 34 percent, Black/African American had a poverty rate of 16 percent, Asian/Pacific Islanders made up 10 percent, and Native Americans were less than 1 percent of the impoverished population.

2000 Census data for the State revealed that approximately 18 percent of the total population was below the poverty level. Nearly two-thirds of those below the poverty level (64 percent) were White/Non-Hispanic, 17 percent were "Other," 11 percent Black/African American, 7 percent Asian/Pacific Islander, and 1 percent Native American. Black/African Americans and "Others" in the State represented a higher percentage of people below the poverty level than did Whites and Asian/Pacific Islanders. Table 26 gives a breakdown of poverty rates for the various groups throughout the City.

Although poverty does not warrant an individual to be homeless, severe poverty can be a major factor in determining whether or not a person is homeless. American

Canyon's homeless population is discussed further in the "Special Housing Needs" portion of this document, including the "Zoning for a Variety of housing Types", and the "Programs" section.

Housing Costs and Rental Rates

American Canyon's sales prices of existing homes range from \$250,000 on up for a variety of different sized units and age of the unit. House rentals can range from \$650 to \$2,000 per month depending on the amount of rooms and age of the facility. Apartment rentals range from \$950 to \$975 per month. New homes that are being built will typical sell for around \$350,000 and up. Fair market rents for Napa County and California in 2009 are provided in Table 27.

Table 27
Fair Market Rents for Napa County

Area	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Napa County	\$997	\$1,295	\$1,791	\$2,034
California	\$1,056	\$1,291	\$1,789	\$2,089

Source: National Low Income Housing Coalition 2009.

Home Prices

Housing prices in American Canyon have, historically, been substantially below those in nearby communities and the countywide average. In recent years, however, new homes constructed in the City have been larger and more expensive; therefore the City's median housing price for single-family homes is approaching the regional average for the Vallejo-Napa area.

Table 28
Home Prices in American Canyon

	Bedrooms	Units For Sale	Range	% of Total
Single-Family Homes				
	1	--	--	--
	2	2	\$99,000-\$275,000	4%
	3	25	\$85,000-\$1,367,500	45%
	4	17	\$147,250-\$629,000	31%
	5+	11	\$310,000-\$504,022	20%
Total	--	55	--	100%
Modular Housing				
	1	--	--	--
	2	2	\$109,000-\$110,000	67%
	3	1	\$125,000-\$200,000	33%
	4+	--	--	--
Total	--	3	--	13%

Source: www.realtor.com 2009

Table 28 lists prices of homes for sale as of November 11, 2007. The listing comes from a Multiple Listing Service provided to all the Realtors in American Canyon and the online service, www.realtor.com. There were housing units for sale with the highest percentage of homes being three and four bedroom, single-family units. The average size homes ranged from 1,200 to 1,600 square feet.

Table 29
Median Value/Rent

Value/Rent	1990	2000	1990-2000 Percent Change
Median Home Value	135,500	177,600	3.11
Median Gross Rent	760	924	21.6

Source: 2000 Census SF3 H043A

Note: 2000 Census data uses income ranges that do not correspond exactly to the income categories. Therefore, there are people in the low-income category that actually fall into the moderate-income category and likewise between the very low- and low-income categories. The numbers in the table include more persons than are actually in those categories.

Table 29 indicates the median value and rent for 1990 and 2000 for American Canyon, while Table 30 shows average pricing per bedroom for the multifamily establishments within the City.

Table 30
Rental Rates in American Canyon

Name/Type	Amount
Apartments (1 to 3 bed)	\$900-2,000
Home Rental (2 to 4 bed)	\$1,200-\$2,200

Source: www.realtor.com and City Survey 2009

Table 31 gives an inventory of the existing mobile home parks, the number of units and their average monthly rents.

Table 31
Mobile Home Park Space Rental Rates

Name	Total Spaces	Average Monthly Rent
American Canyon Mobile Home Park	191	\$395-\$456
Fairgrounds Mobile Estates	230	\$675-\$975
Las Casitas Mobile Home Park*	96	\$300
Olympia Mobile Lodge	190	Not Available

Source: www.realtor.com

The City permits manufactured homes (on permanent foundations) as a means for affordable housing in the City. An example of this is the constructed World Marine Estates and the approved Valley Vista projects. The World Marine Estates is a gated community consisting of homes with a swimming pool and clubhouse. There are currently 126 units in this gated community. The Valley Vista project is an approved 35 unit project within the Residential Medium Zone. For more detail on this project see the “Site Inventory Analysis” section of this report.

Most of the manufactured subdivisions and mobile home parks have been in existence since the time of incorporation with no current applications for additional mobilehome parks.

Table 32
Maximum Affordable Housing Expense per Size of Household

Maximum Monthly Rental Expense						
	Number of Persons in Household					
Household Income	1	2	3	4	5	6
Very Low	\$280	\$320	\$360	\$400	\$431	\$464
Low	\$466	\$533	\$600	\$666	\$720	\$773
Moderate	\$746	\$853	\$960	\$1,066	\$1,151	\$1,236
Maximum Housing Price²						
	Number of Persons in Household					
Household Income	1	2	3	4	5	6
Very Low	\$33,440	\$38,217	\$42,994	\$47,772	\$51,504	\$55,386
Low	\$56,612	\$64,656	\$72,852	\$80,896	\$87,423	\$97,640
Moderate	\$94,322	\$107,752	\$121,339	\$134,769	\$145,512	\$156,256

Source: www.Realtor.com and Prudential Professional Realty 2007. 2000 Census

Tables 32 and 33 show the relationship of income to the amount of money spent on housing either for rental or ownership. Table 33 compares the rental rents to rental income. Both of these tables focus more on the lower income individuals and the amounts they pay for housing in the City.

Table 33**Affordability of Rental Housing in Relation to Income**

FY 2007 Income Limit Area	Median Income	FY 2007 Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Napa, CA	\$75,800	Very Low (50%) Income Limits	\$26,550	\$30,300	\$34,100	\$37,900	\$40,950	\$43,950	\$47,000	\$50,050
		Extremely Low (30%) Income Limits	\$15,950	\$18,200	\$20,500	\$22,750	\$24,550	\$26,400	\$28,200	\$30,050
		Low (80%) Income Limits	\$41,700	\$47,700	\$53,650	\$59,600	\$64,350	\$69,150	\$73,900	\$78,650

Source: Realtor.com and Prudential Professional Realty 2000.

1 Units include single-family homes and modular homes.

Affordability Trends

Table 33 shows the median gross rent in relation to income in 2000. Within this 2000 survey, people with very low incomes had few affordable housing options, as only 17 percent of apartment units in the City had rents below 30 percent of the low-income threshold. Additionally there were few owner-occupied homes at prices affordable to a very low-income household. People with low incomes had more options than those with very low incomes, but there were still an insufficient number of lower-cost units available to these households. Since this 2000 survey the City has constructed multifamily projects such as The Lodge at Napa Junction and Vintage Crossing which cater to multiple income groups.

Table 34**Units¹ Affordable to Lower-Income Households (2009)***

Income Group	Affordability Level	Homes for Sale in 2000	Percent of All Houses For Sale
Very Low-Income	\$86,112	1	1.8%
Low-Income	\$137,778	7	12.7%
Moderate-Income	\$206,667	10	18.1%

Source: Realtor.com and Prudential Professional Realty 2009.

1 Units include single-family homes and modular homes.

Note: The percentage of housing for each income level does not include the homes for sale in the previous income group.

Table 34 also provides an estimate of the number of affordable rental units at each income level. Table 35-A shows that based on the homes currently for sale within the last years, and affordability rates at 3.0 times the annual income of a four-person household, there were no homes affordable to a four-person households in the very

low-income category. It is important to note that subsidized or assisted housing is not included in these housing costs as they are not likely to be listed in local papers.

Table 35-A
Housing Problems for All Households-CHAS Data Book

	Total Renters	Total Owners	Total Households
Household Income <=30% MFI	13.7	288	425
% with any housing problems	89.1	74.0	78.8
% Cost Burden >30%	81.8	74.0	76.5
% Cost Burden >50%	67.9	67.0	67.3
Household Income >30% to <=50% MFI	52	297	349
% with any housing problems	53.8	61.6	60.5
% Cost Burden >30%	53.8	56.6	56.2
Household Income >50% to <=80% MFI	61	470	531
% with any housing problems	19.7	51.1	47.5
% Cost Burden >30%	13.1	40.4	37.3

Source: HUD CHAS 2000.

Table 35-B expands on the 2000 Comprehensive Housing Affordability Strategy (CHAS) data outlined in Table 35A for the City of American Canyon. This data is used by state and federal housing agencies to show housing problems for multiple income groups both renting and owning.

Table 35-B

Housing Problems for All Households-CHAS Data Book

Household by Type, Income, & Housing Problem	Renters			Owners					
	Elderly	Small Related	Large Related	Elderly	Small Related	Large Related	All	Total	Total
	(1 & 2 members)	(2 to 4 members)	(5 or more members)	(1 & 2 members)	(2 to 4 members)	(5 or more members)	Other	Owners	Households
	(A)	(B)	(C)	(F)	(G)	(H)	(I)	(J)	(K)
1. Household Income <= 50% MFI	42	100	43	275	168	49	93	585	774
2. Household Income <=30% MFI	38	60	35	155	54	4	75	288	425
3. % with any housing problems	60.5	100	100	77.4	44.4	100	86.7	74	78.8
4. % Cost Burden >30%	60.5	83.3	100	77.4	44.4	100	86.7	74	76.5
5. % Cost Burden >50%	50	58.3	100	71	44.4	100	73.3	67	67.3
6. Household Income >30 to <=50% MFI	4	40	8	120	114	45	18	297	349
7. % with any housing problems	0	50	100	41.7	64.9	100	77.8	61.6	60.5
8. % Cost Burden >30%	0	50	100	41.7	64.9	66.7	77.8	56.6	56.2
9. % Cost Burden >50%	0	25	50	16.7	52.6	22.2	22.2	31.6	30.9
10. Household Income >50 to <=80% MFI	4	14	4	125	195	85	65	470	531
11.% with any housing problems	0	28.6	100	32	51.3	76.5	53.8	51.1	47.5
12.% Cost Burden >30%	0	28.6	0	32	38.5	47.1	53.8	40.4	37.3
13. % Cost Burden >50%	0	0	0	8	12.8	0	15.4	9.6	8.5
14. Household Income >80% MFI	0	104	35	280	915	395	155	1,745	1,908
15.% with any housing problems	N/A	13.5	28.6	14.3	16.9	34.2	25.8	21.2	20.6

11.% with any housing problems	0	28.6	100	10.3	19.7	32	51.3	76.5	53.8
12.% Cost Burden >30%	0	28.6	0	10.3	13.1	32	38.5	47.1	53.8
13. % Cost Burden >50%	0	0	0	0	0	8	12.8	0	15.4
14. Household Income >80% MFI	0	104	35	24	163	280	915	395	155
15.% with any housing problems	N/A	13.5	28.6	0	14.7	14.3	16.9	34.2	25.8
16.% Cost Burden >30%	N/A	9.6	0	0	6.1	14.3	15.8	7.6	25.8
17. % Cost Burden >50%	N/A	0	0	0	0	0	1.1	0	0
18. Total Households	46	218	82	67	413	680	1,278	529	313
19. % with any housing problems	50	45	69.5	11.9	45	36.8	27.6	47.1	49.2
20. % Cost Burden >30	50	38.5	52.4	11.9	38.3	36.8	24.9	19.7	49.2
21. % Cost Burden >50	41.3	20.6	47.6	6	25.9	20.6	9.3	2.6	22

Source: HUD CHAS 2000.

HOUSING CHARACTERISTICS

Government Code 65583 (a)(2) requires an analysis and documentation of household characteristics that include housing stock conditions. The section below identifies the number of substandard housing that require rehabilitation and homes that could qualify for City assistance with Community Development Block Grant (CDBG) Programs for housing improvements.

The composition of the housing stock countywide remained fairly constant between 1993 and 2000, with the housing stock consisting of mostly single-family detached houses, multifamily housing of five or more units, mobile homes, multi-family units of two to four units, and single-family attached houses. Analysis of the City's housing units shows that most units were single-family detached, followed by mobile homes, multi-family housing of five or more units and, multi-family housing of two to four units and single-family attached units.

In 2000 the amount of detached units was nearly equal, a larger percentage of units in the City were mobile home units. Virtually all of these mobile homes are located in mobile home parks. Since then, the Department of Finance estimates the number of mobile homes in American Canyon to have remained about the same since incorporation. As the City develops, the percentage of the housing stock represented by mobile homes will inevitably decline, but the existing homes will continue to represent a significant percentage of the overall housing stock.

Since 2000, most of the new units constructed in the City were single-family detached housing units with 2 multifamily projects. Although demand for new single family detached housing has declined due to the current economic downturn, rental spaces have seen a consistent demand as households seek affordable housing cost in an uncertain job market.

Age and Condition of Existing Housing Stock

The age and condition of the housing stock provides additional measures of housing adequacy and availability in many communities. Although age does not always correlate with substandard housing conditions, neighborhoods with a preponderance of homes more than 40 years old are more likely than newer neighborhoods to have a concentration of housing problems related to deferred maintenance, inadequate landscaping care, outdated utilities or interior amenities, and a need for housing rehabilitation.

The year a structure was built can be an indicator of the current condition of the housing unit. Homes of sound construction typically show signs of deterioration and need repair after 30 years if not adequately maintained—some even sooner depending on the construction technique and weather conditions. Table 36 shows that about 60 percent of the City's housing stock have been constructed since 1970 and is probably in sound condition. About 40 percent of the housing stock is more than 30 years old, however, and nearly one in five homes are more than 50 years

old. Since these numbers reflect housing from 2000, they do not include the large percentage of new housing within the City. Since this new housing is less than 10 years old, it is unlikely that they would be in poor condition due to age, but could suffer from neglect from poor maintenance or abandonment due to a foreclosure.

Table 36
Age of Housing Units

	Number of Units	Percentage
1939 or earlier	16	<1%
1940 to 1949	69	2%
1950 to 1959	617	18%
1960 to 1969	682	20%
1970 to 1979	531	16%
1980 to March 1990	942	28%
1990 to 1999	512	15%
Total	3,369	100%

Source: California Department of Finance, 1993-2000 City/County Population and Housing Estimates.

* Totals not calculated because the table includes the total for each household type and their subcategories.

Housing Conditions Survey

In most cases, the age of a community's housing stock is a good indicator of the likely condition of the housing stock. The U.S. Census provides only limited data that can be used to infer the condition of American Canyon's existing housing stock. A survey of housing conditions in neighborhoods with concentrations of homes greater than 20 years old and in mobile home parks was conducted to document housing conditions and the magnitude of the City's housing rehabilitation needs. In accordance with the definitions of housing condition types listed in the CDBG Grant Manual, the 2009 parcel by parcel windshield survey ranked the housing condition based on certain criteria. This ranking falls into the following categories:

- **Sound:** A unit that appears new or well maintained and structurally intact. The foundation should appear structurally undamaged and there should be straight roof lines. Siding, windows, and doors should be in good repair with good exterior paint condition. Minor problems such as small areas of peeling paint and/or other maintenance items are allowable under this category.
- **Minor:** A unit that shows signs of deferred maintenance, or which needs only one major component such as a roof.
- **Moderate:** A unit in need of replacement of one or more major components and other repairs, such as roof replacement, painting, and window repairs.
- **Substantial:** A unit that requires replacement of several major systems and possibly other repairs (e.g., complete foundation work, roof structure replacement and re-roofing, as well as painting and window replacement).
- **Dilapidated:** A unit suffering from excessive neglect, where the building appears structurally unsound and maintenance is non-existent, not fit for

human habitation in its current condition, may be considered for demolition or at minimum, major rehabilitation will be required.

The City conducted a housing conditions survey in 2009 as a part of the City's Housing Element update and pursuant to State Housing Law AB 2348 (Mullin) 2004. The survey identified 19 units in sound condition, 36 units in minor condition, and 112 units in moderate condition. All of these units were single family detached homes within some of the older developments within the City limits. With the help of the Rental Rehabilitation Program, the City will be able to work with those residents in need.

Table 37
Housing Condition Survey

Condition Type	Housing Type	Condition #	Amount of Housing	Total Amount per Condition Type
Sound (9 or less)	SFR	1	53	
	SFR	5	14	
	SFR	6	17	
	SFR	7	9	19
Minor (10 to 15)	SFR	10	6	
	SFR	11	3	
	SFR	15	2	36
Moderate (16 to 39)	SFR	16	3	
	SFR	20	2	
	SFR	21	1	
	SFR	25	1	
	SFR	30	1	112
Substantial (40 to 55)	na	na	na	na
Dilapidated (56 and Over)	na	na	na	na

Source: 2009 City Housing Conditions Survey

Housing Units by Type

Table 38 indicates the projected household change from 2000 to January 2008. The largest increases in housing for the city occurred in single family households and households of 5 or more units. This increase seems to be consistent with the development within the Specific Plan and the 3 new multifamily projects that have been constructed since the previous update in 2002.

Table 38**Housing Units by Type- Department of Finance E-5 Report**

Unit Type	2000		2008		Change	
	Number	Percent%	Number	Percent%	Number	Percent %
Single-Family	2,362	72.0	4,467	79.9	2,105	7.9
2 to 4 Units	70	2.2	68	1.3	-2	-0.9
5+ Units	61	1.9	277	4.9	216	3.0
Mobile-Homes	781	23.9	779	13.9	-2	-10.0
Totals	3,274	100.0	5,591	100.0	2,317	na

Source: 2008 Department of Finance E-5 Population and Housing Estimates

Vacancy Rates and Housing Occupancy

According to the California Department of Finance, approximately 110 housing units were vacant in 2008, with an overall vacancy rate of 1.97 percent. By comparison, the countywide vacancy rate was 6.23 percent. The owner-occupied vacancy rate reported by the Census in 2000 was 1 percent, while the rental vacancy rate was 3 percent, excluding unoccupied dwellings that were not available for sale or rent (second homes, units already sold or rented but awaiting occupancy, etc.). The 2000 Census also reported 46 vacant mobilehomes, about 5.5 percent of all mobilehomes in American Canyon.

Table 39**Housing Occupancy**

Area	Total Housing Units	Housing Units				Mobile Homes	Occupied	Vacant	Percent Vacant
		Single		Multiple					
		Detached	Attached	2 to 4	5 Plus				
American Canyon	5,591	4,444	23	68	277	779	5,481	110	1.97
Napa County	53,950	36,246	3,585	3,738	6,400	3,981	50,588	3,362	6.23

Source: 2008 Department of Finance

The 2000 Census indicated that 86 percent of the housing units in the City were owner occupied and 14 percent were renter occupied. Table 39 shows that American Canyon had a smaller percentage of vacant housing than Napa County. This percentage of vacancy increased approximately 1 percent from 2000.

Vacancy through Foreclosures

Due to the negative impacts from numerous Sup-Prime lending practices, severe drop in housing demand, rising unemployment, and State and Federal economic

recession, foreclosures are at an all time high. Based on preliminary calculations by the CALIFORNIA ASSOCIATION OF REALTORS®, the number of foreclosures in the state was expected to exceed 220,000 in 2008 and remain elevated in the first half of 2009. As such, home prices will continue to face downward pressure through the year because of the presence of foreclosures/distressed sales.

As stated within the “Overpaying” section of this report, foreclosures have increased since a large amount of homeowners suddenly found themselves severely overpaying for mortgages based on severely fluctuating rates. A recent study for the county found that the City of American Canyon had a projected unemployment of around 13 percent with a steadily increasing foreclosure supply. Although this has not been good for housing related industries, this has been good for potential home owners who are now seeing housing prices fall as a result of the increase in housing supply. Although these foreclosed and vacant homes are a source for potential housing for the City, they have not been included within this update. This is due to rapidly changing market conditions and purchases, which have made it difficult to accurately track the amount of foreclosed and vacant housing.

The trends outlined above seem to indicate the vacancy rate for the City has been increasing since 2000. The increase in the City’s vacancy rate indicates an increase in the housing supply, which may mean the housing demand, did not match the housing supply increase from 2000. This seems to correspond to the State and National drop in housing demand including the current economic downturn. The City will continue to work with Real Estate agents, developers, and the public to provide information to all interested residents who wish to occupy a vacant home.

Building Permit Activity

Table 40 summarizes building permit activity in American Canyon since 1999. The majority of housing units built in this period are privately owned single dwelling units. Building activity has remained steady, with slight variations from year to year depending on market demands. These demands can influence the number of building permits in such ways as when the demand for new housing is down, permit requests for improvements to existing housing can go up.

The Community Development Department tracks annual activity and status of all the approved and pending projects going on in the City. A majority of the projects approved before January 1, 2007, had building permits issued that were mostly single-family homes within the Residential Suburban (RS) and Specific Plan areas.

Table 40
Housing Permits Issued 1999- 2007

	Single-Family	2-4 units	5+ Units	Multifamily (1)	TOTAL
1999	75				75
2000	164				164
2001	547				547
2002	375				375
2003	312				312
2004	439				439
2005	208				208
2006	226				226
2007	41			503	544
Total	2,387			503	2,890

Source: Construction Industry Research Board, Building Permit Summary, California Cities and Counties Data, Calendar Years 1999-2007.

Note (1): Amounts based on total units for projects and not the total amount of projects constructed. See Table 48 for project details.

Table 41 indicates the amount of housing built within each decade. These amounts correspond to the Housing Conditions survey which stated a majority of the housing in American Canyon has been constructed since 1970.

Table 41
Year Structure Built: Census Tracts

Time Built	Total Housing Units
Built 1999 to March 2000	13
Built 1995 to 1998	106
Built 1990 to 1994	509
Built 1980 to 1989	856
Built 1970 to 1979	584
Built 1960 to 1969	561
Built 1950 to 1959	526
Built 1940 to 1949	70
Built 1939 or earlier	54

Source: H34. Year structure built

Data Set: Census 2000 Summary File 3 (SF 3)

SPECIAL HOUSING NEEDS

Government Code Section 65583 (a)(3) requires analysis of any special housing needs, such as those for the persons with disabilities, elderly, large families, farmworker, female-headed household, and people in need of emergency shelters. Special housing needs arise due to physical, economic, social, or cultural characteristics or conditions that are present in a substantial percentage of the local population. These characteristics or conditions distinguish individuals from the general population and lead to housing or supportive services needs that are not (or

cannot) be met by the private market acting alone. Examples of special housing needs include accessibility for the mobility impaired, transitional housing for those leaving a homeless environment, and housing specifically designed for the physical and social needs of older adults.

Characteristics such as age or physical limitations may be present in a large portion of the population. It is important for the community to accommodate a variety of housing types to serve such special needs groups. For example, handicap accessible housing or units that are designed to aid the physical limitations of the elderly may be needed in a community with large populations of this age group. Conversely, a community may have a population of low-income families that need adequately sized housing at a low cost. Affordability issues are also important to groups such as female-headed households, college students, farm workers, or military personnel. Therefore, the City needs to evaluate the types of special needs groups in order to address the special housing needs. Potential funding sources can include HOME funds, Low Income Housing Tax Credits, Federal funds targeted to Homeless, and increased assistance from non-profit groups within the region.

Goal 1E of the City's General Plan Land Use element outlines this need within the "Housing for Special Needs" section. Objective 1.13 of this section states that the City must provide housing for senior citizens, the physically-challenged and other populations with special needs. General Plan Land Use Policy 1.13.1 expands on this by stating that residential development must meet the special needs of low-and moderate income levels and provide a variety of multifamily housing and mixed-use that complies with State Law and adjacent uses. This Housing Element includes Goal 2A, Policy 2.4.1, Program 2.4.2 in the Policy Document which provide for a range of housing types including mobile homes. In the City of American Canyon the existing mobile home parks have a large percentage of senior citizens occupying the homes and the City is committed to retaining this housing type. Policy Document Policy 2.16.3A and Program 2.16.3 specifically address assisting elderly homeowners in rehabilitating their homes.

Persons with Disabilities

The 2000 Census reported approximately 38.9 percent (3,809) of the City's non-institutionalized residents have physical conditions that can affect their ability to live independently in conventional residential settings. This is higher than Napa County's which had 30 percent for both the County as a whole as well as just the unincorporated areas. Table 42 illustrates persons with disability by type of disability and age. This 2000 Census data illustrates the largest age group with disability appears to be individuals between the ages of 16 and 64, while the second highest is persons over the age of 65.

Table 42**Persons with Disability by Age and Disability**

Type of Disability by Age	Number
Total disabilities tallied:	3,809
Total disabilities tallied for people 5 to 15 years:	142
Sensory disability	22
Physical disability	10
Mental disability	78
Self-care disability	32
Total disabilities tallied for people 16 to 64 years:	2,629
Sensory disability	151
Physical disability	505
Mental disability	287
Self-care disability	149
Go-outside-home disability	515
Employment disability	1,022
Total disabilities tallied for people 65 years and over:	1,038
Sensory disability	189
Physical disability	430
Mental disability	157
Self-care disability	82
Go-outside-home disability	180

Source: 2000 Census Bureau, P41

A disability can impact a person's ability for employment leaving many disabled individuals on fixed incomes or jobs with wages that are lower than that of the non-disabled population. Table 43 indicates that individuals between the ages 16-64 had the highest percentage of unemployment at 9.2 percent followed by seniors above the age of 65 at 6.1 percent.

Table 43**Persons with Disability by Employment Status**

	Number	Percent
Age 5-64, Employed Persons with a Disability	1,462	14.9
Age 16-64, Not Employed Persons with a Disability	906	9.2
Persons Age 65 Plus with a Disability	594	6.1
Total Persons with a Disability	2,191	22.4
Total Population (Civilian Non-institutional)	9,075	*100.0

Source: 2000 Census Bureau

* 1005 does not include persons without disabilities

These individuals have mobility impairments, self-care limitations, or other conditions that may require special housing accommodations or financial assistance.

Individuals with such disabilities can have a number of special needs that distinguish them from the population at large, including:

- Individuals with mobility difficulties (such as those confined to wheelchairs) may require special accommodations or modifications to their homes to allow for continued independent living. Such modifications are often called “handicapped access.
- Individuals with self-care limitations (which can include persons with mobility difficulties) may require residential environments that include in-home or on-site support services ranging from congregate to convalescent care. Support services can include medical therapy, daily living assistance, congregate dining, and related services.
- Individuals with developmental disabilities and other physical and mental conditions that prevent them from functioning independently may require assisted care or group home environments.
- Individuals with disabilities may require financial assistance to meet their housing needs because a higher percentage than the population at large are low-income and their special housing needs are often more costly than conventional housing.

Some people with mobility and/or self-care limitations are able to live with their families or others who can assist in meeting housing and daily living needs. A segment of the disabled population, particularly low-income and retired individuals, may not have the financial capacity to pay for needed accommodations or modifications to their homes. In addition, even those able to pay for special housing accommodations may find them unavailable in the City.

Disabled persons often require special housing features to accommodate physical limitations. Some disabled persons may have financial difficulty due to the cost of having their special needs met or because of difficulty in finding appropriate employment. Although the California Administrative Code (Title 24) requires that all public buildings be accessible to the public through architectural standards such as ramps, large doors, and restroom modifications to enable handicap access, not all available housing units have these features.

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose affirmative duty on local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. Program 2.16.4 (F) of the Policy document provides for an amendment to the Municipal Code to develop formal procedures for reasonable accommodations for housing for persons with disabilities in accordance with the fair housing and disability laws. Program 216.4 (G) provides for an amendment to adopt a new ordinance relating to the Universal Design Element pursuant to Health and Safety Code Section 17959.

According to the Napa Housing Authority, American Canyon currently has 48 heads of households with disabilities receiving rental subsidies, while there are 56 households on the waiting list for assisted rental housing. The number of persons on this list with disabilities is not known.

Currently there are eight (8) adult care facilities in the City of American Canyon that look after individuals with special needs. The needs may be a result of a mental or physical disability, which requires additional support. These facilities are:

- ❖ Adondi's Residential Care Home, 557 Canyon Meadows Dr, (3 beds) (707) 648-7374
- ❖ Christopher House, 230 Andrew Rd (6 beds) (707) 567-6596
- ❖ James Road House, 126 James Rd (10 beds) (707) 552-6012
- ❖ One Step Beyond Care Home, 154 Entrada Cir (4 beds) (707) 552-8588
- ❖ Sacred Heart Care Home #2, 1513 Rio Grande St (6 beds) (707) 246-4565
- ❖ Sacred Heart Care Home #3, 241 Landana St (6 beds) (707) 647-2260
- ❖ Via La Paz, 14 Eisenhower Ct (4 beds) (707) 644-1402
- ❖ PENDING: Saint Lucia Residential Care, 134 Landana St (8 beds) (707) 553-2378

On January 1, 2002 SB 520 became effective and required local jurisdictions to analyze local government constraints on developing, maintaining, and improving housing for persons with disabilities. In accordance with SB 520 and Government Code 65583(a) (7) the City recognizes the importance of providing housing for persons with disabilities. The City has since included a review of all development applications for their adherence to the Title 24. This review is included during the entitlement processing stage as well as during the issuance of building permits for minor alterations. Goal 2E of this Housing Element addresses Housing for Special Needs. Policy 2.16.4 specifically pertains to persons with disabilities.

The City does also recognize SB2 which seeks to provide “by-right” shelters and transitional housing for the homeless population. This is to allow shelters to operate without unnecessary discretion in designated zones. Although housing for homeless individuals is discussed in the sections below, there can be a strong correlation between a person’s ability to work and their housing status. These disabilities can be both mental and physical and can limit their opportunities for employment and their ability to find income for housing.

Elderly

As is the case in many suburbs, the numbers and percentages of the elderly population has increased in American Canyon over the years. According to the 2000 Census, 13.4 percent (1,306) of the population was above the age of 65. Current development trends suggest that, while the number of older adults and their needs will remain significant in the City over the next five years, their proportion of the total population will decline as more families with children move into new residential neighborhoods.

In 2000, the incidence of poverty was higher among the population over 65 years of age (10.6 percent) than it was for the population between the ages of 18 and 64 (8.5 percent). In most communities, older adults tend to have a lower poverty rate (young families with children, especially single mothers, usually have the highest poverty rate).

Tenure is also important when analyzing the needs of seniors. Table 23 from the previous “Household Tenure” section, illustrates that the number of seniors living in owner-occupied housing. Two-thirds of all elderly homeowners paid more than 30 percent of their income for housing expenses, which is not surprising given the relatively low incomes of many seniors.

In combination with mobility limitations or the need for supportive services (such as medical or meal assistance), it can become very challenging for the elderly to adequately meet their housing needs. A more senior population living in an aged housing stock leads to a need for rehabilitation programs for existing units, as well as the creation of affordable senior housing units. The City has collected specific data on the age and condition of housing units; however, this does not include a specific breakdown of homes occupied by seniors. The City contains a large number of mobile homes, the majority of which are occupied by older adults. Because mobile homes tend to deteriorate faster than site-built homes, and seniors face the added financial burden of space rents, many seniors find it difficult to maintain their homes and keep up with rising space rents and utility costs.

There are 8 State Department of Social Services licensed elderly care facilities providing services in American Canyon. These facilities are:

- ❖ Greenhills Care Home, 115 Thayer Way (24- Beds) (707) 558-8487
- ❖ American Canyon Villa, 39 Via Marciana (6 beds) (707) 648-7983
- ❖ Bay Manor Luxury Residential Care, 10 Ford Dr (6 beds) (707) 731-1650
- ❖ EFE Canyon Care, 220 Hummingbird Way (6 beds) (707) 342-1161
- ❖ H&C Retirement Home, 303 Benton Way (6 beds) (707) 645-8657
- ❖ Landana Care Home, 122 Landana St (6 beds) (707) 980-7879
- ❖ Young at Heart Home Care, 161 Spikerush Circle (5 beds) (707) 557-5606
- ❖ Golden Age Retirement Homes, 56 James Road (15 beds) Not listed as of yet.

According to the Napa Valley Housing Authority, 26 senior headed households currently receive rental subsidies, while there are 16 seniors on the waiting list for this assistance. Policy 2.16.3 of the housing element states that the City will promote the use of incentives for affordable senior housing, while Policy 2.16.3 (A) will seek to maintain the elderly and disabled residence within the City.

Large Families (Five or More Persons)

Large families often face special challenges in the housing market because they need to find housing of sufficient size (three or more bedrooms) and do not always have sufficient income to purchase or rent such housing. Large families are defined as households of five or more related individuals. Table 35 of the “Housing Cost and Rental Rates” illustrates that of the larger households of 5 or more persons per house, 92 made less than 50% of the median family income (MFI), while 39 made less than 30% of the MFI. Table 20 of the “Household Tenure” section illustrates the amount of bedrooms per house while Table 24 indicates the percentage of large family households within the City. Table 20 indicates 1.5% of the 2000 housing stock (43 homes) had 5 or more bedrooms per house, while Table 24 states that 11% (1,075 households) contained 5 or more people within a single household. This difference illustrates that there is not enough supply of home with multiple bedrooms to accommodate the amount of large households based on 2000 Census data.

In 2000, American Canyon had 609 households of five or more persons. There were 518 owner-occupant households of five or more persons and 91 renter households of five or more persons (Table 44).

Table 44

Household by Size and Tenure

Type	Number
Owner occupied:	
1-4 person household	2253
5 or more person household	518
Total:	2,771
Renter occupied:	
1-4 person household	351
5 or more person household	91
Total:	442

Source: 2000 Census Bureau, SF3 H17

Policy 2.16.5 of this Housing Element states that the City will facilitate the construction of housing that includes 3-and 4- bedroom units affordable to extremely low-, very low-, and low-income families. The City of American Canyon recognizes that finding adequate and convenient child care is critical to maintaining quality of life for many households in the City. Program 2.18.3 of the Housing Element continues to implement the large family day care ordinance, Chapter 19.33 and evaluate other areas of the Zoning code where incentives for the provision of childcare can be established, possibly including the use of expedited entitlements.

Farmworkers

The California Employment Development Department includes in the “farmworker” category the following: farm workers, nursery workers, delivery truck drivers for produce and flowers, horticulturists, landscapers, tree trimmers, and lawn gardeners. Currently, there is no housing in American Canyon specifically designated for farmworkers or employee housing for farmworkers. Although there are agricultural activities in Napa County, the City itself does not contain enough land that could suite the demands of agriculture due to the smaller geographic size of the City. Although the Sphere of Influence includes some land designated for agricultural uses, the City does not have any agriculturally designated properties. Of those American Canyon residents employed in agriculture, the vast majority are year-round residents who commute to jobs outside of the City Limits.

The City of American Canyon is within Napa County, where agriculture is the predominant land use by area. A significant percentage of farmworkers employed in the County are migrant (seasonal) workers who may require special accommodations during their temporary stay. Such housing is extremely limited in Napa County. As a result, many migrant workers live in substandard housing conditions, such as motel units, illegally converted garages or secondary dwelling units, vehicles, and older mobilehomes and trailers.

Due to its location in Napa County, the City will facilitate the provision of housing opportunities for farmworkers. As a part of the Implementation Measures for this Housing Element, the City will continue to recognize Health and Safety Code 17021.6 and allow farmworker housing as a permitted use in any District where multi-family housing is allowed. These Districts are:

- ❖ Permitted
 - Residential Medium (RM);
 - Residential High (RH);
- ❖ Conditionally Permitted
 - Commercial Neighborhood (CN); and
 - Community Commercial (CC). The City will require approval of a Conditional Use Permit to ensure for housing within the residential overlay areas of the Commercial Districts with conformance to all applicable Development Standards of the underlying Zoning District.

Program 2.16.8 seeks to adhere to the Health and Safety Code by promoting adequate housing for farmworkers. Since the City contains rental complexes with affordable rents, any farmworker housing need lasting for a long period of time should be, satisfied by the existing housing stock.

Female Headed Family Households

Most female-headed households are either single elderly women or single mothers. Traditionally, these two groups have been considered special needs groups because their incomes tend to be lower, making it difficult to obtain affordable housing, or

because they have supportive services needs related to housing (such as child care or assisted living support). Single mothers, in particular, tend to experience difficulty in obtaining suitable, affordable housing because of their low incomes and the need for two or more bedrooms. Of the 3,209 households in 2000, 404 (13 percent) were female householders with no husband (Table 21 of "Household Tenure"). Of the 404 female-headed households, 216 had children under the age of 18. Of the 2,647 households in the City in 1990, 393 (about 15 percent) were female-headed households.

According to the 2000 Census, 55 of the City's female-headed households (14 percent) had incomes below the poverty level, giving this group the highest poverty rate in the City. Approximately 35 percent (19) of these were female-headed family households with children. It may be assumed that most of these households are overpaying for housing (i.e. more than 30 percent of their income), or are experiencing other unmet housing needs because of their extremely low incomes and the rising cost of housing.

Program 2.16.6 addresses Female-Headed households by supporting the permitting of Child Care Facilities within the City.

Homeless Population and Persons in need of Emergency Housing

Government Code Section 65583(a)(7) requires an analysis of housing needs for homeless individuals and for local governments to address any need for emergency shelters and transitional housing. Homelessness can result from a number of social and economic factors that include a breakdown of traditional social relationships, chronic unemployment, a shortage of affordable housing in relation to income, chronic substance abuse, and a physical or mental disability that limits the person's ability to find adequate work. By definition, a homeless person lacks consistent and adequate shelter and can be considered residents of a community (those remaining in an area year-round), or transient, depending on their residence before becoming homeless and the length of time they spend in a community. The three types of housing that accommodate these needs are emergency housing, transitional housing, and supportive housing. They are defined as:

- Emergency Shelter/Housing- housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay (Health and Safety Code 50801).
- Transitional Housing- Buildings configured as rental housing developments, but operate under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months (Health and Safety Code 50675(h)).
- Supportive Housing- Housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the supported resident in

retaining housing, improving his or her health status, and maximizing their ability to live and work in the community (Health and Safety Code 50675(b)).

Emergency shelters can provide a short-term solution to homelessness that involve limited supplemental services, while transitional shelters are directed toward removing the basis for homelessness. Shelter is provided for an extended period, and is combined with other social services and counseling to assist in the transition to self-sufficiency. The 2007, Napa County Continuum of Care (CoC), expanded upon the countywide 2005 Ten Year Plan to End Homelessness. The CoC documented that there were 146 Unsheltered and 199 Sheltered facilities in Napa County (345 total). Below is a summary of the Unsheltered and Sheltered facilities.

Summary of Sheltered Data	Summary of Unsheltered Data
- 199 sheltered homeless	- 102 people counted in field count
- 126 in emergency shelter	- 56 counted by survey (12 duplicates
- 73 in transitional programs	from field count)
- 49 children, 30 between the ages of 0-5, 8 ages 6-11, 13 ages 12-17	- 8 families with 12 children
- 24 families of 2 or more	- 41 people counted by the survey were
- 67 chronically homeless	chronically homeless
	- Estimated that as many as 82 people

The 2007 survey illustrated that although the county contained 274 active beds, the potential need for emergency shelter, transitional, and permanent supportive was 430 beds. This leaves an approximate county (including cities) need for 156 beds that includes 63 for individuals and 93 for families. There is no accurate figure for the number of homeless persons in the American Canyon Planning Area. The 2000 Census reported 13 persons living in “other units,” which could include railroad cars, campers and vans. However, Census counts are not generally accepted as an accurate reflection of homelessness. The nature of the homeless population makes exact counting difficult. As of January 12, 2010 the Police Department as well as the Community Development Department confirmed that there were no “homeless” residents within the City of American Canyon.

The City proposes to amend portions of its Municipal Code to comply with SB2 and provide sufficient housing options for the homeless population includes families in need of emergency housing. This is discussed within the “Zoning for Variety of Housing” section of this document. Since the City shares a boarder with the City of Vallejo, it is not inconceivable that the City of American Canyon could see an increase due to a Homeless migration from Vallejo to American Canyon. Since the City of Vallejo is within Solano County and not Napa County like American Canyon, the City would cooperate with the City of Vallejo, Solano County, and Napa County to address any migration and redirect those individual to the appropriate facility. Some of the facilities in the City of Vallejo include:

- House of Joy Transitional, 1106 Marin St, Vallejo 707-554-8800
- Homeless Shelter Napa Valley, 2521 Old Sonoma Rd, Napa 707-253-6145

- Baptist Church of Vallejo, 2025 Sonoma Blvd. 707-644-4064
- The Salvation Army of Vallejo, 630-632 Tuolumne St. 707-643-8621

Residents of Mobile Home Parks

Residents of mobile home parks are not usually considered a special needs group per se, but mobile homes represent a significant portion of American Canyon's housing stock—more than one of every four dwelling units (900 homes as of 2000). The issues and challenges facing mobile home park residents are substantially different than those of either owners or renters of site-built housing. The special needs of mobile home park residents result from the following circumstances:

- ❖ Most residents have incomes below 80 percent of the countywide median income and are elderly, retired, and/or disabled on limited pension, social security, and/or public assistance income.
- ❖ Mobile home residents typically own their homes but rent the spaces on which these homes are located. Many residents also pay directly to the park owner for public and private utility services. As a result, mobile home residents have less control over their housing costs than do other owner-occupants.
- ❖ Unlike other forms of housing, mobile homes typically decline in real value with age, rather than appreciate. The value of a mobile home is linked to the condition, amenities, and cost of the park in which it is located. Even a well-maintained, high value mobile home will suffer a significant decline in value if the park in which it is located does not offer superior value and amenities in relation to other parks in the community.

A significant percentage of mobile homes in American Canyon are estimated to be more than 20 years old. Some of these homes are more than 30 years old and were manufactured prior to the adoption of minimum state and federal standards for manufactured housing. Older mobile homes tend to require more substantive repair and rehabilitation sooner than do site built homes of comparable age. The feasibility and cost-effectiveness of rehabilitating mobile homes is often much lower than for site-built homes, however HCD offers Mobile Home Park Resident Ownership Program (MPROP) to assist resident organizations, non-profit housing providers, or local public agencies to acquire and own mobile home parks. This program offers short and long-term 3 percent interest loans for the purchase or rehabilitation of a mobile home park.

Mobile home owners often face additional challenges in obtaining financing for repairs, although new private, state and federal lending programs adopted over the past 20 years have reduced the financing gap relative to homes attached to real property.

In theory, mobile homes can be relocated, however the cost of doing so is often disproportionate to the value of the home. Additionally older mobile homes can

suffer significant damage during a move. Mobile home owners are, therefore, limited in their options when faced with financial difficulties, most cannot simply pick up their mobile homes and move.

The combination of these factors has prompted many communities to establish financial assistance programs, and rent control procedures specifically oriented to mobile home park residents and owners. Inspection programs are also done by the state. To address the potential problem of the “permanence” of the location of mobile home parks, the City has established a mobile home park overlay district (MHP) as well as a Mobile Home Conversion Ordinance and a Rent Stabilization Ordinance. Purposes of this district include protecting mobile home parks from speculative pressures to convert to other uses, designation of appropriate areas of the City for mobilehome parks, ensuring adequate park design and residential environment, and achieving design compatibility with surrounding residential areas. Chapter 19.34, “Conversions of Senior Housing to Non-Senior Housing”, establishes necessary and appropriate policies related to conversion of Senior Housing projects to non-Senior Housing projects.

OPORTUNITIES FOR ENERGY CONSERVATION

Government Code Section 65583(a)(7) requires that the assessment of current housing needs and resources includes an analysis of opportunities for energy conservation for residential development. The Housing Element must inventory and analyze opportunities that incorporate energy saving features, materials, systems, and practices that provide for residential uses. These features can help reduce housing costs for residents by lowering the cost of living associated with extended commute times, bills associated with energy consumption, and development costs that can influence the cost of housing. Also, recent updates in State Law have been created to reduce Green House Gases that have a negative effect on the environment. Methods that seek to save energy can not only reduce the cost of living, but help mitigate negative environmental effects caused by development.

The City of American Canyon continues to encourage energy conservation in new housing and existing housing. This energy conservation can be in the form of water, electric, gas, or any other amenity usage which helps to power a home. Construction of energy efficient buildings does not lower the price of housing; however, housing with energy conservation features should result in reduced monthly occupancy costs as consumption of fuel and energy is decreased. Similarly, retrofitting existing structures with energy-conserving features can result in a reduction in utility costs. Examples of energy conservation opportunities include weatherization programs and home energy audits; installation of insulation; installation or retrofitting of more efficient appliances, and mechanical or solar energy systems; and building design and orientation which incorporates energy conservation considerations.

Land Use and Planning

Planning through effective land use decisions can be another way to achieve conservation of material including minimizing their impacts on the environment and

reducing housing costs. The City has multiple constraints, which have influenced where residential development could be achieved. Constraints such as Highway 29 which bisects the City, strict development restrictions from the airport's flyover zones to the north, the City of Vallejo's limits directly to the south, natural constraints to the east and west, and an Urban Limit line agreement with the County of Napa which restricts the City's ability to expand outward.

With all of these restrictions influence where housing can be achieved, land use planning has been crucial to integrate important design. Higher density projects within the Southeast Specific Plan have been designed to include multimodal means of transportation to allow residents to avoid excessive use of automobiles to help reduce carbon emissions from car exhaust. These affordable housing projects have been located to adjacent to commercial centers to encourage pedestrian access to potential jobs, services, and amenities. By locating high density housing close to areas of employment, not only do we reduce the commute times and Vehicle Miles Traveled (VMT), but we maximize existing resources and residential land as well.

The Town Center Project which has been proposed along the east side of the City is currently utilizing land use and planning methods that seek a more centralized urban core for the City. This project seeks to maximize the land and resources by adding higher density housing to business and commercial uses. The center will include pedestrian friendly streets and walkways, energy efficient homes and businesses, mixed uses, and a site layout that encourages a more walkable community. See the land assessment portion of this element for more details.

In addition to existing practices the City maintains active Public Participation for all of its housing related projects. Public input has been vital in developing new residential developments that best serve the community. Community workshops have been held with recent development applicants to help address the needs of the community. These workshops touch on land use issues such as housing layout, circulation, pedestrian safety, and housing design.

This public participation has led to the City's most recent amendment to monitor and reduce any unnecessary usage of potable water within the City's service boundary. In 2008 the American Canyon City Council approved a "Zero Water Footprint" for the City. This resolution addressed the growing concern for new development to conserve potable water supply while minimizing the impact and demand for existing uses. This is addressed in more detail within the Adequate Infrastructure and Resources section of this document.

Building Materials

Many modern design methods used to reduce residential energy consumption are based on proven techniques. These techniques can be categorized in three ways:

1. Building design that keeps natural heat in during the winter and keeps natural heat out during the summer. Such design reduces air conditioning and heating demands. Proven building techniques in this category include:
 - ❖ Location of windows and openings in relation to the path of the sun to minimize solar gain in the summer and maximize solar gain in the winter;
 - ❖ Use of “thermal mass,” earthen materials such as stone, brick, concrete, and tiles that absorb heat during the day and release heat at night;
 - ❖ “Burying” part of the home in a hillside or berm to reduce solar exposure or to insulate the home against extremes of temperature;
 - ❖ Use of window coverings, insulation, and other materials to reduce heat exchange between the interior of a home and the exterior;
 - ❖ Location of openings and the use of ventilating devices that take advantage of natural air flow (particularly cool evening breezes); and,
 - ❖ Use of eaves and overhangs that block direct solar gain through window openings during the summer but allow solar gain during the winter.

2. Building orientation that uses natural forces to maintain a comfortable interior temperature. Examples include:
 - ❖ North-south orientation of the long axis of a dwelling;
 - ❖ Minimizing the southern and western exposure of exterior surfaces; and
 - ❖ Location of dwellings to take advantage of natural air circulation and evening breezes.

3. Use of landscaping features to moderate interior temperatures. Such techniques include:
 - ❖ Use of deciduous shade trees and other plants to protect the home;
 - ❖ Use of natural or artificial flowing water; and
 - ❖ Use of trees and hedges as windbreaks.

In addition to natural techniques that have been used for millennia, a number of modern methods of energy conservation have been developed or advanced during the present century. These items seek to not only conserve energy, but to reduce environmental impacts and any potential health risk to individuals. Materials and practices can include:

- ❖ Use of solar energy to heat water;
- ❖ Use of solar panels and other devices to generate electricity;
- ❖ Window glazing to repel summer heat and trap winter warmth;
- ❖ Weather-stripping and other insulation to reduce heat gain and loss;
- ❖ Use of energy efficient home appliances; and

- ❖ Green Building materials such as bamboo flooring, paint with little or no Volatile organic compounds (VOC), and material that have been recycled such as wood for construction or aggregate for driveways

State Building Code Standards

Program 2.22.4 (C) of this Housing Element requires compliance with Title 24 as discussed below. Compliance with Title 24 will enable homeowners to reduce energy consumption.

The California Energy Commission was created in 1974 by the Warren-Alquist State Energy Resources Conservation and Development Act (Public Resources Code 25000 et seq.). Among the requirements of the new law was a directive for the Commission to adopt energy conservation standards for new construction. The first residential energy conservation standards were developed in the late 1970s (Title 24, Part 6 of the California Code of Regulations) and have been periodically revised and refined since that time.

Residential site design and construction techniques that can reduce the amount of energy used for space cooling would significantly reduce overall energy demand. As discussed above, a number of traditional and modern techniques can decrease energy used for space cooling, including:

- ❖ The orientation of buildings and windows with respect to the path of the sun;
- ❖ Landscaping to shade insulated buildings;
- ❖ Insulation in walls and ceilings;
- ❖ Thermal mass to absorb solar energy during the day and release it at night; and
- ❖ Window treatments to reduce solar gain during the day.

General Plan

Goal 2G of the Housing Element Policy document states that the City will, "Encourage energy conservation in new and existing housing." Policies for the success of this goal include:

- *Policy 2.21.1*-Ensure that the design of development is consistent with state laws regarding energy conservation.
- *Policy 2.21.2* -Promote the planting of trees in residential areas to provide cooling during the summer months.
- *Policy 2.21.3* -The City shall encourage innovative site designs and orientation techniques, which incorporate passive and active solar designs and natural cooling techniques.
- *Policy 2.21.4*-The City shall promote energy efficient land use planning by incorporating energy conservation as a major criterion for future decision making.
- *Policy 2.22.1*-Promote the weatherization of existing residential units.

- *Policy 2.22.2* -The City shall promote a weatherization and retrofit program for existing housing units that fall below current state performance standards for energy efficiency.
- *Policy 2.22.3*-The City shall promote opportunities for the use of solar energy by assuring solar access by expediting solar installation through a ministerial review.
- *Policy 2.22.4*-The City shall promote energy conservation through education and outreach programs provided by the Community Development Department.

More programs and potential funding sources for Energy Conservation can be found within the *Programs* section of this document.

ANALYSIS OF AT RISK UNITS

California Housing Element Law requires jurisdictions to include a study of low-income assisted housing units that are eligible to change from low-income housing uses during the next ten years due to termination of subsidy contracts, mortgage payment, or expiration of restricted use (Government Code 65583). These units risk the termination of various subsidy groups which could convert certain multifamily housing from affordable to market rate. State law requires housing elements to assess at-risk housing in order to project any potential loss of affordable housing. Canyon Manor Apartments and the Valley Green Apartment Complex are both two-bedroom apartment complexes with no vacancies, while the Lodge at Napa Junction currently contains 35 vacancies.

According to HUD, as of October 2008, the City of American Canyon did not have assisted rental housing that would be in danger of conversion within the next ten years. This information was confirmed by a City survey of multifamily housing to clarify that they did not receive any Federal, State, or local subsidies. Recent affordable housing projects such as Vineyard Crossing, Vineyard Place, and Valley Vista received subsidies for their affordable units; however, they are at the beginning of their subsidy contracts and do not risk conversion within this planning period. Canyon Manor has an existing Affordable Housing Agreement providing ten units at low-income rents for 30 years.

The City does contain affordable housing which are currently under contract with the City and the Napa Housing Authority to allow the sale and transfer of housing that is affordable to qualified buyers. Any sale or transfer of these homes must be released and approved by both the City of American Canyon and the Housing Authority. Table 45 indicates these homes, by APN, Address, associated project approval, including their valuation.

Table 45
Summary of At-Risk Units

APN	St #	Street Address	Project	Building Final	Closing Date	Purchase Price
059150051000	8	Bethany Drive	Chesapeake	12/06/01	04/12/02	\$217,600.00
059280041000	14	Bethany Drive	Chesapeake	06/18/02	06/27/02	\$217,600.00
059280038000	20	Bethany Drive	Chesapeake	06/18/02	06/14/02	\$217,600.00
059280034000	26	Bethany Drive	Chesapeake	06/06/02	06/14/02	\$217,600.00
059280031000	32	Bethany Drive	Chesapeake	06/05/02	07/16/02	\$217,600.00
059150034000	9	Karen Drive	Chesapeake	01/30/02	02/18/05	\$281,117.00
059150037000	15	Karen Drive	Chesapeake	01/30/02	02/18/05	\$281,140.00
059280012000	21	Karen Drive	Chesapeake	03/22/02	01/26/07	\$285,315.00
059280017000	29	Karen Drive	Chesapeake	03/22/02	03/22/02	\$217,600.00
059280028000	4	Michael Lane	Chesapeake	06/05/02	06/21/02	\$217,600.00
059280025000	10	Michael Lane	Chesapeake	04/09/02	04/30/02	\$217,600.00
059280022000	16	Michael Lane	Chesapeake	04/03/02	07/30/02	\$217,600.00
059141018000	772	Spring Mountain Ln	Heritage Park	12/21/00	12/30/03	\$241,680.00
059141015000	784	Spring Mountain Ln	Heritage Park	12/29/00	02/28/01	\$190,000.00
059141009000	808	Spring Mountain Ln	Heritage Park	05/08/01	06/17/04	\$252,092.00
059141005000	824	Spring Mountain Ln	Heritage Park	05/16/01	06/08/01	\$190,000.00
059138007000	856	Spring Mountain Ln	Heritage Park	06/27/01	01/04/07	\$275,000.00
059142003000	708	Westpark	Heritage Park	12/12/00	01/19/01	\$190,000.00
059142006000	720	Westpark	Heritage Park	12/12/00	03/09/01	\$190,000.00
059142009000	732	Westpark	Heritage Park	12/11/00	12/06/00	\$190,000.00

Source: The City of American Canyon 2009

SITE INVENTORY AND ANALYSIS

INVENTORY OF LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT

State Law requires an inventory of land suitable for residential development (Government Code Section 65583(a)(3)). An important purpose of this inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to meet the jurisdiction's share of the regional housing need, including housing to accommodate the needs of all household income levels.

This section provides an analysis of the land available within the City of American Canyon for residential development. In addition to assessing the quantity of land available to accommodate the City's total housing needs, this section also considers the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs.

In 2008, The City of American Canyon identified all vacant and underutilized sites for zones that would allow residential development either by right or with the use of a Conditional Use Permit for all parcels within the City Limits. The identified vacant/underdeveloped parcels were delineated on top of parcel base map in GIS (geographic information system). Parcel acreages by land use designation were calculated using the GIS system.

Parcels in the inventory fall into five categories:

- ❖ Parcels that are vacant and have the potential for new development.
- ❖ Parcels that are underutilized and are suitable for residential redevelopment. Underutilized (or underdeveloped) parcels are defined as those where a portion of the site is vacant and there is development potential, or where there are older or low-value uses with the potential to be redeveloped within the Housing Element timeframe (i.e.2014).
- ❖ Vacant/underutilized parcels that already have a planned project. This means the project may have entitlements either pending approval or have already been approved by their authoritative body.
- ❖ Parcels that are vacant but are not suitable for residential development. This means that there may be certain constraints, either through natural or legislative, that would restrict any potential housing development from being constructed on that site.
- ❖ Parcels that are underutilized but are not suitable for residential redevelopment.

Parcels in the first two categories are classified as developable. All identified developable land designated for residential use (all residential land use designations in the General Plan) is considered available for residential development. Additionally, lands within the Community Commercial (CC) and Neighborhood Commercial (NC) designations are also considered available for residential

development with the application of a use permit. The details of residential development within a commercial zone are discussed within the “Zoning Designations for Housing”.

Realistic Capacity Analysis for Vacant and Underutilized Lands

All non-vacant or underutilized sites were calculated by using existing site conditions and development standards that were reviewed with the use of recent aerial photography and on-site inspections. The realistic capacity uses a variety of methodologies including the zoning designation with corresponding development standards (Table 52 and Table 53), development trends and other land use constraints to calculate the total amount of potential housing. Due to these standards and development constraints, many vacant parcels listed on Table 46 can not achieve the maximum densities allowed by their land use designation. This is most common in parcels that are less than an acre, where the maximum unit count can not be calculated due to zoning restrictions for minimum parcel size. An example of this would be a low density zone that allows a maximum of 8 units an acre with a minimum lot size of 5,000 square feet. If the parcel is 1 acre then it is possible that 8 units can be developed at the maximum General Plan designation; however, if the parcel was half an acre then it could only yield about 4 units due to the minimum zoning restriction of 5,000 square feet. Due to the size of many of the low-density sites within the City, most are unable to be developed to the maximum permitted density outlined within the General Plan. City staff has evaluated the realistic development potential on each of the vacant sites, accounting for parcel size, development densities and land use controls within each district.

In accordance with Government Code Section 65583.2(a)(3) each non-vacant property is listed as “Underutilized” within the existing use category and are identified as sites that are capable of being developed at a higher density. Table 46 lists each parcel's ability to accommodate development and whether there is sufficient infrastructure, onsite constraints that would prevent development, and notes for what is on the property (Government Code 65583.2(b) (3-6)). Since most of the vacant and underutilized sites are located within developed areas, the feasibility and suitability is high due to the developer's ability to expand on existing infrastructure rather than construct a whole new system in an undeveloped area. All of the sites listed on the inventory could be developed within the planning period; however, the severe drop in the housing market may hinder market demand. When the demand picks up for housing, these sites will be the most suited to accommodate new housing. Table 46 provides a detailed inventory of each parcel.

Commercial Underutilized Parcels

Some of the commercial parcels listed on Table 46 are underutilized and contain existing structures and businesses, specifically parcels #26, 27, and 29. Although the inclusion of these parcels does not indicate that the City will seek to acquire these parcels, the City is merely addressing the potential that these parcels have to accommodate future residential properties. These are not the only underutilized commercial properties with housing potential; however, these parcels would have a

greater ability to development within the planning period should the possibly arise. As with all housing developments, the City will continue to assist the development community in providing housing for multiple income levels as well as securing additional financial assistance to ensure that lower-income housing needs are met. Zoning Ordinance 19.27 includes Housing Incentives to encourage the development of housing which meets the needs identified in the Housing Element of the General Plan by allowing the granting of density bonuses and other incentives.

Site #26: is located along the west side of Highway 29 corridor. This Parcel has sufficient access to Melvin Road and Wilson Way and is located adjacent to existing residential uses. Currently there is an existing tire facility utilizing a small portion of the 2.36 acre site fronting onto Highway 29. Since the General Plan does not currently allow residential uses to front onto Highway 29, this site is ideal for a mixed use project to provide residential access along Melvin Road, while allowing potential businesses to be seen from the Highway 29 motorist.

Table 46- Site # 26



Site #27: is existing Adobe Lumber facility along the east side of Hwy 29. There has been some interest to relocate facility to the Industrial Area of the City and use site for residential and mixed use proposes adjacent to Napa Junction Center to the north as well as the future Town Center project to the east. Typically uses such as the Adobe Lumber facility are not located adjacent to residential uses; however, this facility has been in operation for some time but a conversion to residential mixed use could be more conducive to the adjacent Town Center project which will have a minimum of 20 units per acre for multiple family housing. This is a very large parcel within the Residential Overlay and could allow residential units up to 35 units per acre.

Table 46- Site # 27



Site #29 and #21: located along the west side of Highway 29 corridor. This parcel has is located adjacent to existing residential uses. Currently there is an existing landscaping business utilizing the 2.52 acre site that fronts onto Highway 29. Since the business primarily uses the site to store materials there are no major permanent structures that would need to be demolished to allow residential units. Also, there is a 2.52 acre vacant CC site just south of the site which is listed as Site# 21 within Table 46. Together these parcels have the potential to develop approximately 5.04 acres of high density residential development.

Table 46- Site # 29



Table 46

Available Land Inventory Summary

Low Density Residential: Units based on Inclusionary Zoning Ordinance 19.28										Affordable
	APN	Land Use	Zone	Acres	Total Units	Market Rate Units	Affordable Units Based on Inclusionary ZO 19.28.	Existing Use	Infrastructure Capacity	On-site Constraints
1	058-542-001	RL	RS-8000	0.24	1	1		Vacant	Yes	Vacant lot surrounded by existing homes.
2	058-162-012	RL	RS-6500	1.06	7	6	1	Vacant	Yes	Formerly Rio Vista Pre-Application. Vacant Land surrounded by homes.
3	058-162-013	RL	RS-6500	1.09	7	6	1	Vacant	Yes	Formerly Rio Vista Pre-Application. Vacant Land surrounded by homes.
4	058-141-038	RL	RS-6500	0.66	4	4		Vacant	Yes	Rio Del Mar project. Approved plans for 4 lots. Under Construction.
5	058-141-037	RL	RS-6500	0.2	1	1		Vacant	Yes	Rio Del Mar project. Approved plans for 4 lots. Under Construction.
6	058-281-013	RL	RR-20,000	1.11	2	2		Vacant	Yes	Older building utilizing half of large lot, surrounded by homes.
7	058-290-003	RL	RR-10,000	0.31	2	2		Vacant	Yes	Vacant infill lot surround by homes.
8	058-311-002	RL	RR-10,000	0.17	1	1		Vacant	Yes	Vacant lot with sheds surrounded by homes.
9	058-311-003	RL	RR-10,000	0.23	1	1		Vacant	Yes	Vacant lot surround by homes.
10	058-311-004	RL	RR-10,000	0.26	1	1		Vacant	Yes	Vacant lot surround by homes.
11	058-030-018	RE	RE	20.66	20	18	2	Vacant	Yes	Large vacant lot between Oat Hill and homes south of Eucalyptus.
12	058-040-020	RE	RE	9.82	9	8	1	Vacant	Yes	Large vacant lot between Oat Hill and homes south of Eucalyptus.
13	058-270-005	RE	RE	23.22	23	21	2	Vacant	Yes	On Oat Hill west of Valley Vista

										manufactured housing project.
14	058-320-001	RE	RE	10.63	10	9	1	Vacant	Yes	On Oat Hill west of elementary school.
15	059-080-032	SP-1:SF	SP-1:SF	2.81	24	21	3	Vacant	Yes	Previous Submitted Branzuela TSM. Next to PG&E Easement. Project has been withdrawn due to current market conditions.
				72.47	113	102	11			

Medium Density Residential:

Units based on Inclusionary Zoning Ordinance 19.28

Affordable

	APN	Land Use	Zone	Acres	Total Units	Market Rate Units	Affordable Units Based on Inclusionary ZO 19.28.	Existing Use	Infrastructure Capacity	On-site Constraints
16	058-082-007	RM	RM	2	10	9	1	Vacant	Yes	Vacant Lot south of elementary school. Near West Napa Fault.
17	058-082-010	RM	RM	0.94	4	4		Vacant	Yes	Vacant Lot adjacent to school and homes.
				2.94	14	13	1			

High Density Residential (1):

based on Development Standards and Default Density of 20 units per Acre (Gov Code 65583.2)

Units

	APN	Land Use	Zone	Acres	Total Units	Affordable Units Based on Default Density (20du/ac)	Existing Use	Infrastructure Capacity	On-site Constraints
18	058-290-012	CN	CN	2.15	43	43	Vacant	Yes	Large vacant lot adjacent to commercial and residential uses. GP Policy 1.14.1&2 allow multifamily residential site coverage of 1.0 at 20du/ac.
19	058-302-001	CN	CN	2.17	43	43	Vacant	Yes	Large vacant lot adjacent to commercial and residential uses. Directly north of #18.GP Policy 1.14.1&2 allow multifamily residential site coverage of 1.0 at 20du/ac.

20	058-095-009	CC	CC	1.08	10	10	Vacant	Yes	Large vacant lot adjacent to commercial and residential uses. Possible merger with #20 and 22 to maximize housing potential. WEST side of Hwy 29. GP Policy 1.15.1 allows 50% site coverage at 20du/ac.
21	058-311-013	CC	CC	2.52	25	25	Vacant	Yes	Large vacant lot adjacent to commercial and residential uses. Possible merger with #29 to maximize housing potential. WEST side of Hwy 29. GP Policy 1.15.1 allows 50% site coverage at 20du/ac.
22	058-352-002	CC	CC	1.24	12	12	Vacant	Yes	Large vacant lot adjacent to commercial and residential uses. Possible merger with #22 and 20 to maximize housing potential. WEST side of Hwy 29. GP Policy 1.15.1 allows 50% site coverage at 20du/ac.
23	058-362-001	CC	CC	0.68	6	6	Vacant	Yes	Vacant Parcels adjacent to residential uses. WEST side of Hwy 29. GP Policy 1.15.1 allows 50% site coverage at 20du/ac.
24	058-362-003	CC	CC	1.26	12	12	Vacant	Yes	Vacant Parcels adjacent to residential uses. Near West Napa Fault. WEST side of Hwy 29. GP Policy 1.15.1 allows 50% site coverage at 20du/ac.
25	059-072-005	CC	CC	5.18	67	67	Vacant	Yes	EAST side of Hwy 29. GP Policy 1.15.1 allows 65% site coverage at 20du/ac. Large vacant lot adjacent to high density residential and future town center site.

26	058-362-012	CC	CC	2.36	23	23	Underutilized	Yes	Older commercial structures on very large parcel adjacent to residential uses. Near West Napa Fault. WEST side of Hwy 29. GP Policy 1.15.1 allows 50% site coverage at 20du/ac.
27	059-020-023	CC	CC	14.16	184	184	Underutilized	Yes	EAST side of Hwy 29. GP Policy 1.15.1 allows 65% site coverage at 20du/ac. Existing Adobe Lumber site along the east side of Hwy 29. Interest to relocate facility to Industrial Area and use site for residential uses adjacent to Napa Junction mixed use center.
28	059-072-002	CC	CC	1.98	25	25	Vacant	Yes	EAST side of Hwy 29. GP Policy 1.15.1 allows 65% site coverage at 20du/ac. Possible merger with #25 to maximize housing potential.
29	058-311-014	CC	CC	2.52	25	25	Underutilized	Yes	Large commercial site used for landscaping materials adjacent to Hwy 29 and the residential uses. Possible merger with #21 to maximize housing potential. WEST side of Hwy 29. GP Policy 1.15.1 allows 50% site coverage at 20du/ac.
30	058-362-016	CC	CC	1	10	10	Vacant	Yes	Vacant parcel adjacent to Hwy 29. WEST side of Hwy 29. GP Policy 1.15.1 allows 50% site coverage at 20du/ac.
31	058-362-019	CC	CC	1.52	15	15	Vacant	Yes	Vacant parcel adjacent to #30 and Hwy 29. Near West Napa Fault. WEST side of Hwy 29. GP Policy 1.15.1 allows

										50% site coverage at 20du/ac.
				39.82	500		500			
Parcels with Approved Entitlements (detailed on Table 47)										
	APN	Land Use	Zone	Acres	Total Units	Market Rate Units	Affordable Units Based on Inclusionary ZO 19.28.	Existing Use	Infrastructure Capacity	On-site Constraints
32	058-651-001-0030, 058-652-001-005	RM	RM	2.96	35	26	9	Vacant	Yes	This is the City Council approved Valley Vista project. It has a total of 35 units and is detailed on Table 47. Infrastructure has been installed; however, construction has halted due to the decline in the housing market.
33	059-080-012	SP-1:CR	SP-1:CR	8.35	164	147	17	Vacant	Yes	This is the City Council approved Village at Vintage Ranch (formerly known as the Canyon Rock Apartments project). It has a total of 164 units and is detailed on Table 47. There has been some recent interest to construct these units that will include town homes, condos, apartment units and includes 17 affordable housing units.
34	multiple	SP-1:SF	SP-1:SF	multiple	87	87	0	Housing yet to be constructed within the Village Ranch Specific Plan. As of 2010, out of the total 766 total approved units, 87 have not been constructed.	Yes	These are approved but not yet constructed houses for the Vintage Ranch community within the Southeast Area Specific Plan. Due to surrounding housing prices, it is projected these new units will be for moderate to above moderate income groups.
				11.31	286	260	26			

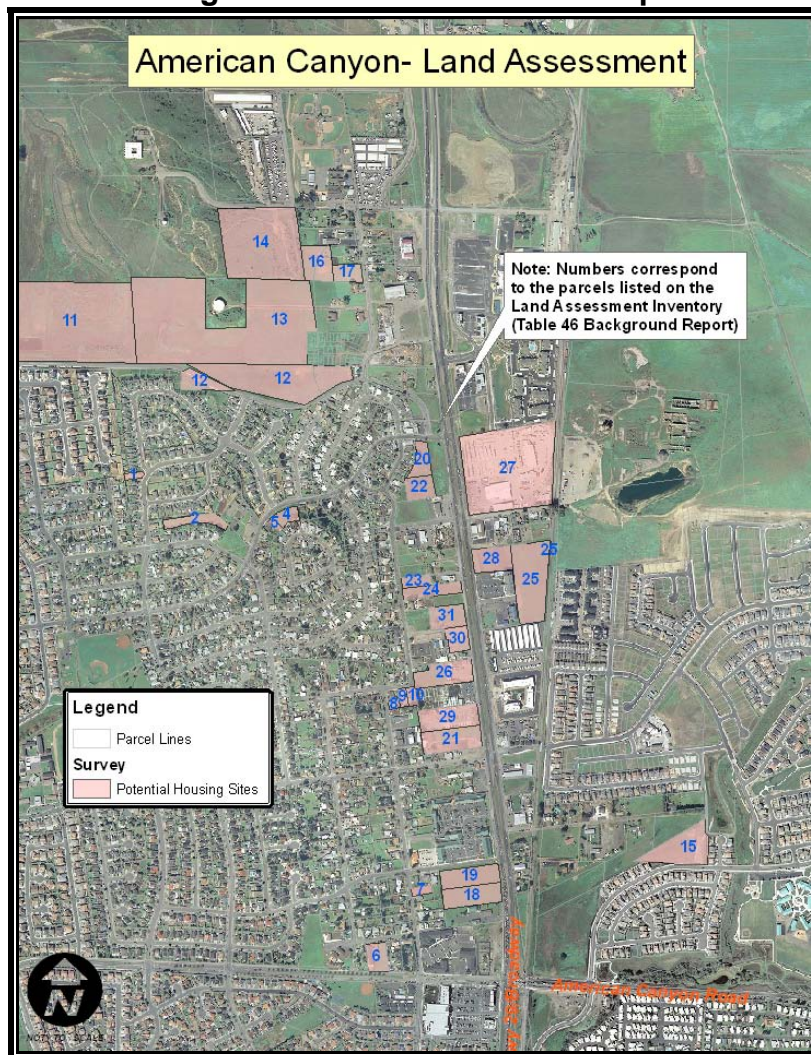
Units Built and Under Construction (detailed on Table 48)										
	APN	Land Use	Zone	Acres	Total Units	Market Rate Units	Affordable Units Based on Inclusionary ZO 19.28.	Existing Use	Infrastructure Capacity	On-site Constraints
35	multiple	SP-1:SF	SP-1:SF	multiple	174	174	0	Newly Constructed Housing from to 2 base years of the planning period (January 1,2007 to December 31, 2009).These are parcels that have received building/construction permits after 1/1/07.	Yes	Vintage Ranch Building permits issued since 1/1/07 to 12/31/09. These are constructed houses for the Vintage Ranch community within the Southeast Area Specific Plan. Sales prices for these units sold to moderate to above moderate income groups.
				<i>na</i>	<i>174</i>	<i>174</i>	<i>0</i>			
TOTAL					1087	549	538			
Income Breakdown by Group (Detailed on Table 49)										
VLI-LI				538						
MI-AM				549						

Source: City survey 2009

Note (1): All commercial parcels listed within this survey are within the Residential Overlays, which allow multifamily housing "by-right" in accordance with Table 1 section 19.11 of the City's Zoning Ordinance and General Plan Policies 1.14.1 and 1.15.1 for Community Commercial (CC) and Neighborhood Commercial (CN). Development standards associated with these residential overlays were accounted for in the unit count projection. Projected unit count is based on minimum densities for multifamily housing allowed under the General Plan Land Use Element with all projected units calculated towards meeting the Very Low and Low Income Groups.

A majority of the vacant and underutilized sites are contained within the Residential Estates (RE), Residential Medium (RM), and Commercial districts with residential overlays. All of the parcels within Table 46 are above the minimum parcel size to allow residential development. Most of the sites in the lower density residential lots (RE and RR) designations are vacant single-family residential infill lots capable of accommodating one to two units. These lots meet the minimum lot size and are already subdivided with supporting infrastructure. Since many of these new RE and RS lots are within developed areas and could be considered infill, the approval for a development permit by the City with sequent building permits, increases the likelihood of development within the planning period. Since infrastructure and environmental constraints would have been addressed during the initial development of the land, design would be the largest factor as new development would have to adhere to zoning requirements as well as design criteria applicable to single family housing.

Figure 3- Table 46 Location Map



A majority of the other vacant sites within the other land use designations that were not counted were parcels less than a quarter acre in size with varying width, depth, or overall configuration problems that would make it difficult to achieve the minimum allowed density. Lot consolidation is an option for these parcels; however, the City cannot force the merger of legal parcels between multiple owners. The City can provide incentives for lot consolidation to develop affordable housing. Such incentives could include density bonuses; use of the City's Housing Fund, variances, expedited permit processing; waived, reduced, or deferred fees, and negotiation of alternative development standards through a planned development process.

Low Density Residential from Table 46

Parcels #1-15 range in size from 0.25 to 23.22 acres and are located within the older lower density residential areas. As shown on Figure 3, these parcels are located in the older portions of the City, west of Highway 29. These lots have a minimal risk of flooding from the Napa River to the west of the City, as well as the Alquist-Priolo Earthquake Fault, but no more than most areas within the City limits. Parcels #4 and 5 have approved housing plans, but have not been constructed, while parcels #2, 3, 18, and 20 have had interest from developers to include housing at the highest density possible for the site. All of the parcels within the low density residential zones (#1-15), are mostly infill parcels that are surrounded by existing housing and have sufficient access to roads and utilities. Many of these non-vacant sites contain smaller homes residing on larger lots of 1 to 2 acres. The City periodically receives interest from home owners in areas such as these, for small parcel splits or additional units to the rear of the property. These parcels are either intended to be sold as a vacant lot with shared access or to be constructed to house a family member of the applicant looking to subdivide their property. The development of these infill parcels should not have a sufficient impact on the environment due to the site being surrounded by developed properties and the permitting process to develop a home within the City is not extensive or overly expensive (see Constraints section of this update).

Due to inclusionary zoning standards requirements, the City projects 11 affordable units can be calculated from parcels #1-15. Section 19.28.020 of the City's Inclusionary Ordinances defines "Very-Low Income" as households with income of no more than fifty percent and "Low Income" as households of income of no more than eighty percent for Napa County. These affordable units will count towards Extremely-Low (ELI), Very-Low (VLI), and Low Income (LI) levels while the remainders of the parcels not included in the inclusionary requirement are projected to be affordable toward the Moderate Income (M) groups based on the existing sales prices of the older surrounding homes.

Medium Density Residential from Table 46

Much like the above low density parcels, sites #16-17 are infill lots surrounded by existing homes. Parcels #16 and 17 are located near the elementary school, just east of Oat Hill and have large lots that may have been used for farming/agricultural uses many years ago. There are many vacant RM lots that were not listed within

Table 46 due to their nonconforming parcels size, but may be developed with a lot merger in the future. A majority of these homes have been included within the housing conditions survey for property and structures in need of improvements. As with site #1-15, the development of these RM parcels should not have a sufficient impact on the environment or utilities due to the site being surrounded by developed properties.

As with the Low Density section above, due to inclusionary zoning standards, the City projects 1 affordable unit can be required from parcels #16 and 17. This affordable unit will count towards Extremely-Low (ELI), Very-Low (VLI), and/or Low Income (LI) levels while the remainders of the parcels not included in the inclusionary requirement are projected to be affordable toward the Moderate Income (M) groups based on the existing sales prices of the older surrounding homes.

Higher Density development (Commercial Properties) from Table 46

The Commercial Parcels #18-31 are vacant and underutilized areas zoned for commercial uses that the city has deemed most likely to support housing due to the proximity to surrounding residential complexes and their poor locations to sustain any commercial business. Residential housing within a commercial zone are allowed “by-right” within the residential overlays, utilizing the same developmental standards as the High Density designations and would include such housing types as apartments, condominiums, townhomes, and senior centers. The commercial parcels on Table 46 are located within the residential overlay which states residential uses on commercial properties must be developed at 50% of the site at 20du/ac for parcels west of Highway 29 and 60% of the site at 35du/ac for parcels east of Highway 29. All other commercial site not within a residential overlay must only be developed at 25% of the site at 20du/ac. Residential development is allowed by-right in commercial areas subject to standards set forth in General Plan Policies 1.14.1 (CN) and 1.15.1 (CC).

The Commercial parcels are large vacant parcels along Highway 29. Parcels #25-28 are parcels east of Highway 29 and would be located near the future Town Center project and Southeast Area Specific Plan. The remaining parcels are located west of Highway 29 and adjacent to the existing homes. Proposals for the commercial corridor along Highway 29 include high density and mixed use housing for the area that stretches from American Canyon Road to Napa Junction Road. Since the improvement of this corridor is a priority for the City, the inclusion of mixed uses and residential development is also a priority for the City.

Zoning Ordinance 19.11.040 Table 1- Permitted and Conditionally-Permitted Uses

Use Classification	Zoning District		Related Provision
	CN	CC	
Residential			
Multifamily residential	P ¹	P ²	¹ GP Policy 1.14.1 ² GP Policy 1.15.1

General Plan- Neighborhood Commercial (CN) Uses

Permitted Uses (GP Policy 1.14.1)

... Accommodate multi-family dwelling units at a density of 20 units per gross acre on selected sites subject to the Residential Overlay District consistent with Housing Element Appendix D, generally in conjunction with Neighborhood Commercial uses. Mixed-use structures with commercial uses (i.e. retail) on the bottom floor and residential uses on upper floor(s), live-work lofts, and/or commercial uses along the highway frontage and multi-family residential behind are encouraged.

Density (GP Policy 1.14.2)

Accommodate the development of commercial uses at a maximum density of a floor area ratio of 0.35 and height of two (2) stories. On selected parcels consistent with Housing Element Appendix D, a maximum floor area ratio of 1.5 is permitted for mixed-use projects and height of 3 stories east of Broadway/Highway 29. The residential portion of a mixed use project is permitted to be a floor area ratio of 1.0, with the remainder for commercial uses. (I 1.1, 1.4, 1.5, and 1.8) Revised 9/5/06

General Plan- Community Commercial (CC) Uses

Permitted Uses (GP Policy 1.15.1)

... Up to 25 percent of a site may be developed with multi-family dwelling units at a density of 16 to 20 units per gross acre, but only in conjunction with permitted commercial uses on the ground floor or on parcels without Highway 29 frontage. Structures used solely for residential purposes may not front on the Highway. On selected parcels subject to the Residential Overlay District consistent with Housing Element Appendix D, up to 50 percent of a site may be developed with multi-family dwelling units at a density of 20 units per gross acre west of Broadway/Highway 29, and up to 60 percent of a site may be developed with multi-family dwelling units at a density of 35 units per gross acre east of Broadway/Highway 29. Mixed-use structures with commercial uses (i.e. retail) on the bottom floor and residential uses on upper floors, live-work lofts, and/or commercial uses along the highway frontage and multi-family residential behind are encouraged... (I 1.1, 1.4, 1.5, 1.8, and 1.19) Revised 9/5/06

For the purposes of addressing this update, potential units within these commercial parcels were based on the City's allowable default density of 20 units per acre and calculated toward meeting the City's regional housing need for affordability. These affordable units will count towards Extremely-Low (ELI), Very-Low (VLI), and/or Low Income (LI) levels.

Although a majority of the commercial land with a housing overlay was not included, the City would have a significant amount of additional land for housing should some of the smaller parcels not listed on Table 46. The City is currently looking to improve the Commercial Corridor along Highway 29 and possibly develop a more detail plan

to address development within these areas. This development would include multiple uses and improvements. Although a formal plan has not been created, talks are ongoing. This plan is discussed within the *Future Development Potential* section of this Background report.

Zoning Ordinance 19.27 includes Housing Incentives to encourage the development of housing which meets the needs identified in the housing element of the general plan by allowing the granting of density bonuses and other incentives. These incentives will be crucial in trying to attract and develop high density housing and mixed uses within commercial parcels located adjacent to Highway 29. This ordinance includes provisions for incentives that include but are not limited to the following and are discussed in greater detail within the *Constraints and Programs* section of this Background report (ZO 19.27.030 B):

1. Density Bonuses
2. Reduction of certain site development fees and standards to make the project more economically feasible to the developer
3. Directly financial assistance (e.g., redevelopment set-aside, housing fund money, community development block grant funding) in the form of a loan or a grant to subsidize or provide low interest financing for on or off-site improvements, land or construction costs.

Parcels within the residential overlay were initially chosen because they are mostly undeveloped, larger lots that could accommodate mixed uses and higher density without the need for lot mergers or additional land that may be more costly to future developers. The entire Highway 29 corridor is being studied by the City for its future development potential to include mixed uses and high density housing for multiple income groups. It is the intent that these studies as well as the recently approved \$500,000 FOCUS grant from the Associate of Bay Area Governments (ABAG) will assist the City in preparing a Specific Plan for the Highway 29 corridor.

Parcels with Approved Entitlements (Table 47)

In accordance with Government Code 65593.2 (b)(1), parcels located on Table 47 are parcels with a unique reference. The unique reference in this case is parcels with approved entitlements. These entitlements have been approved by the City Council, but have not been fully constructed. Due to the dramatic drop in housing prices, many of the most recent projects that were approved prior to January 1, 2007 have only recently submitted for building permits. State law allows jurisdictions to include units under construction between the base year of the RHNP period and the new planning period on or after January first of the year falling within two years of the new update's due date. Since this element is due in 2009 the base year would be January 1, 2007. Table 47 illustrates housing projects that were approved prior to 2007, but did not submit for a building permit or a Certificate of Occupancies until after January 1, 2007.

Due to inclusionary zoning standards and Conditions of Approval placed on the project, the City projects, 30 affordable units can be required from parcels #1 and 2 below. These affordable units will count towards Extremely-Low (ELI), Very-Low (VLI), and/or Low Income (LI) levels while the remainders of the parcels not included in the inclusionary requirement are projected to be affordable toward the Moderate (M) and Above Moderate Income (AM) groups based on the existing sales prices of the surrounding homes. Affordability for these projects is based on Zoning Ordinance section 19.28 for Inclusionary Housing Requirements. Section 19.28.020 defines “Very-Low Income” as households with income of no more than fifty percent and “Low Income” as households of income of no more than eighty percent for Napa County. This would be adjusted for household size, as published by the state of California Department of Housing and Community Development. This has been addressed within Table 15 and is based on CHAS and Census data regarding average incomes per household. As of January 2009, there have not been any new submittals for new housing entitlements within the City. The Valley Vista (2) and Canyon Rock Apartments (3) projects have been approved but have not been constructed.

Table 47
Parcels with Approved Entitlements

Project Name	Status	Total Units	Units by Income Level				Methodology of Affordability Determination
			VL	L	M	AM	(1) Sales price
							(2) Rent price
						(3) Type of subsidy	
#1) Valley Vista	Approved	35	9		26		1,3
#2 Village at Vintage Ranch (formerly Canyon Rock Apartments)	Approved	164	17		147		2,3
<i>Total</i>		199	26		173		

Source: Community Development Department 2009.
Note-Methodology for 1, 2, and 3 include inclusionary requirements of 10% affordable housing.

The Valley Vista project includes 35 manufactured homes with 9 affordable units for Very Low and Low income households. Although the project had begun grading, market demands have since placed the project on hold. As of January 2010 the developers were unable to complete construction on the project due to financial reasons. Although the project had begun grading and installing the proper infrastructure, market demands have since placed the project on hold. The City is currently looking to purchase this land and amend to include higher densities for affordable senior housing. Since a formal plan to amend the Valley Vista project as not be developed, the project remains available and ready for development with all discretionary permits approved (See Table 47).

The Village at Vintage Ranch (formerly known as the Canyon Rock Apartment Complex) has been approved but has yet to begin the grading and construction process. This project includes 164 units with 17 units designated for very low and low income groups that were required by the Inclusionary Zoning Ordinance (ZO 19.28). The 17 unit is required by the Inclusionary Zoning Ordinance and stated within the Conditions of Approval agreement. These units must be included upon lease or sale of any units. As with Valley Vista, the project received approval for all of its discretionary permits and is waiting for the submittal for all grading and building permits (See Table 47).

Typical High Density Development within the City.

Table 48 includes projects that have been approved by the Planning Commission and City Council and are currently being occupied. The projects #1-4 were approved prior to January 1, 2007 but have since been constructed. Much like the “Parcels with Approved Entitlements”, affordability for these projects is based on Zoning Ordinance section 19.28 for Inclusionary Housing Requirements. Inclusionary affordability is based on income criteria outlined within Table 33 and is based on U.S. Department of Housing and Community Development (HUD) for 2007 County of Napa Income limits. The units that have been approved and constructed for the Very-Low and Low-Income are monitored by the City and housing authority to assure that they are providing the required amount of housing at income levels for Very-Low and Low Income households. Potential renters must provide proof of their financial standings in order to qualify for the below market rate rentals. Table 48 indicates building permits that have been issued for new construction between January 1, 2007 and December 31, 2009.

Table 48

Other High Development within the Last Planning Period

Project Name	GP/Zone	Total Units	Acres	Approximate Density	Units by Income Level				Methodology of Affordability Determination
									(1) Sales price
									(2) Rent price
					VL	L	M	AM	(3) Type of subsidy
1) Napa Junction Apartments (Building Permit issued January 12, 2007)	CC/CC	216	10.0	21.6	22	194	0	2	
2) Vineyard Crossing Apartments and Vineyard Place (Building Permit issued July 7, 2007)	SP-1:CR/SP-1:CR	190	18.4	10.3	150	31	9	2,3	
4) Rio Del Mar	RL/RS-6500	1	0.2	4.5	0	0	1	1	

Source: Community Development Department.

Future Development Potential:

There may be a need for more medium- to high-density housing in the form of townhouses, condominiums, and multi-family rental units affordable to residents earning less than the median income. The City wants to incorporate these types of medium- to high-density housing into the large portion of vacant commercial land available. Special consideration will be given to allowing residential uses in the City's commercial districts as mixed-use development and as a way of providing affordable housing. Mixed-use development is allowed and encouraged in the Community Commercial (CC), and Town Center (TC) districts, while residential uses are permitted in the Neighborhood Commercial (NC) District. The General Plan provides general criteria and the applicable provision of the Zoning Code establishes specific Development Standards to implement the General Plan. It is difficult to anticipate the approximate amount of affordable units per year during this planning period; however the policies and programs contained within the Policy document of this update quantify how many units each program anticipates to encourage based off the RHNA housing need for the City.

Where development of housing affordable to very-low and low income households is physically possible but financial support is necessary, the City will commit to using its In Lieu Affordable Housing Funds in a variety of ways to facilitate the development of affordable housing. The financial incentives will include but not necessarily be limited to a reduction or waiver of impact fees, building permit fees, sewer and water connection fees, and contributing funds to “buy down” the cost of the land or off-set construction costs. Any financial incentives will be predicated upon the developer ensuring the affordability of the units for a period of not less than 30 years. Some of the design incentives the City may consider would include reduced parking standards and relief from set back or lot coverage standards. Where a Density Bonus is requested, the City will consider allowing a higher Floor Area Ratio. Where relief from the physical aspects from the Development Standards are requested and approved, the City will ensure that the period of affordability shall be for the life of the project.

As of June 2010, the City of American Canyon was awarded a \$300,000 FOCUS grant from the Association of Bay Area Governments (ABAG) to provide funding for development of the Highway 29 Corridor Specific Plan. FOCUS is a regional development and conservation strategy that promotes a more compact land use pattern for the Bay Area. It unites the efforts of four regional agencies into a single program that links land use and transportation by encouraging the development of complete, livable communities in areas served by transit, and promotes conservation of the region’s most significant resource lands. Priority Development Areas are locally identified infill development opportunity areas near transit. Priority Conservation Areas are regionally significant open spaces for which there exists a broad consensus for long-term protection. These areas have been identified based on criteria that are consistent with the Bay Area's regional goals. FOCUS is led by the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC), with support from the Bay Area Air Quality Management District (BAAQMD) and the Bay Conservation and Development Commission (BCDC)—in partnership with congestion management agencies, transit providers, and local governments throughout the Bay Area. It is partially funded by a Blueprint Grant from the State of California Business, Transportation, and Housing Agency.

Although the City has been awarded the grant, the process of studying the Highway 29 corridor and completing a Specific Plan for the area is still a ways off with studies to begin in late 2010. The City anticipates this area’s Specific Plan to include a variety of housing types at different densities that will provide housing for multiple income levels for the entire region. This area will more than likely be design to compliment the adjacent Town Center Specific Plan development and provide mix uses that will provide pedestrian access while adhering to the high traffic demands of Highway 29. Since a Specific Plan has not been created, all General Plan and Zoning development standards are still applicable to new development within the commercial properties of the Highway 29 corridor.

HOUSING NEEDS MET

State law requires that the Housing Element contains quantified objectives for the maintenance, preservation, improvement, and development of housing. (Government Code Section 65583b). State law recognizes that the total housing needs identified by a community may exceed available resources and the community's ability to satisfy this need. Under these circumstances, the quantified objectives need not be identical to the total housing needs.

As shown in Table 49 a holding capacity of 1,087 potential units is subtracted from the total regional allocation for the City. This indicates that the City of American

Table 49

Remaining need based on units Built / Under Construction

	Very Low Income (VLI)- 169 units	Low Income (LI) – 116 units	Moderate Income (MI)- 143 units	Above Moderate Income (AM)- 300 units	Total
RHNA to be met: 2007-2014	285		443		728
Low Density Residential (Table 46 #1-15)	11		102		113
Medium Density Residential (Table 46 #16-17)	1		13		14
Neighborhood Commercial-CN (Table 46 #18-19)	86				86
Community Commercial-CC (Table 46 #20-31)	414				414
Approved Projects yet to be Constructed. (Table 46 #32-34)	26		260		286
Parcels Under Construction from 1/1/07 to 12/31/09 (Table 46 #35)			174		174
<i>subtotal</i>	538		549		1,087
Housing Surplus	253		106		359

Source: The Association of Bay Area Governments (ABAG) 2007-2014 Regional Needs Housing Plan and City Housing Survey 2009.

Note (1): The parcels with Approved Units Includes

Canyon will have a projected remaining surplus of 359 units above the 728 required by the RHNP. As the Table indicates the City will exceed its Moderate/Above Moderate Income need by 106 units while exceeding the Very Low/Low-Income requirement by 253 units.

In compliance with the requirements of Government Code Section 65583(c)(1), the General Plan land use element should provide a sufficient portion of land in the RE, RS, RR, and CC designations that permit residential development to meet its obligation to provide sites suitable for the production of needed housing affordable to very low-, low-, and moderate-income households within the 2007-2014 planning period.

The RHNP did not assign Extremely Low Income (ELI) limits for the City of American Canyon. In accordance with Government Code 65583(a)(1) local agencies shall calculate the subset of Extremely Low Income (ELI) households either using existing data or presume that 50 percent of the Very Low Income (VLI) households quantify as Extremely Low Income households. Since the City does not possess information to project the Extremely Low Income needs, 50 percent of the Very Low Income projected needs can be calculated for this update. Since the Very Low Income (VLI) is 169 units, Government Code assumes that half can be counted toward our ELI. This would calculate a demand of 85 units for ELI and 84 for the VLI. Our projected housing needs met for VLI-LI was 538 units which divided in half would be 269 for VLI and if divided further in half for the ELI would be 135 units (65583.2(h)). That would mean the City would exceed its ELI housing need by approximately 50 units.

According to 2000 CHAS data the City had 38 renters and 54 owners defined as Extremely Low Income (ELI). A majority of the ELI renters were families of 2-4 members and large families of 5 or more, while a majority of the ELI owners were elderly individuals and families of 2-4 members. There are many factors that can contribute to housing costs that become too expensive for many lower income groups. These groups are addressed further within the Special Housing Needs section of this element.

Zoning Designations for Housing

Below is a brief summary of the zoning districts that support housing within the City. The development standards for these zones are discussed in detail within the Governmental Constraint section of this document.

Low Density Residential (RE, RS, RR and RM- Residential Districts)

Residential estate (RE) districts were intended to provide for residential estate areas where the minimum lot size is one acre, while the Rural Residential (RR) districts provide for very low-density residential uses and related activities in existing or proposed large-lot residential neighborhoods. There are two separate RR districts:

- The RR-20000 district requires a minimum lot size of twenty thousand square feet.
- The RR-10000 district requires a minimum lot size of ten thousand square feet.

Suburban Residential (RS) districts provide for low-density residential uses and related activities in areas of the city predominated by subdivisions with single-family lot patterns. There are two separate RS districts:

- The RS-8000 district with a minimum lot size of eight thousand square feet;
- The RS-6500 district with a minimum lot size of six thousand five hundred square feet.

Residential Medium (RM)

These districts accommodate multifamily residential uses in areas of minimal constraints and ready access to transportation and services, with single-family uses allowed under some circumstances in conformance with the general plan. Development in the RM district shall be within the range of five to twelve units per gross acre.

Residential High (RH)

These districts to provide for high-density multifamily residential uses in areas of minimal constraints and ready access to transportation and services, and to provide a range of housing opportunities. There are two separate RH districts:

- The RH-1 district with a density range of twelve to sixteen units per gross acre;
- The RH-2 district with a density of twenty units per gross acre.

RO (residential overlay) district to provide for high-density multifamily residential uses on selected sites in community commercial and neighborhood commercial districts, in single or multi-use structures. The RO district provides a density of twenty units per gross acre west of Broadway/Highway 29, a density of thirty-five units per gross acre east of Broadway/Highway 29. Development standards shall comply with Tables 1 and 2 of Chapter 19.11, community commercial and neighborhood commercial district for multifamily residential and mixed-use structures.

Commercial District- (Community Commercial (CC) and Neighborhood Commercial)

The City General Plan Land Use Element allows multi-family residential units on any property on the Highway 29 Commercial Corridor subject to the following:

- ❖ Up to 50%-60% of the site area, (a 0.50 to 0.60 Floor Area Ratio) may be used for housing at a net density of 16 – 20 units per gross acre.
- ❖ Residential development may not front on Highway 29, but may take access on the rear portion of any property or on the second floor of a building in a

- mixed use project. Structures used solely for residential purposes may not front on the highway. Free-standing residential projects may only be on the west side of the highway with frontage and, therefore, access on Melvin Road, Theresa Drive, Crawford Way, Donaldson Way, Poco Lane, Eucalyptus Drive, or Napa Junction Road, or on the east side of the Highway using any of the east-west access roads such as Napa Junction Road, South Napa Junction Road, Frisbie (Donaldson Way), or Holcomb Lane.
- ❖ Residential development may be in conjunction with permitted commercial uses on the ground floor or free-standing on the rear or side of a site. For such mixed use developments, residential access will be allowed onto Highway 29.

See Figure 1 for location of commercial properties along the Highway 29 corridor as well as Table 46 for parcels with development potential within the Highway 29 commercial corridor.

Southeast Area Specific Plan (SP)

The Southeast Area Specific Plan and a Development Agreement was adopted by the City Council in 1997 for 1,549 dwellings. Included within this total count were 140 apartment units. It was intended that the apartment site would provide the affordable housing needs for the Southeast Area Specific Plan. Although the units have all been approved, the decline in the housing market has left large portion of this area vacant until the individual unit can be sold. See Figure 4 for location of the Specific Plan.

Figure 4- Southeast Area Specific Plan

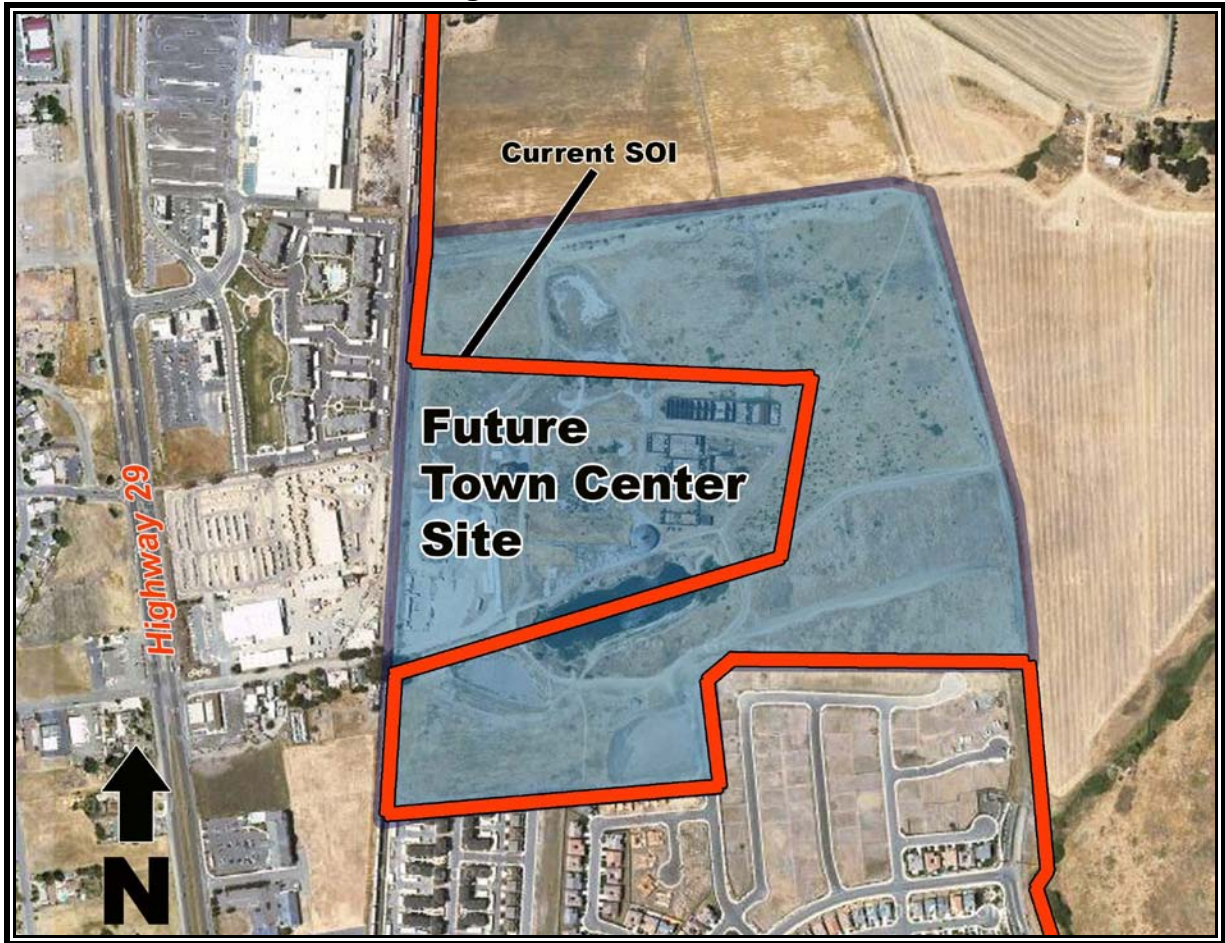


Town Center (TC)

The future “Town Center” site contains approximately 29 acres within the City Limits, and approximately 290 acres within the adjacent Sphere of Influence (S.O.I.) (Figure 5).. The land inside the City includes the ruins of the former basalt plant, which are intended to serve as the basis for the retail, office, and visitor-serving center of the City. The General Plan Land Use Element allows free-standing multi-family residential uses and residential uses above commercial uses on the ground floor.

The General Plan requires a minimum of ten acres of these surrounding areas to be developed with High Density Residential uses, or a minimum of between 160 and 200 new units. This site, like all of the sites in the City would also be eligible for additional units under City and State Density Bonus laws.

Figure 5- Town Center



Although there has been a formal submittal to the City, it is unlikely that all the potential 600 new units would be constructed during the planning period, due to the large scale nature of the Master Plan, subsequent Environmental Review, and downturn in the economy (Table 50). These parcels have the potential to be built within the planning period; however, it is unlikely that they will. For this reason they have not been counted toward meeting this planning period's regional housing need. To help the City implement high density housing, the City's General Plan states all high density housing within the future Town Center be developed at a minimum 20 units per acre.

Table 50**Future Housing Developments**

Developer/ Development Name	Number/Type of Units	Unit Size (sq. ft.)	Price Range	Status
Town Center Project	New Specific Plan		Multiple	Specific Plan Application submitted 5/20 /06. Project Placed on hold 7/16/07. Resubmittal anticipated for April 2010.

Source: The City of American Canyon, Community Development Department's Active Planning Projects List- April 2009

ADEQUATE INFRASTRUCTURE AND ENVIRONMENTAL CONSTRAINTS

Another factor adding to the cost of new construction is the cost of providing adequate infrastructure. Major and local streets; curbs, gutters, and sidewalks; water and sewer lines; and street lighting are required to be built or installed in new developments. The City has been willing to reduce road cut standards under the General Plan requirements to some developers to help accommodate more units.

Environmental Resources and Hazards

Housing element law requires a general description of any environmental constraint to the development of housing within the jurisdiction. Although an analysis does need to be made it does not have to be on a parcel-by-parcel basis (Government Code Section 65583.2(b)(4)). This analysis should include; a general description of any known environmental features such as flood plains and native plants; describe the status of sites regarding the environmental determinations under the California Environmental Quality Act (CEQA) or on going litigation along with any adopted mitigation measures; and describe any positive impacts from housing element policies or objectives such as energy efficient housing.

Adequate Infrastructure and Resources

The City's Planning Area contains a number of important natural resources which are key elements in the quality of life for its residents, but may also act as constraints to residential development. These include air and water quality, agriculturally suited soils, wildlife habitats, hillsides and mineral resources. Due to the City's location within the Bay Area fault lines, certain areas of the City are potentially impacted by various natural and man-made hazards including earthquakes, landslides, liquefaction, flooding, and noise. These resources and hazards are taken into consideration when making location and design decisions related to housing. As shown in the vacant land inventory, none of these environmental constraints will impede the City's ability to accommodate its regional housing needs under the ABAG housing allocation plan.

State Housing Law requires a description and analysis of planned water, sewer, and other utilities (Government Code 65583.2(b)(5)). Water availability has become a major issue for the Region and the City within the last few years. Although water has always played a factor in deciding land use patterns, in 2008 the American Canyon City Council approved a “Zero Water Footprint” for the City. This resolution addressed the growing concern for new development to conserve potable water supply while minimizing the impact and demand for existing uses.

American Canyon recently prepared an update to its Urban Water Management Plan (UWMP) evaluating the relationship between water supplies and demands through 2025. The UWMP considers current and planned land uses within American Canyon’s historic water service area and projects demands will increase on average by 8.0% annually through 2015 before settling at 2.0% annually through 2025. The UWMP concludes American Canyon has sufficient supplies to meet projected demands under normal conditions through 2025. However, the UWMP states American Canyon’s supplies are not sufficient to meet projected demands under single-dry and multiple-dry years. The UWMP includes a contingency plan outlining specific actions to help meet demands during water storages. These actions include American Canyon exercising all of its options to purchase additional baseline water from Vallejo, expanding its reclaimed water system, and, if needed, developing municipal groundwater wells.

All of the residential projects, as well as the land available for residential development in Table 46 and Table 47, are located in areas that have existing infrastructure or have all ready been addressed in their approval, with development fees paid during the permit processing phase. New development within these areas is subject to review by the Community Development Department, water connection fees and utility improvements requested before a Certificate of Occupancy (CO) can be certified to allow the use of the home or structure. During the planning stage of the review, City staff applies mitigation and low impact development measures to the projects’ design that seek to mitigate excess usage and demand on City services such as water (potable and non-potable), sewer, and other utilities. These measures can also be found within the *Energy Conservation* portion of this update.

Constraints outlined within the General Plan Utilities Element include the following:

- ❖ Adequate storm drainage and flood control facilities are necessary. It is desirable to utilize the 100-year flood standard when upgrading existing flood control facilities and building new ones.
- ❖ Flood control and drainage plans adequate to protect existing and proposed development areas should be developed and coordinated with local and regional agencies when planning for flood control.
- ❖ Planning and design standards for storm drainage and flood control improvements should be developed. The standards should include the current requirements for new development to mitigate for increased runoff peak

discharges by providing additional capacity through channel improvements, or detention storage to keep future peak discharges at current levels.

- ❖ The State Legislature, through the California Integrated Waste Management Board Act of 1989, mandates that all California Cities and Counties prepare Source Reduction and Recycling Elements and Household Hazardous Waste Elements (SRRE and HHE). The primary function of the SRRE and HH is to establish a local plan to reduce solid waste generation and disposal through source reduction, recycling and composting. The Act requires that each County and City remove from disposal 25 percent of waste generated by the year 1995 and 50 percent by the year 2000.

To improve on the existing infrastructure the City relies on fees, state grants, and bonds to address improvements that will meet the development demands. These infrastructure improvements are, in most cases, dedicated to the City, which is then responsible for their maintenance. A portion of the cost for these facilities that is not paid for with state funds, grants and bonds, is borne by developers, is added to the cost of new housing units, and is eventually paid for by the homebuyers or property owners.

In accordance with Chapter 727, Statutes of 2005 (SB1087), a copy of this adopted update (after City Council approval) will be submitted to the water and sewer providers; however, since the City provides these services to its residences, City Staff will work closely to provide input from the other divisions in Public Works which control water distribution throughout American Canyon.

Environmental Hazards and Constraints

The City is located to the east of the Napa River and adjacent estuary site. This river has been prone to flooding in the past, which has affected some of the adjacent cities and county developments. Although flooding has been an issue for American Canyon for these areas adjacent to the Napa River and estuary, recently built neighborhoods have been constructed outside of the flood hazard areas, while this area does not contain vacant land suitable to support new development.

The City also is bisected by the Alquist-Priolo Earthquake Fault line which runs north to south, along the west side of the City. Like many communities in the Bay Area, the potential of significant seismic activity caused by earthquake can influence development patterns including the location of where residential housing can be placed within American Canyon.

ZONING FOR A VARIETY OF HOUSING TYPES

State Law (Government Code Section 65583(c)(a)) requires that local land use regulations accommodate a range of housing types, as well as facilities for people in need of emergency shelter and transitional housing. The following is a brief analysis of the availability of land for other types of housing.

Multifamily Rental Housing

There are 3 apartment complexes, 2 mobile home parks, and 1 townhouse facility within the City. The commercially zoned properties allow 25 percent of the site to be developed as residential use, while commercial sites with residential overlay allow 50 percent of the west side of Highway 29 and 60 percent for areas east of Highway 29. These residential uses allow for mixed uses with densities ranging from 20 to 35 units an acre.

These commercial areas, accompanied with the proposed development within the Town Center project, will incorporate development similar to the Lodge at Napa Junction and the Vineyard Crossing Apartments (see Figure 6 and Table 48). Although there is residential zoned property outside of the commercial areas, it is unlikely that they will be able to accommodate a large residential facility for multifamily housing.

Figure 6
Typical Multifamily Development within American Canyon
(Vineyard Crossing)



Housing for Agricultural Employees both Permanent and Seasonal

As stated previously in the Special Housing Needs section of this report, the City does not have land that is specifically zoned for or designated agriculture within the City Limits. In accordance with Health and Safety Code 17021.6 and Implementation measures for this Housing Element, the City will continue to allow farmworker housing in any residential Zoning District adjacent to agricultural land within the county. For farming purposes that require permanent housing for agricultural workers, the City does contain affordable housing projects such as Vineyard Crossing, Vineyard Place, and the Lodge at Napa Junction Apartment complex adjacent to the Napa Junction Commercial Center. The City does conditionally permit “Farm Employee Housing” within the CC zone.

The United States Department of Agriculture (USDA) Section 515 rental-housing program is not specifically targeted to farmworkers, but it does provide low cost

housing in rural areas including many farmworker households. According to the National Low Income Housing Coalition (NLIHC) under the Section 515 program, the USDA's Rural Development arm (RD) makes direct loans to developers of affordable multifamily rental housing. Since its inception in 1962, this program has provided more than half a million decent rental homes affordable for the lowest income rural residents.

Section 514/516 of the USDA's Farm Labor Housing provides loans and grants to farm workers, family farm organizations, state and local public agencies, private broad-based organizations, and nonprofit organization of farm workers. The objective is to provide sufficient housing that is safe and affordable for domestic and migrant farm laborers where the need exists.

Although farmworker housing has not been an issue for the City of American Canyon, these programs are recognized by City staff along with appropriate zone standards if these needs were to arise within this planning period.

Emergency, Transitional, and Supportive Shelters

Government Code Section 65583(a)(4) requires the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the need for emergency shelters identified in paragraph (7) of Government Code Section 65583(a), except that each local government shall identify a zone or zones that can accommodate at least one year-round emergency shelter. In addition to this, Government Code Section 65583(c)(1) requires "As part of the analysis of available sites, a jurisdiction must include an analysis of zoning that encourages and facilitates a variety of housing types including emergency shelters and transitional housing." Although the City does not have a reported homeless population State Law requires American Canyon to address how the City would address these housing needs should they arise.

The City classifies emergency and transitional housing as "Homeless Shelters" and conditionally allows these facilities in the Residential Medium (RM), Residential High (RH), and Community Commercial (CC) zones with a Condition Use Permit. The Zoning Ordinance Section 19.42.020 (e) listed the required findings for Homeless Shelters that are to be heard by the Planning Commission for approval.

On January 1, 2008, Senate Bill 2 (SB2) became effective which strengthened the requirements on zoning for emergency shelters and transitional. In order to comply with SB2, the City must now identify and amend the Zoning Ordinance to allow emergency shelters or "Homeless Shelters" to be permitted without a Conditional Use Permit. SB2 requires the City to accommodate the development of at least one year-round emergency shelter for homeless residence. As with Emergency Housing or "Homeless Shelters", Transitional Housing is allowed as a conditional use in a select number of residential and commercial zones. In order for American Canyon to comply with State Housing Law, the City has until one year after the certification, to

establish a zone that allows “Homeless Shelters” to be a permitted use without discretionary action. This zoning amendment must include a zone that would also allow temporary emergency shelters, a least one year-round housing facility, and development and management standards for emergency shelters. These standards shall include written objectives that will address number of beds, provision of onsite management, length of stay, security, compliance to zoning standards, and proximity to surrounding uses.

This amendment is addressed as Policy 2.18.2 (A) of this update which allows Emergency Housing within the Light Industrial (LI) and Community Commercial (CC) zones. Due to the adjacent Napa County Airport flyover zones, any long term homeless facility must be included within the commercial corridor.

The City will also continue to support the development of housing options and special services for the homeless and continue to work with other departments to identify any homeless housing need should they occur. The City shall participate in the countywide Homeless Coordination Project that provides services to the homeless in Napa County.

City policies for homeless services include the following:

Objective 2.18

Continue to support efforts to provide housing for the homeless.

❖ *Policy 2.18.1*

Support the efforts of local agencies in preventing homelessness and providing housing for the homeless.

❖ *Policy 2.18.2*

Facilitate the development of emergency and transitional shelters.

PROGRAM 2.18.2 (A)

The City shall amend Chapter 19 of the Municipal Code to allow emergency shelters as a permitted use in the Community Commercial (CC) and Light Industrial (LI) zone districts. With approximately 72 acres of land in the CC and LI zone districts there is sufficient land available for at least one emergency shelter. Taking into account existing development, surrounding land uses, access, and availability of infrastructure, the City still has 22 acres of land available to accommodate an emergency shelter. Emergency shelters will not be subject to additional development standards or conditions beyond those set forth in Chapter 19 for the CC and LI zone districts provided for by Senate Bill 2, which took effect January 1, 2008. In addition to amending Chapter 19 to identify specific zone districts, the City shall also adopt objective standards to regulate emergency shelters as provided for under Senate Bill 2.

PROGRAM 2.18.2 (B)

Provide information regarding the Napa Valley Shelter System to City personnel and others (newspapers, churches, etc.) likely to be in contact with those needing shelter. Direct personnel to refer such persons as appropriate.

Single-Room Occupancy

In order to address some of the concerns and meet some of the potential demands for Emergency Housing, Single-Room Occupancy (SRO) can be utilized as a means to assist residents who need immediate housing. The City conditionally permits "Room Rentals" and "Guest Housing" within the RE, RR, and RS zones. Program 2.16.4 (E) requires an amendment to the City's Municipal Code allowing SRO's in the RH zone district.

Mobilehomes/Factory- built Housing

In 2001, the City Council for American Canyon approved a mobilehome conversion rent control ordinance (Measure T). Under the ordinance current rents were rolled back to 1996 levels and then increased by adding 3 percent per year, or 75 percent of the annual increase in the Consumer Price Index (CPI), whichever is lower. The measure restricts annual rent increases to the CPI or a cap of 3 percent.

Section 19.32.010 of the City's Zoning Ordinance addresses mobilehome park conversions, to ensure that any proposed conversion of an existing mobilehome park to any other use is noticed, that impacts of the proposed conversion are adequately considered, and that relocation and other assistance is provided to park residents (Government Code 65863.7 and 66427.4).

Manufactured homes are reviewed in accordance with Municipal Code Section 19.10.130. This section of the City's Zoning Code is meant to provide placement opportunities and general development standards for manufactured homes in single-family residential districts. Section 19.10.130 is consistent with State Law 65852.3 and ensures all manufactured homes are designed and located to be harmonious within the context of the surrounding houses. They are to be review by the Community Development Director prior to the issuance of building permits.

In 2007 the City approved the Valley Vista project for 35 factory built units. Of these 35, 9 were designated affordable. Although the project has been approved and initial grading has commenced, legal issues have halted the completion of the project, leaving the site unfinished. As mention on page 66 under the Parcels with Approved Entitlements portion of the land inventory, the Valley Vista project is currently on hold as the City looks to purchase the land and discuss the possibility of converting the project into an affordable senior apartment project.

Second Units

Government Code Section 65583.1(a) and (c) allows second units, rehabilitated units, and units that have shifted to market rate to affordable to be counted towards the adequate sites requirements.

The City of American Canyon's Zoning Ordinance Section 19.10.120 involves standards for Second Residential Units that are consistent with State Law and the General Plan. The purpose of the second residential unit ordinance is to increase the supply of smaller units and rental housing units by allowing second residential units on lots containing a single family dwelling in areas zoned for single-family residential uses, and to establish design and development standards for second residential units to ensure that they are compatible with existing neighborhoods. Second units must be located on a lot where zoning permits residential units and that contains, or will contain, one and only one, detached single-family dwelling. No more than one second dwelling unit may be located on any lot. Public utilities and services shall be adequate to serve both units on the lot.

A detached second unit must not have more than one bedroom, and must not contain a gross floor area in excess of 800 square feet except in the RR zone where units up to 1,200 square feet in area may be permitted. A second unit created by the internal conversion of an existing single-family dwelling cannot occupy more than 30 percent of the total floor area of the building, including any proposed addition, but excluding the garage area.

A second unit must be provided with at least one off-street parking space in addition to the off-street parking spaces required for the on-site single family dwelling. The parking space may be uncovered. The location of the required parking space shall conform to the Zoning Ordinance's off-street parking standards.

The City has approved three use permits for second units in the past five years, and City staff has had preliminary discussions with a local property owner desiring to construct such a unit on his property.

The City encourages property owners to construct second units and provides staff assistance in planning and designing to the homeowner. The application fee for a Second Unit Use Permit is \$1,250 instead of the standard \$2,000. The City Council may waive sewer and water connection fees and the Traffic Mitigation and Parks and Civic Facilities Impact Fees. In addition, development standards such as parking and lot coverage may be waived by the Planning Commission, based upon site characteristics.

Sites Suitable for Redevelopment for Residential Use

As described previously, the analysis of developable land includes both vacant and nonvacant or "Underutilized" land and is available for redevelopment for additional housing. This element does not propose any amendment to the zoning map for a

change of use as the Element will meet the regional housing need with current standards and inventory of suitable land.

CONSTRAINTS

GOVERNMENTAL CONSTRAINTS AND LAND USE CONTROLS

Government Code 65583(a) requires that the jurisdictions must analyze potential and actual government constraints that may impact their maintenance, improvement, including future construction of new housing for all income levels. By definition, local land use controls constrain housing development by restricting housing to certain sections of the City and by limiting the number of housing units that can be built on a given parcel of land. Since its incorporation in 1992, the City of American Canyon has historically encouraged residential development within its jurisdiction. Since the last Housing Element update most of the housing within American Canyon has occurred within the Southeast Specific Plan and the residential zones west of Highway 29. The commercial zones include only multi-family residential. General Plan Policies 1.14.1 and 1.15.1 allows multifamily residential in the Neighborhood Commercial (CN) and Community Commercial (CC). Farm employee housing is permitted in the CC district with a conditional use permit. (See Table 55).

Table 51
City General Plan Residential Land Use Designation

General Plan Designation	Description
Residential Estate (RE)	Single family detached dwellings with a density of 1 to 2 units per gross acre
Residential Low (RL)	Single family detached dwellings with a density of 2 to 5 units per gross acre
Residential Low-1 (RL-1)	Single family detached dwellings with a density of 2 to 5 units per gross acre. Multi-family dwelling units for a maximum of 15% of the total allowed by the prescribed density, if clustered to preserve open space.
Residential Low- 2 Multi-family (RL-2)	Single family detached dwellings with a density of 2 to 5 units per gross acre. Multi-family dwelling units on ten (10) acres.
Residential Medium (RM)	Single family detached dwellings with a density of 5 to 12 units per gross acre. These densities include Multi-family dwellings and mobile homes.
Residential High (RH-1)	Single family detached dwellings with a density of 12 to 16 units per gross acre. These densities include Multi-family dwellings.
Residential High (RH-2)	Single family detached dwellings with a density of 20 units per gross acre. These densities include Multi-family dwellings.

The General Plan includes seven designations that permit a range of residential development types (see Table 51), from low density development (1 to 2 units per gross acre) up to high density residential (20 units per gross acre).

The zoning ordinance provides for a full range of residential types and densities dispersed throughout the community. There are five types of residential districts existing in the City, Residential Estate (RE), Rural Residential (RR), Suburban Residential (RS), Rural Medium Residential (RM), and Residential High (RH) Zoning Ordinance Development Standards. Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. Table 52 summarizes the housing types permitted for each of the American Canyon zoning districts.

Table 52
Housing Types Permitted by Zoning District

Residential Use	Zone				
	RE	RR	RS	RM	RH
SF-Detached	P	P	P	P	P
SF-Semi-Attached	No	P	P	P	P
2-4 DU	No	P	P	P	P
5+ DU	No	No	No	P	P
Residential Care <6P	No	P	P	No	No
Residential Care >6P	No	No	No	P	P
Emergency Shelter	No	No	No	No	No
Single-Room Occupancy	No	No	No	No	No
Manufactured Homes (1)	No	No	No	No	No
Mobile-Homes	CUP	CUP	CUP	No	No
Mobile-Home Park	No	No	No	CUP	CUP
Transitional Housing	No	No	No	No	No
Farmworker Housing	No	No	No	No	No
Supportive Housing	No	No	No	No	No
Homeless Shelter	No	No	No	CUP	CUP
2nd Unit	P	P	P	No	No

P=Permitted CUP=Conditional Use

- Change zoning designations to match jurisdiction’s zoning ordinance as appropriate.
- Note (1); Manufactured housing is processed under the City Municipal Code Section 19.10.130 and are processed as a conventional built residence.

Table 53 summarizes the Zoning Ordinance’s development standards in the residential districts. Although these requirements apply to new development, their practical impact in affecting the construction of housing for low-income households is minor in comparison to non-governmental constraints. Nevertheless, this table describes the key development regulations and policies that potentially affect the City’s ability to accommodate housing.

Table 53
Residential Development Standards

	Zoning	Zoning	Zoning	Zoning	Zoning	Zoning	Zoning
Development Standard	RE	RR-20000	RR-10000	RS-8000	RS-6500	RM	RH
Maximum density	1 unit/acre	2 units/acre	4 units/acre	6 units/acre	7 units/acre	Per General Plan	Per General Plan
Minimum area per lot	43,560 sq. ft.	20,000 sq. ft.	10,000 sq. ft.	8,000 sq. ft.	6,500 sq. ft.	20,000 sq. ft. ¹	20,000 sq. ft. ¹
Minimum width per lot	120 feet	75 feet	70 feet	65 feet	60 feet	100 feet ¹	100 feet ¹
Minimum depth per lot	200 feet	120 feet	110 feet	100 feet	90 feet	100 feet ¹	100 feet ¹
Minimum front yard	10% of lot depth	20 feet	20 feet	15 feet	15 feet	15 feet	20 feet
-Garage		--	--	20 feet	20 feet	20 feet	--
Minimum side yard							
-First story	10% of lot width	10 feet	10 feet	5 feet	5 feet	5 feet	5 feet
-Second story		10 feet	10 feet	8 feet	8 feet	10 feet	10 feet
-Street side of corner lot		10 feet	10 feet	10 feet	10 feet	10 feet	10 feet
Minimum rear yard	25% of lot depth	20 feet	20 feet	20 feet	15 feet	10 feet	10 feet
Maximum building coverage	30%	30%	30%	40%	40%	50%	50%
Maximum number of stories	2.5	2.5	2.5	2.5	2.5	3	3
Maximum building height							
-Main structure	35 feet	35 feet	35 feet	35 feet	35 feet	42 feet	42 feet
-Detached accessory bldg.	20 feet	15 feet	15 feet	15 feet	15 feet	15 feet	15 feet

Source: The City of American Canyon Zoning Ordinance.

(1) Applies only to the subdivision of master parcels for future development. The minimum lot size, width and depth standards for individual residential lots shall be in accordance with an approved development plan.

The table shows that the development standards remain fairly constant across all residential zoning districts. One exception to note is that the minimum lot area per unit decreases as allowable intensity increases from the RE, single family residential zone to the RM, multiple family residential. Likewise the front setback requirement becomes less restrictive as permitted density increases.

The maximum building height for all residential zones is 35 to 42 feet. This allows for development to exceed two stories in all zones for all residential housing types. Section 19.10.090 of the zoning code allows architectural projections such as mechanical equipment and other appurtenant roof-top structures or penetrations such as skylights, stairwells, and ventilation atria; spires, cupolas, chimneys, and

other design elements integral to the overall design character of a building intended to distinguish its design may be permitted above the height limits, where it does not conflict with the intent of the zoning ordinance, but may not exceed 20 percent of the horizontal area of the floor area below or 10 feet in height above the main roof.

Table 19.21.030 of the Zoning Ordinance parking standards for the City of American Canyon are based on the number of units for both single and multifamily developments. All single family residences are required to provide a minimum of 2 parking spaces per unit. Studios, multifamily residential dwellings are based on the number of bedrooms ranging from studio (1 parking space) to one covered space plus one uncovered space for units with two or more bedrooms. Senior citizen housing is required to provide one parking space per 1.5 units. In the case of mixed uses, the number of required parking spaces may be reduced for projects comprised of uses that generate parking needs primarily at different times, and that cooperatively establish and operate shared parking facilities.

While all of the base residential development standards are listed above, the City's Zoning Ordinance, Section 19.10.050 contains provisions that provide flexibility for many base standards, which allows property owners and developers to maximize development on their lots without requiring discretionary action. For instance, certain architectural features may project into required yards such as eaves, cantilevered roofs, fireplace structures, buttresses, wing walls, bay and greenhouse windows, uncovered porch, platforms, and landings may extend up to two and one half feet into a required yard.

Table 54
Development Standards for Commercial Districts

Zoning District	CN	CC
Minimum Area Per Lot	10,000 sqft	1 acre
Minimum width per lot	200 feet	200 feet
Minimum depth per lot	100 feet	100 feet
Minimum front yard	10 feet	20 feet
Minimum side yard	10 feet	10 feet
Street side of corner lot	10 feet	15 feet
Minimum rear yard	20 feet	10 feet
Minimum setback from Hwy. 29	40 feet	40 feet
	50 ft. average	50 ft. average
Maximum floor area ratio		
Nonresidential	0.35 FAR	0.50FAR
Mixed-use structure	1.5	1.5
Residential portion	1.0	1
Commercial portion	.50	0.5
Maximum no. of stories	2	3
Maximum building height	30 feet	42 feet west of Broadway
Residential or mixed use		54 feet east of Broadway
Maximum building coverage for stand alone residential uses	50 percent west of Broadway	50 percent west of Broadway
	60 percent east of Broadway	60 percent east of Broadway

Table 55

Permitted and Conditionally Permitted Uses for Commercial Districts

Use Classification	CN	CC
Farm Employee Housing	-	CUP
Multi-family Residential	P	P
Accessory Dwelling Unit	CUP	CUP
Mobile home	-	-
Mobile home Park	-	-
Single family residential	-	-
Retail	P	P
Bookstores	P	P
Bank, Savings, Loan	P	P
Eating and drinking establishments	P	P
Long Term Care Facility	P	P
Professional and Medical Offices	P	P
Service Stations	CUP	CUP

Source: City of American Canyon Zoning Ordinance.

Table 55 above shows that mixed use is allowed within the Community Commercial (CC) District and Neighborhood Commercial (CN) District. The CC district accommodates a broad range of commercial uses that will serve local residents and the greater community and reduce the need for external trips to adjacent jurisdictions for goods and services, and provide shopping and service opportunities for commuters, visitors, and tourists. The CN also accommodates multi-family residential uses, especially in conjunction with a commercial use.

The CN district encourages a limited range of retail and service commercial uses that are oriented to the day-to-day needs of the local residents, at a scale compatible with adjacent neighborhoods. This district also accommodates multi-family residential uses, especially in conjunction with a commercial use.

The City of American Canyon has adopted numerous provisions in its Zoning Ordinance that facilitate a range of residential development types and encourages affordable housing:

Inclusionary Housing Requirement:

Inclusionary units are those units that are required to be provided at affordable rents or sales prices to specified households of residential projects containing ten or more dwelling units when initial sales prices or rents will be affordable only to above moderate-income households. These requirements will not apply to any subdivision for which the final or parcel map was recorded, or any residential project subject to discretionary approval by the City for which a building permit has been issued. The following list states the required number and type of inclusionary units:

- Ownership projects to the provisions of the Zoning Code shall provide a number of Inclusionary units equal to at least 10 percent of applicable project units at prices or rents affordable to low-income households. Such Inclusionary units may be either ownership units or rental units.
- Rental projects subject to the provisions of the Zoning Code shall provide a number of Inclusionary units equal to at least 5 percent of applicable project units at prices or rents affordable to low-income households, and 5 percent affordable to very low-income households. The Inclusionary units shall be rental units.
- In determining the number of Inclusionary units to be provided, any decimal fraction of 0.3 or more shall be rounded up to the nearest whole number, and any decimal fraction of less than 0.3 shall be rounded down to the nearest whole number.
- Where an odd number of Inclusionary units are required of a rental housing project, a larger number of units affordable to very low-income households shall be provided if the inclusionary requirement equals three units, two shall be affordable to very low-income households and one shall be affordable to a low-income household. If only one Inclusionary unit is required, such unit must be affordable to a very low-income household.

The City facilitates the provision of inclusionary housing units in several ways:

- By offering density bonuses and/or other regulatory incentives for developments that include at least 10 percent very low-income, or 20 percent low-income, or 50 percent senior housing.
- By allowing flexibility in the timing and distribution of constructing inclusionary units.
- By permitting the developer to provide a site for the construction of affordable housing in lieu of constructing inclusionary housing units. By providing a fee payment as an alternative when the construction of such units is infeasible (the City will use fee to acquire a site for the construction of an affordable housing project).

Alternative methods for meeting the inclusionary housing requirement are discussed below.

Inclusionary units should be constructed concurrently with market rate units unless both the City and the developer/applicant agree within the housing agreement to an alternative schedule for development. Inclusionary units shall be evenly distributed throughout the project, except that the decision-making body may waive this requirement if it finds that such distribution is infeasible for one or more of the following reasons:

- Significant topographic or other constraints exist rendering such distribution infeasible.
- Substantially improved site design will result from such waiver.

- Substantially improved building design and an improved unit amenity level will result from such waiver.
- Significant economic hardships will result from such distribution that does not apply to other projects in the City.
- Significant economic hardships will result from such distribution for the developer of the inclusionary units receiving financial assistance from the federal, state, or local governmental agencies if such waiver is not granted.

The City also offers inclusionary alternatives. These provisions state that the Inclusionary units be provided within each project in order to disperse such units throughout the community. For example the required Inclusionary units might be placed at an off-site location. For any fraction of a unit required, the in-lieu contribution shall equal the fraction of the unit times \$10,250.00.

The City of American Canyon's inclusionary requirements are similar to those of other jurisdictions within Napa County. As is also typical, American Canyon's Inclusionary Ordinance contains a variety of concessions or incentives for construction of affordable units including but not limited to density bonuses or incentives of equal financial value; waiver or modification of City standards; provision of direct financial assistance; and deferral of payment of city fees. Since adoption of this ordinance, all multifamily residential apartments have constructed inclusionary units onsite in accordance with the ordinance while low density single family has typically provided in lieu fees. Based on this assessment, it is concluded that the City's inclusionary requirements do not pose a constraint to residential development, and are one of the key programs to assist in providing housing affordable to low and moderate income households. Implementation of Housing Element Program 2.10.1 and 2.10.3 will promote housing opportunities and assist developers and property owners.

Mobile Home Park Overlay District:

Mobile home parks are allowed in the in the MHP Overlay District through approval of a Design Review Permit.

Mobile homes:

Chapter 19.32 ensures that any proposed conversion of an existing mobilehome park to any other use is preceded by adequate notice, that the social and fiscal impacts of the proposed conversion are adequately defined prior to consideration of a proposed conversion and that relocation and other assistance is provided park residents, consistent with the provisions of the ordinance codified in this chapter and Sections 65863.7 and 66427.4 of the California Government Code. (Ord. 2001-05 (part), 2001)

In addition to any other necessary discretionary land use permit applications such as a subdivision or a design permit, the conversion of any existing mobilehome park to any other use shall require the review of a use permit application by the Planning Commission, which shall forward a recommendation on the discretionary permits

and use permit to the city council for final action. In approving a use permit for a mobilehome park conversion, the city council shall find that the proposed conversion meets the following requirements in addition to the other requirements of this chapter:

- The proposed use of the property is consistent with the general plan and any and all of its elements, any applicable specific plan or planned unit development plan or similar mechanism provided for in state law or city ordinance, and this chapter.
- The residents of the mobilehome park have, been adequately notified of the proposed conversion including information pertaining to the anticipated timing of the proposed conversion.
- There exists land zoned for new or replacement comparable mobilehome parks or adequate space is available in other comparable mobilehome parks within the City or Napa County for the residents who will be displaced.
- The conversion will not result in the displacement of very low, low, or moderate income, mobilehome residents or senior citizens over the age of sixty-two who cannot afford rents charged in other mobilehome parks within the City or Napa County, unless otherwise approved by the city council.
- The age, type, size, and style of mobilehomes to be displaced as a result of the conversion will be able to be relocated into other comparable mobilehome parks within the City or Napa County, or that the applicant has agreed to purchase any mobilehome that cannot be relocated at its in-place value as provided for in this chapter.
- Any mobilehome residents displaced as a result of the conversion shall be compensated by the applicant for all reasonable costs incurred as a result of their relocation.
- The relocation plan mitigates the impacts of the displacement of individuals or households for a reasonable transition period and mitigates the impacts of any long-term displacement.

Mobile homes are allowed in the RE, RR and RS zoning districts.

Senior Housing

Chapter 19.34 of the Zoning Ordinance, Conversions of Senior Housing to Non-Senior Housing, the City of American Canyon General Plan includes policies and goals to maintain the character of residential neighborhoods and to address the needs of special needs groups such as seniors, therefore the City has established necessary and appropriate policies related to conversion of Senior Housing projects to non Senior Housing projects. According to the ordinance, no senior housing shall convert to a non-senior housing project unless the project first obtains a conversion permit, consistent with the procedures outlined in Section 19.34.040. The Planning Commission shall conduct a public hearing on all complete applications for conversion permits. The Planning Commission shall issue a conversion permit if it makes finding consistent with the following:

- The proposed use is consistent with the Zoning Ordinance and General Plan.
- The project must comply with parking requirements.
- The applicant has paid all applicable fees including school district fees.
- All required notices were given relating to 6 month notice of changes of regulations of mobile home parks.
- The applicant has complied with CEQA requirements.

Housing Incentives:

Chapter 19.27 of the City's Zoning Ordinance pertains to housing incentives and encourages the development of housing which meets the needs identified in the existing Housing Element of the General Plan by allowing the granting of density bonuses and other incentives. As is also typical, American Canyon's Inclusionary Ordinance contains a variety of concessions or incentives for construction of affordable units including but not limited to density bonuses or incentives of equal financial value; waiver or modification of City standards; provision of direct financial assistance; and deferral of payment of city fees. Since adoption of this ordinance, all multifamily residential apartments have constructed inclusionary units onsite in accordance with the ordinance while low density single family has typically provided in lieu fees. The City's inclusionary requirements do not pose a constraint to residential development, and are one of the key programs to assist in providing housing affordable to low and moderate income households. Implementation of Housing Element Program 2.10,1 and 2.10.3 will promote housing opportunities and assist developers and property owners.

The following are a few programs contained with Chapter 19.27 of the City's Zoning Ordinance. Some of these programs and more are detailed within the Programs section of this Background Report.

State Density Bonus Program: The Policy portion of this document recommends an amendment to City Code to reflect recent changes in State Law. These changes state the City shall provide a density bonus of at least 35 percent, and one or more additional incentives, or equivalent financial incentives for qualified housing developments. Additional incentives may include: a reduction in site development standards or a modification to the Zoning code, or architectural design standards; allowing the unit in a non-residential zone or including non-residential uses; other regulatory incentives or concessions which result in identifiable cost reductions; a density bonus of more than 35 percent, waived or reduced development impact fees; or direct financial aid (redevelopment set-aside, Housing Fund money, Community Development Block Grant Funding).

Density Bonus for Large Rental Units: A density bonus may be granted for projects proposing the construction of rental units with three or more bedrooms in order to accommodate larger families in the rental market and reduce overcrowding.

Density Bonus for Disabled-Accessible Units: A density bonus may be granted for projects proposing the construction of rental units with three or more bedrooms in order to accommodate larger families in the rental market and reduce overcrowding.

Density Bonus for Disabled-Accessible Units: A density bonus may be granted for projects proposing the construction of substantially more than the legally required number of disabled-accessible units, in order to expand the City's inventory of such units.

Incentives for Moderate-Income Units: The provision of this section shall apply to a residential project in which a minimum of 35 percent of its units will be sold or rented at prices or affordable to moderate-income households ("target units").

Flexibility with City Standards:

A reduction of site development standards or a modification of zoning code or architectural design requirements which exceed the minimum building standards provided in Part 2.5 (commencing with Section 18901) of Division 13 of the California Health and Safety Code. These may include, but are not limited to, one or more of the following:

- Reduced minimum lot sizes and/or dimensions;
- Reduced minimum lot setbacks;
- Reduced minimum outdoor and/or private outdoor living area;
- Increased maximum lot coverage;
- Increased maximum building height and/or stories;
- Reduced on-site parking standards, including the number or size of spaces and garage requirements;
- Reduced minimum building separation requirements;
- Reduced street standards, e.g., reduced minimum street widths;
- Allowing the housing development to include nonresidential uses and/or allow the housing development within a nonresidential zone;
- Other regulatory incentives or concessions proposed by the developer or the city which result in identifiable cost reductions or avoidance of costs;
- Waived, reduced, or deferred planning, plan check, building permits, and/or development impact fees (e.g., capital facilities, park or traffic fees);
- Direct financial aid (e.g., redevelopment set-aside, housing fund money, community development block grant funding) in the form of a loan or a grant to subsidize or provide low interest financing for on or off-site improvements, land or construction costs.

Growth Controls/Growth Management

The City of American Canyon manages growth through the specific plan process and the requirement for development to be consistent with General Plan goals and policies. In addition, the General Plan Urban Limit Line establishes finite limits to ultimate urban expansion. The City is on the northern edge of the outward growth from the San Francisco Bay area. Forecasts of population and employment growth by regional agencies indicate that the American Canyon area will experience strong growth pressures as the region expands. The presence of Napa County Airport, the location of the City along primary travel corridors, and access to the Southern Pacific Railroad contribute to growth pressures. This is both an asset and liability. Other physical constraints also influence the direction, extent and pace with which a community can grow. Most common of these factors is the availability or capability to expand wastewater, water, and storm drainage facilities. The City does not have a specific growth control ordinance which could serve as a constraint to affordable housing. However, an objective of the General Plan is to promote a rate of growth that is consistent with the ability to provide adequate infrastructure and services and does not adversely impact the distinctive character and quality of life in American Canyon.

Another objective is to ensure that the development of residential neighborhoods provides a range of housing opportunities to meet physical, economic, and social needs of the population, and is designed to exhibit a high quality and character, contain appropriate supporting services, and reflect their environmental setting. In addition to conventional single-family detached housing of 1,500-2,500 square feet, there is a strong market for small lot detached and attached (townhome) single family purchase housing for entry level buyers as a alternative to multi-family rentals. Other alternatives are the purchase and rental condominium, the single story garden apartment.

Building, Safety and Code Enforcement

Building and Fire codes can have a significant affect on housing affordability. They can also act as barriers to achieving designated densities or have unintentional impacts on community housing design and character. Inflexible standards may also inhibit innovative housing types and design.

New construction in the City of American Canyon including additions must comply with the California Building Codes (CBC). Building and safety codes establish minimum standards and specifications for structural soundness, safety and occupancy. The State Housing Law requires local jurisdictions to adopt minimum housing standards based on model industry codes. Local governments also enforce other state requirements, including standards for fire safety, noise insulation, geologic hazards, earthquake protection, energy related to conservation and access for the physically disabled.

The City implemented the CBC and other state regulations as required by law, including the energy conservation requirements for new residential structures and the accessibility regulations for the disabled in multi-family structures. American Canyon Fire District (ACFD) has adopted the periodic updated Uniform Fire Code (UFC). Pursuant to the UFC, and local ordinance, the District now requires sprinklers in all residential structures to save lives. The Fire District inspects all apartment buildings annually to ensure that the units comply with life safety requirements, such as appropriate smoke detectors and emergency exits. Other than the inspections of apartments, City inspectors will only inspect existing residences in response to complaints of substandard housing or life safety conditions received from the public. In these cases, the City takes enforcement action only in cases where the dwelling in question does not comply with the Uniform Housing Code, which specifies minimum standards for the health, safety, and welfare of residents. These standards are less stringent than the current CBC for new construction. Existing residences may be remodeled or expanded provided that the existing structure has no obvious sanitary or safety hazards, all building code requirements have been met, and the necessary permits have been issued. Additions must comply with the current building codes.

Code Enforcement

The City's Community Development Department contains a Code Enforcement staff that work regularly with Building and Planning to ensure building and zoning standards are being enforced and followed within the city. Table 56 illustrates a list of enforcement actions documented within 2008.

Table 56
Summary for Code Enforcement Infractions (2008)

Type of Infraction	Amount
Trash/Debris-Garbage	30
Overgrown Conditions	12
Nonconforming Zoning Issues	2
Animals (Livestock in residential district)	6
Total	50

Based on Table 56, no specific problems with current building or fire codes have been identified.

On- and Off-Site Improvements

As a general rule, all of the utilities such as sewer lines, water lines, natural gas, and electrical service exist along at least one side of each street. Very few parcels would require any measurable extension of utilities to serve a development site. In areas where curbs, gutters, sidewalks, improved streets, and utilities exist, it is likely that off-site improvements would not be required. In unimproved areas, the City would

typically require the installation of curbs, gutters, and sidewalks and upgrading the facing street to the centerline to City standards.

Fees and Exactions

The City of American Canyon requires a number of permits and development fees to cover the cost of processing development requests, providing public facilities and services to new development, and mitigating the environmental impacts of new development. Although these fees are necessary to meet City service and environmental standards, they can have a substantial impact on the cost of housing, particularly affordable housing.

Residential development is assessed fees by the City, County and school district to cover the costs of infrastructure improvements and maintenance, and the provision of services. The largest fees are related to sewer and water service, and reflect the cost of providing, improving and expanding these utilities.

Fees are also charged to cover the costs of City staff's review and processing of applications and permits related to housing development. A project's application fees are estimated upon submittal, and the developer pays a deposit covering the estimate. Actual staff time spent in the project is then deducted from the deposit amount, and any unspent remainder is refunded.

Other types of exactions include land dedication, which may be required of residential development for right-of-ways, or as an alternative to the park development fee, in addition to on-site improvements that are necessary for the public health, safety and welfare. Such improvements may include water, sewer and other utility line extensions, street construction, and traffic control device installations that are reasonably related to a project.

Table 57
Planning and Development Fees

Fee Category	Fee Amount	
Planning and Application Fees		
Pre-Application	\$618.00	Deposit of \$280.00 is required
Design Permit		
<i>Director review</i>	\$2,697.00	Deposit of \$1,200 is required
<i>Planning Commission review</i>	\$5,926.00	Deposit of \$3,000 is required
Major Conditional Use Permit	\$5,926.00	Deposit of \$3,000 is required
Minor Conditional Use Permit	\$1,500.00	Flat fee
Variance	\$1,388.00	Deposit of \$1,000 is required
Minor variation	\$975.00	Deposit of \$800.00 is required
Minor modification	\$735.00	Deposit of \$500.00 is required
Major modification	\$1,470.00	Deposit of \$1,200 is

		required
Pre-zoning/ rezoning	\$2,719.00	Deposit of \$2,000.00 is required
Zoning ordinance amendment	\$6,085.00	Deposit of \$4,000 is required
General plan amendment	\$6,085.00	Deposit of \$4,000 is required
Specific plan		Actual cost
Specific plan amendment	\$5,455.00	Deposit of \$3,000 is required
Home occupation permit	\$50.00	Flat fee
Zoning Clearance	\$50.00	Flat fee
Subdivision		
Parcel map	\$2,611.00	Deposit of \$1,225 is required
Tentative subdivision map	\$5,951.00	Deposit of \$3,000 is required
Lot line adjustment	\$1,332.00	Deposit of \$600 is required
Lot merger	\$2,601.00	Deposit of \$1,25 is required
Reversion to acreage map	\$1,332.00	Deposit of \$600.00 is required
Map extensions	\$750.00	Flat fee
Final map review	\$277.00	Deposit of \$280.00 is required
Environmental Review	The Community Development Director will evaluate all permit applications for compliance with the California Environmental Quality Act (CEQA). The initial determination may be revised during review of the application. Prior to final action by the City, the applicant shall pay any additional applicable fees required for conformance with CEQA.	
Environmental Review - Categorical Exemption	\$100.00	Clerk Fee of \$50
Initial Study (if performed in house)	\$10,557.00	Deposit of \$2,500.00 is required
CEQA Document Administration and Review	\$5,864.00	Or 20% of contract amount, whichever is greater
Mitigation Monitoring	\$1,108.00	Deposit of \$1,000 is required
Miscellaneous		
Appeal	\$550.00	Flat fee
Non-conforming use certificate	\$250.00	Flat fee
Planning plan check (General)	\$132.00	Deposit of \$100.00 is required
Special Commission meetings	\$500.00	Flat fee
Time extensions	\$350.00	Flat fee
Classifications of use	\$120.00	Flat fee
Planned Community District		
Conceptual Master Plan	\$20,501.00	Deposit of \$5,000 is required
Development Permit	\$5,926.00	Deposit of \$2,500 is required
Development Agreement	\$12,212.00	Deposit of \$6,000 is required
Processing Second Unit Planning Application	\$105.00	Flat fee
Residential Building Permit for Public Works	\$339.00	Flat fee
Impact		
Water Connection	\$11,634	Per Dwelling Unit
Wastewater Connection	\$8,016	Per Dwelling Unit
Water Meter Charge (1")	\$422	Per Dwelling Unit
Traffic Impact	\$3,954	Per Dwelling Unit
Park Acquisition	\$1,634	Per Dwelling Unit
Park Development	\$1,857	Per Dwelling Unit
Park Debt Service	\$768	Per Dwelling Unit
Community Gym	\$640	Per Dwelling Unit
Aquatic Center Pool	\$217	Per Dwelling Unit

Aquatic Center Slide	\$46	Per Dwelling Unit
City Hall Expansion	\$212	Per Dwelling Unit
Police Station	\$64	Per Dwelling Unit
Aquatic Center Offices	\$197	Per Dwelling Unit
AC Library Expansion	\$744	Per Dwelling Unit
Corp Yard Expansion	\$58	Per Dwelling Unit
General Plan	\$68	
Fire District Mitigation Fees (per sq ft)	\$0.23	Per Dwelling Unit
Total	\$65,528	Based on a 2,400 sq. ft. home

Source: American Canyon Community Development Department- Approved Fee Study 2008

Table 57 summarizes the City's Planning permit processing fees and development impact fees charged by the City. In addition to the fees set forth which cover the cost of reviewing and approving the plans and providing inspection services, the City charges a building permit fee based on building square footage.

Normally, permit fees would have a minimal impact on housing costs because most the fees are flat rate charges, not per unit charges, and can be spread over the entire development. For a modest-sized development proposal, permit fees would typically amount to a few thousand dollars per dwelling unit. Permit fees could have a more substantial impact on small, infill projects that would be typical of most remaining vacant land.

Development impact fees have a much larger effect than permit fees on the final cost of a home. Such fees include water and sewer impact and hook-up costs, park fees (in lieu of land dedication), traffic impact fees, and similar charges. The Water and Sewer Connection Fee for a single-family residence is \$11,634.00. These fees are based upon the actual cost to the City for providing the water and sewer service to the property.

Table 58
Building Permits- Residential (Single-Family & New Construction)

Building Permit Fees	
Service Application Per Building	Building Permit Fee
1-1,500 square feet	\$1,180.00
1,501-3,000	\$1,483.00
3,001-4,500	\$1,785.00
4,501-6,000	\$2,415.00
6,001 + square feet- additional time per 200 square feet	\$86.00
Electrical Permit	\$34.00 Plus \$0.15 per sq. ft. (Note: fee for construction work on one and two family dwellings)

Mechanical Permit	\$34.00 Plus \$0.12 per sq. ft. (Note: fee for 34.00 construction work on one and two family dwellings)
Plumbing	Plus \$0.12 per sq. ft. (Note: fee for 34.00 construction work on one and two family dwellings)
Other Inspections and Fees (including inspection of fire sprinkler systems)	
Code Compliance inspection condominium conversion	\$250.00 plus \$50.00 per unit
Inspections outside of normal business hours (minimum charge-two hours)	\$54.00 per hour, or one and one-half times the Chief Building Inspector's hourly wage and benefit cost, whichever is greater.
Re-inspection fees	\$106.00 FB Hourly Rate; minimum 1 hour
Inspection for which no fees are specifically indicated	\$106.00 FB Hourly Rate

Source: American Canyon Community Development Department- User Fee Schedule

Table 59
Building Permits- Residential (Multi-family & New Construction)

Building Permit Fees	
Service Application Per Building	Building Permit Fee
1-5,000 square feet	\$1,761.00
5,001-10,000	\$2,383.00
10,001-15,000	\$3,538.00
15,001-30,000	\$4,758.00
30,001-50,000	\$6,444.00
50,001 + square feet- Additional time per 5,000 square feet	\$526.00
Electrical Permit	\$34.00 Plus \$0.10 per sq. ft. (Note: fee for multi-family building such as apartments and condominiums having three or more dwellings units constructed at the same time).
Mechanical Permit	\$34.00 Plus \$0.08 per sq. ft. (Note: fee for multi-family building such as apartments and condominiums having three or more dwellings units constructed at the same time).
Plumbing	\$34.00 Plus \$0.08 per sq. ft. (Note fee for multi-family building such as apartments and condominiums having three or more dwellings units constructed at the same time).

The fees shown in Tables 58 and 59 represent between approximately 7 percent of the total cost of a dwelling unit, depending on the dwelling unit type, square footage, number of bedrooms, and land development cost. The cost impact of these fees is not significant for typical single-family homes currently under construction. The City's development impact fees could, however, be significant for an affordable single-family or multi-family housing project oriented to low- or moderate-income households. A savings of several thousand dollars in impact fees for an affordable single-family development could also help additional low-income households achieve homeownership, saving these households \$200 or more per month in housing costs.

Possible Reduction of Fees

Sewer and water connection fees are adopted by ordinance by the City Council and are directly related to the cost of providing clean and potable domestic water and the treatment of domestic waste at the wastewater treatment plant. Any reduction in the sewer and or water connection fees will either have to be off-set by increases paid by the rate payers or a reduction in the water and sewer funds.

Impact fees are directly related to the cost of mitigating impacts of new development on existing City services. The City has adopted a Traffic Impact Mitigation Fee and Parks and Civic Facilities Impact Fee. The Traffic Impact Mitigation Fee generates revenues to improve certain roadway segments and intersection improvements to accommodate the additional traffic from new development. Where a developer proposes to install one or more roadway and or intersection improvements set forth in the Impact Fee ordinance, credits are granted.

The Parks and Civic Facilities Impact Fee generates revenues to provide park land, park improvements, and the pro-rata contributions from new development to such facilities as the police station and library. Developers can provide the parks and park improvements on-site and have this portion of the fees waived or credited. Any reduction in fees without providing the on-site park amenities will impact existing facilities in the vicinity of the project area, or the improvements would have to be funded through the General Fund.

The City Council will consider reducing or waiving building permit fees, impact fees and sewer and water connection fees for affordable housing projects when the developer can show that the waivers or reductions in adopted fees are necessary for the financial feasibility of the project and the targeted rents.

Processing and Permit Procedures

The evaluation and review process required by City procedures contributes to the cost of housing in that holding costs incurred by developers are ultimately manifested in the selling price of the home. The City Council and Planning Commission govern the review process in American Canyon, or depending on the project, it might be reviewed by the Community Development Director.

Community Development Department-Planning

City staff seeks in all cases to streamline approval processes wherever possible. Conditional use permits, rezones, tentative maps, and plan checks are all processed within approximately three to four months, if an environmental impact report is not necessary, and assuming that there are no significant issues affecting the project. If environmental processing is required, or if it is necessary to resolve special issues, processing times are streamlined to the extent possible within statutory limits governing review periods.

There are two basic development permits in the City of American Canyon, and any new development is subject to one or the other, but never both for the same project. Planning Commission approval of a Design Permit (Chapter 19.41 of the Zoning Code) is required for any multifamily dwellings of five or more units in the Residential Medium and Residential High Districts. In the Community Commercial and Neighborhood Commercial Districts a Conditional Use Permit is required for any multi-family development. The time frames, procedures, and application fees for processing both Design Permits and Conditional Use Permits are identical. As noted below, the major differences are in the required findings and the fact that the Planning Commission may waive or modify development standards as a part of the Use Permit process but a Design Permit must adhere to the development standards of the underlying Zoning District, unless a Density Bonus is a part of the applicant's request.

Table 60
Timelines for Permit Procedures

Type of Approval or Permit	Typical Processing Time
Ministerial Review	1-6 weeks
Conditional Use Permit	12-16 weeks
Zone Change	4-12 months
General Plan Amendment	4-12 months
Site Plan Review	4-8 weeks
Design Permit	8-12 weeks
Tract Maps	4-12 weeks
Parcel Maps	8-12 weeks
Initial Study	3-8 months
Environmental Impact Report	6-12 months
Building Plan Check	2-4 weeks

Source: American Canyon Community Development Department Projections

Table 60 shows the basic processing times for a residential housing project plan check is two weeks for processing and one to two weeks for corrections, resulting in building permits generally taking a month to get processed and issued. A multi-family project must go through the Planning Commission for approval that typically takes one month followed by two weeks for a plan check, and one to two weeks for

corrections. The Commission primarily looks at compliance with development standards such as parking, height, setbacks and basic design. A rezoning application takes four to twelve months for processing and may require a concurrent General Plan Amendment.

Design Permit Process

Design permits are required for multi-family residential projects and single-family developments of five or more units. The Community Development Director may approve design permits for two-family structures and appurtenant accessory structures, and multi-family projects containing fewer than five units. These administrative permits can be approved concurrently with other permits and do not add significant time to the development permit process. No public hearing is required unless the design permit is being processed concurrently with other applications for which a hearing is required. In this case, the design permit shall be considered at the same time. Small multi-family projects in the RM Zone are most likely to be within the threshold for approval of administrative design permits.

All other residential projects require design permits from the Planning Commission including development of five or more units. The Design Permit process takes approximately 8-12 weeks from the date of submittal of a complete application, which, by itself, does not add significant time to the permit approval process.

The scope of design permit covers site planning issues such as compliance with zoning standards, preservation of natural site amenities, and the use of landscaping, outdoor lighting, and usability of open spaces. The Design Permit also considers structural design issues such as the scale and configuration of structures, compatibility of design features and building materials with surrounding land uses, screening of utility and mechanical facilities, and the relationship of primary structures and accessory elements.

The City and approving authority must make the following findings to approve a design permit:

- That the project complies with all general plan policies and zoning standards. This includes all standards for size, massing, color, placement, setbacks, etc.
- That the quality and character of the project is compatible with its surroundings.
- That the design avoids excessive variety and monotonous repetition.
- That the design promotes harmonious transition between different land uses.
- That the design provides for adequate and safe circulation.

An applicant can achieve these findings for approval by adhering to the design guidelines and principles outlined within the City's General Plan Land Use Element. Within the Land Use Element are specific guidelines on how an applicant can achieve these findings. These guidelines include a specific design criterion that includes examples such as building orientation, massing, color scheme, vegetation,

ground cover, building materials, architectural features and characteristics. These guidelines are intent to assist an applicant in creating a viable housing proposal to the City.

The City does not believe that the application of the Design Permit process adds significant time or cost to a project. Most of the design criteria and findings relate to aspects of a project that the City must review for compliance with zoning standards and CEQA. The Design Permit, by itself, rarely results in the imposition of significant, additional development requirements. The City has not used the design permit process to impose costly architectural or materials requirements, to reduce project densities below the level that could otherwise be achieved in the applicable zone, or to impose excessive landscaping, parking or other requirements that could significantly boost project costs.

Conditional Use Permits

As noted above, Conditional Use Permits typically require about 12 to 16 weeks for approval. In conjunction with other permit approvals, a typical timeframe for Farm Employee Housing approval under a Conditional Use Permit in the Community Commercial District would be 12-16 weeks from the submission of a completed application. The City believes this time frame helps facilitate the provision of housing in American Canyon and keeps added costs associated with delays in permit approvals to a minimum. A review of other cities in Napa County reveals that the processing time for similar type projects can take as long as four to six months.

The Conditional Use Permit process for Farm Employee Housing in the Community Commercial Zone requires the Planning Commission to make general findings regarding:

- Consistency of the proposed project with the policies of the General Plan;
- Compliance with the standards of the Community Commercial Zone;
- Suitability of the project site for the proposed use;
- Ability to mitigate impacts that could create a nuisance;
- Adequacy of access, parking, and circulation; and

According to Section 19.42.020 Conditional Use Permit process for Homeless Shelters in addition to the required findings above, the Planning Commission is required to make findings of fact in approving a conditional use permit for a homeless shelter.

- Adequacy of public services and facilities for the site.
- Provide separate access from on-site commercial uses.
- Noise levels shall be consistent with adopted noise standards.
- Dwelling units shall be protected from obnoxious odors.

Neither the Conditional Use Permit process nor the required findings create additional standards or thresholds of compliance that are not already addressed by

development standards for the Community Commercial zone or through the environmental mitigation process required under CEQA. As noted above, the advantage of a Conditional Use Permit is that the Planning Commission can waive Development Standards by a CUP, where with a Design Permit the Planning Commission must find that the project meets all required Design and Development Standards of the Zoning Code and General Plan. The City believes that the impact of the Conditional Use Permit process on housing availability and affordability will be minimal. However, Program 2.18.2 (A) in this Housing Element requires that the City amend Chapter 19 of the Municipal Code to allow emergency shelters as a permitted use in the Community Commercial (CC) and Light Industrial (LI) zone districts. This Program is required in order to bring the City into compliance with Senate Bill 2 (2008).

Second Unit Housing Ordinance

In compliance with Government Code section 65852.2, American Canyon's Second-Unit Ordinance includes guidelines for residents who wish to construct a second-unit on their property. In accordance with State law, applications shall receive administrative approval. An application for administrative approval shall be submitted to the Community Development Department on a form prescribed by the Community Development Department. The application shall include a statement of the use proposed and a site plan prepared in accordance with Section 19.10.120. The ordinance set forth criteria for the application of second units including the definition of a second-unit, the maximum allowable square footage, and the development standards. Criteria for a second unit include:

- A detached second unit shall not have more than one bedroom, and shall not contain a gross floor area in excess of 800 square feet except in the RR zone where up to 1,200 square feet in any area may be permitted.
- A second unit created by the internal conversion of an existing single family dwelling shall not occupy more than 30% of the total floor area of the building, including any proposed addition, but excluding the garage area.
- A second unit shall be provided with one off street parking space in addition to the off-street parking spaces required by on-site single family dwelling.
- A lot with a second unit shall be the primary residence of its owner. The owner may occupy either the primary or second unit.
- Second units must comply with design standards, so as to blend with and complement the existing single family unit to which it is attached in terms of height, roofing and siding materials and color.
- Second unit shall be single story.

Housing Constraints for Persons with Disabilities

Persons with disabilities normally have a number of housing needs that are related to the following: accessibility of dwelling units, access to transportation, employment, commercial services, and alternative living arrangements that include on-site or nearby supportive services. American Canyon ensures that new housing

developments comply with California building standards (Title 24 of the California Code of Regulations) and federal requirements for accessibility.

Procedures for Ensuring Reasonable Accommodations

The City of American Canyon currently has several regulations and practices for accommodating persons with disabilities. These are listed below:

Section 19.27.060 of the City's Zoning Code provides for a density bonus program. A density bonus may be granted for projects proposing the construction of substantially more than the legally required number of disabled-accessible units, in order to expand the City's inventory of such units. Such a bonus may be granted only if the project qualifies for the State's affordable housing bonus or the City's affordable senior citizen housing bonus (as set forth in Sections 19.27.030 and 19.27.040, respectively).

When a project meets the criteria set forth above, the decision making authority may grant a density bonus of up to 10% of the maximum residential density in addition to the density bonus granted, consideration shall be given to the number of units above the legally-required amount which are to be provided. The developer shall agree, and the City shall ensure disabled accessibility of all units for which the density is granted for the life of the project.

The City adopted the 2007 version of the California Building Code (CBC) in January 2008; this includes Title 24 regulations that address accessibility for disabled persons. (Government Code Section 65583 (c)(3)).

Efforts to Remove Regulatory Constraints for Persons with Disabilities

The Lanterman Development Disabilities Act (Lanterman Act) is that part of California law that sets out rights and responsibilities of persons with developmental disabilities. The Lanterman Act impacts local zoning ordinances by requiring the use property for the care of six or fewer disabled persons to be classified as a residential use under zoning. The City of American Canyon Municipal Code Section 19.05.040 defines a "Residential Care Home" as a provision of 24-hour non-medical care of six or fewer persons in need of personnel services, supervision, protection or assistance essential for sustaining the activities of daily living, or a 24-hour care for six or fewer foster children. This classification includes only those services and facilities licensed by the State for such purposes. The City currently allows "Residential Care Homes" in the R-R, and R-S zones as a permitted use without further discretionary entitlements. The City does not impose additional zoning, building code, or permitting procedures other than those allowed by State law.

The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements. Such retrofitting is permitted under Title 16, of the 2007 version of the California Building Code.

Information Regarding Accommodation for Zoning, Permit Processing, and Building Codes

The City of American Canyon implements and enforces Chapter 16.03, of the 2007 California Building Code. The City provides information to all interested parties regarding disabled accommodations within the zoning ordinance, the permitting processes, and the application of relevant building codes for housing for persons with disabilities.

The City adopted an amendment of its subdivision ordinance in 2006. As a part of this update, the City reviewed its regulations for consistency with “fair housing law.” The City has reviewed its current zoning ordinance to ensure that regulations are consistent with fair housing. This review also included making sure supportive housing and other group living situations are able to be located with a minimum of regulatory barriers. The subdivision ordinance includes a section on condominium conversions.

Rental Housing Conversion

Chapter 18.32 of the Subdivision Ordinance deals with condominium conversions. The purpose of this section is alleviate the adverse impact that condominium conversions will have on the City’s ability to meet its affordable housing requirement; to promote greater individual choice in type, quality, price and location of housing; to provide for the housing needs of all segments of the population; to provide increased homeownership opportunities for all segments of the population; to mitigate the hardship caused by displacement of tenants, particularly those in low to moderate cost housing and those who are elderly, families with minor dependent children, the handicapped and the disabled; to promote the safety of conversion projects and correction of building code violations in such projects; to provide adequate off-street parking; to encourage construction of new rental units to replace units lost due to conversions; to protect the existing rental housing stock by reducing conversions; to provide increased opportunities for the ownership of commercial or industrial real property in the form of condominiums or stock cooperatives; to assure that the continued use of buildings for commercial or industrial purposes is substantially consistent with the City’s general plan (the “general plan”); and to generally regulate projects in accordance with the general plan and with the public health, safety and welfare.

As a condition of tentative map or preliminary parcel map approval, the advisory agency shall require that the applicant or successor in interest pay to the City a fee of five thousand dollars for each unit in a residential conversion project, based on the number of units in the project prior to conversion. This fee shall be paid prior to approval of the final map by the City Engineer.

- All fees collected pursuant to this section shall be deposited and held in the rental housing production account of the City’s Community Development

Department, which account is established to be administered by the City's planning department separately from all other money expended by the department. Money in this account shall be used exclusively for the development of low and moderate income rental housing in the City, pursuant to guidelines carrying out this purpose prepared by the department and approved by resolution of the City Council. (Ord. 2006-06 § 1 (part), 2006)

The following requirements shall apply to condominium conversions:

- Each residential conversion project shall comply with any and all affordable income housing provisions in the municipal code, including but not limited to Chapter 19.28.
- Parking for residential conversion projects.
 - The minimum number of resident parking spaces per dwelling unit shall be one and one-quarter parking spaces per dwelling unit having three or less habitable rooms and one and one-half parking spaces per each dwelling unit having more than three habitable rooms. The advisory agency may increase or decrease the required number of parking spaces up to and including three-quarters of a space per dwelling unit, where it finds that such modification is consistent with the purposes of this chapter.
 - The minimum number of guest parking spaces shall be one quarter space per dwelling unit for projects containing fifty or fewer units and one-half space per dwelling unit for projects containing more than fifty units. The advisory agency may modify the guest parking requirement up to and including one-half space per unit where it finds such modification consistent with the purposes of this section.
 - The advisory agency may require up to one of the required resident parking spaces per dwelling unit to be provided in a private garage or carport where it finds that such is reasonable and feasible and consistent with the purposes of this chapter.
 - Where the number of parking spaces required by other provisions of this code in existence on the date of map application exceeds the minimum numbers established by this section, the number of parking spaces shall not be diminished.
 - The design and improvement of parking facilities and areas shall substantially conform to the provisions of Chapter 10.32 of Title 10 of the City's municipal code. (Ord. 2006-06 § 1 (part), 2006)

Zoning and Other Land Use Regulations

As part of City of American Canyon's previous housing element update, the City conducted a comprehensive review of its zoning laws, policies and practices for compliance with fair housing laws. The City has not identified any zoning or other land-use regulatory practices that could discriminate against persons with disabilities and impede the availability of such housing for these individuals.

Examples of the ways in which the City facilitates housing for persons with disabilities through its regulatory and permitting processes are:

- Section 19.21.030 (Vehicle Parking Requirements) of the City's Zoning ordinance requires that access and parking for the handicapped must conform to the latest standards established by the State of California.
- The City permits housing for special needs groups, including individuals with disabilities, without regard to distances between such uses or the number of uses in any part of the City. The Land Use Element of the General Plan does not restrict the siting of special needs housing.

Permits and Processing

The City does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The City's requirements for building permits and inspections are the same as for other residential projects and are straightforward and not burdensome. City officials are not aware of any instances in which an applicant experienced delays or rejection of a retrofitting proposal for accessibility to persons with disabilities.

As discussed above, the City allows group homes of six or fewer persons by right, as required by State law. The City does not require a CUP or other special permitting requirements for group homes of six or fewer persons. The City does allow "Congregate Living Facility" that provides an establishment offering lodging on a monthly basis or longer, along with common eating arrangements and other services such as recreational, social and cultural activities and transportation, but excluding medical care in the RM and RH zones.

Building Codes

American Canyon provides reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits. For new construction, the City's building department requires new housing to comply with the 1998 amendment to the Fair Housing Act, with multi-family development also subject to the Americans with Disabilities Act (ADFA) standards. These standards assure that all new apartment buildings are subject to requirements for unit "adaptability" on ground floor units. Adaptable units are built for easy conversion to disabled access, such as doorway and hallway widths, and added structural support in the bathroom to allow the addition of handrails.

Universal Design Element

Assembly Bill 2787 (Chapter 726 of Statutes of 2002) adopted Section 17959 of the Health & Safety Code. This law required the California Department of Housing and Community Development (HCD) to develop and certify one or more model universal

design ordinances applicable to new construction and alterations for voluntary adoption by local governments.

In 2005, HCD certified a "Model Universal Design Local Ordinance" which, among other things, requires that various universal design features be offered to homebuyers. As part of the ordinance, builders must install those universal design features that are requested by the buyer, provided the buyer pays the homebuilder's corresponding upgrade costs.

American Canyon has not adopted a universal design ordinance governing construction or modification of homes using design principles. The City will refer to the HCD website to develop guidelines and a model ordinance consistent with the principles of universal design.

Local Efforts to Remove Barriers

Consistent with State law, the City of American Canyon has developed several programs to help remove barriers to creating affordable housing. In 2004, the City amended its Municipal Code, to include Chapter 19.27, which encourages the development of housing, identified in the Housing Element of the General Plan. Chapter 19.28 provides Inclusionary Housing requirements, which also implements programs of the Housing Element to increase the amount of affordable housing within the City and providing Developers options in dealing with this requirement by offering in-lieu fees for those who do not meet the minimum 10 percent. The City also implemented two ordinances which established policies and procedures for conversion of special housing.

Mobile Home Conversion

Chapter 19.32 ensures that any proposed conversion of an existing mobile home park to any other use is preceded by adequate notice, that the social and fiscal impacts of the proposed conversion are adequately defined prior to consideration of a proposed conversion and that relocation and other assistance is provided park residents, consistent with the provisions of the ordinance codified in this chapter and Sections 65863.7 and 66427.4 of the California Government Code. (Ord. 2001-05 (part), 2001)

Senior Housing Conversion

Chapter 19.34 of the Zoning Ordinance, Conversions of Senior Housing to Non-Senior Housing, the City of American Canyon General Plan includes policies and goals to maintain the character of residential neighborhoods and to address the needs of special needs groups such as seniors, therefore the City has established necessary and appropriate policies related to conversion of Senior Housing projects to non Senior Housing projects.

The Community Development Department of American Canyon also continues to upgrade and preserve its affordable housing stock by making many individual

housing permits discretionary within minimal Fee for building review. The City continues to set-aside money and seeks CDBG funds that assist existing homeowners in maintaining homes for a safe and healthy environment. Furthermore, the City continues its partnership with various community-based organizations, non-profit entities, and the Napa Housing Authority to maintain and increase affordable housing.

NON-GOVERNMENTAL CONSTRAINTS

Availability of Financing

The City has not uncovered any local constraints to the availability or cost of financing for home purchases or rehabilitation that differ significantly from the availability and cost of financing throughout California. Even in older neighborhoods of the City, there are no barriers to obtaining financing for home purchase, improvement, or construction (other than customary underwriting considerations by lenders). Table 61 shows various monthly payments necessary to service mortgages at a variety of interest rates.

Table 61
Monthly Payments and Total Interest at Various Interest Rates

Interest Rate	15-Year Loan			30-Year Loan		
	Payment per \$10k	Total Interest Paid	% Difference Payment/Interest	Payment per \$10k	Total Interest Paid	% Difference Payment/Interest
6%	\$84.39	\$5,189	---	\$59.96	\$11,583	---
7%	\$89.88	\$6,178	6.5% / 19.0%	\$66.53	\$13,950	11.0%/20.4%
8%	\$95.57	\$7,202	6.3% / 16.6%	\$73.38	\$16,415	10.3%/17.7%
9%	\$101.43	\$8,256	6.1% / 14.6%	\$80.46	\$18,966	9.6%/15.5%
10%	\$107.46	\$9,343	5.9% / 13.2%	\$87.76	\$21,593	9.1%/13.9%

Source: LA Times

The primary factor related to home finance affecting housing affordability and availability is the cost of borrowing money (interest rates). Historically, substantial changes in interest rates have correlated with swings in home sales. When interest rates decline, sales increase. The reverse has been true when interest rates increase. Over the past two decades, there has been a dramatic growth in alternative mortgage products, such as graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and qualify for larger home loans. Even during periods of high interest rates, these alternative products allow more buyers to qualify for

homeownership, thus dampening the swings in home sales that accompany changes in interest rates.

Nevertheless, the fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates. Most governmental programs that seek to increase homeownership among low- and moderate-income households rely on loan products that provide fixed interest rates below prevailing market rates, either for the principal loan or for a second loan that provides part of the down payment for home purchase. Many programs offer deferred second loans to facilitate homeownership.

The City has designated two properties along American Canyon Road for Residential High (RH) density. These properties are occupied by a mobile home park and a rental apartment complex.

In February 2000 the City Council adopted Ordinance No. 2000-10, amending portions of the Zoning Ordinance relating to high density residential-zoned lands along Highway 29. The zoning amendments established a mixed-used zone for properties along Highway 29. Residential uses could continue to be developed at a density of 16 – 20 units per acre on no more than 25 percent of each parcel. Residential uses may not have direct access to the highway. However, purely residential projects may, and would be encouraged to take access from Melvin Road to the west. The total number of units could still be developed because the overall density remained the same, and with the 0.25 floor area ratio, smaller and therefore more affordable units would be constructed without reducing the overall amount of commercial development.

The Community Commercial and Neighborhood Commercial designations allow multi-family residential. Under these design criteria, up to 25 percent of a site may be developed with multi-family dwelling units at a density of 16 to 20 units per gross acre. To accommodate the City's Regional Needs Determination, development standards for the Community Commercial designation have been established to accommodate housing for the very low- and low-income households.

The relatively small size of the parcels, the fragmented ownership, and the fact that developed parcels separate vacant parcels are potential impediments to creating parcels with sufficient dimension and area to facilitate development of multi-family housing projects. In addition, Caltrans has stated that the narrow width or frontage of some properties along Highway 29 will preclude the issuance of encroachment permits for access and egress drives for large projects with high traffic volumes. The City adopted mixed use projects on all of the commercial lots on the Highway 29 corridor, which had the demonstrated effect of actually increasing the allowed number of dwellings while reducing the site specific impacts by dispersing the units over a greater number of lots. It is also important to recognize that purely residential projects are allowed in the Community Commercial District at a density of 16-20 units per acre on properties that front on Melvin Road to the west. This allows for

direct access onto a City street under the jurisdiction of the City, rather than a State Highway under the jurisdiction of Caltrans. In addition, the City has committed to approving Density Bonuses for affordable housing projects in conjunction with a mixed use project.

According to the income definitions in Table 58 above the rent ranges shown above that would be needed for these market-rate units to “pencil out” would correlate with the following income levels (assuming a maximum of 30 percent of income to housing costs):

- Studio: a low- or moderate-income single person
- 1-bedroom: low- (upper end of range) or moderate-income single person or couple
- 2-bedroom: low- (upper end of range) or moderate-income 3- or 4-person household
- 3-bedroom: low-income (upper end of range) 6-person household, moderate-income 3- to 6-person household

The cost estimates above are based on assumptions regarding typical dwelling unit sizes for market rate rental units. Costs could be reduced for an affordable housing project by reducing the dwelling unit sizes (for example, to 350 square feet for a studio, 500 square feet for a one-bedroom unit, 700 square feet for a two-bedroom unit, and 900 square feet for a three-bedroom unit). These reduced sizes are often found in rental housing designed for low-income seniors and families. Such size reductions could reduce costs enough to make some studios affordable to the upper end of the very low-income range and some of the one- to three-bedroom units affordable to the lower- and middle-ranges of low-income (between 50 percent and 70 percent of median income).

Higher densities and/or reduced unit sizes, by themselves, would not have much effect on affordability for very low-income households. Only subsidies or density bonuses could make housing affordable to this income group. The Development Standards for the Community Commercial (CC) and Neighborhood Commercial (CN) Districts are set forth in Section 19.11.050 of the Zoning Ordinance. The development standards apply to all construction, whether a mixed use, strictly commercial, or strictly residential.

Tables 53 and 54 set forth the minimum lot area, minimum yard setbacks, and lot coverage standards for each commercial district. The Zoning Ordinance establishes mixed-use floor area ratios for the CN and CC Districts.

The Zoning Ordinance does not establish development standards for the Town Center site. Instead, the General Plan requires the preparation of a Master or Specific Plan to be approved prior to any development. The purpose of a Master or Specific Plan is to guide the orderly development of the entire property in accordance with the permitted uses and densities set forth in the General Plan.

Development Costs

Land costs are affected by such factors as zoning density, the availability of infrastructure, the existence of environmental constraints and the relative amount of similar land available for development. The cost of residential land in the American Canyon area has been relatively low in comparison to the Bay Area market. However land values have started to rise to levels similar to Vallejo and Vacaville, especially as the City's proportion of newer homes increases, amenities are added and the overall ambiance of the City improves. According to a local developer, the cost of raw land is between \$30,000 and \$35,000 a unit, while the cost of a development-ready lot with all utility connections and permit approvals costs between \$60,000 and \$100,000, depending on the lot size.

The City has not processed a new residential subdivision project since 2007, so it is difficult to estimate the cost per unit for development ready multifamily property. Due to the dramatic drop in housing prices, many of the most recent projects that were approved prior to January 1, 2007 have only recently submitted for building permits. However, multifamily properties can be developed at three to five times the typical single-family density, so it is reasonable to assume that, despite the higher cost per acre for multifamily property, the cost per unit for development ready multifamily property would range from \$25,000 to \$35,000 per dwelling unit.

Construction Costs

Housing prices are influenced partly by the types of construction materials used. Homes in American Canyon are generally of wood frame construction, finished with stucco, wood siding or shingles. This type of construction is the least expensive conventional method (brick, stone and concrete block are more costly). Composition shingle and built-up roofs, which are found on a large share of the community's homes, are also the least expensive, followed by wood shingle, wood shake, concrete tile, metal tile and clay tile (Residential Cost Handbook, 1990).

Table 62

New Construction/Replacement Costs

Cost/Fee Type	Cost Per Unit
Land Acquisition	\$30,000-\$35,000
Construction	\$65.00 per square foot
Development Cost/ Other	\$30,000-\$40,000
Permitting Cost	\$35,000
Total Estimated Per Unit Cost	\$200,000-\$300,000

Source: The City of American Canyon Community Development Department, www.realtor.com

The major components of housing costs are construction costs, labor costs, land costs and market financing. Table 62 illustrates an approximation of cost for each

unit based on both permit (soft cost) and construction material and land (hard cost). According to a local developer, construction material costs and labor costs for a wood framed, 2,400 square foot single-family house are about \$65 per square foot. As mentioned above, the cost of raw land is currently between \$30,000 and \$35,000 a unit. Development costs, including sewer, water and other underground utilities, streets, curbs, and sidewalks and other improvements is between \$30,000 and \$40,000 a unit. The current permitting cost is about \$35,000 a unit, which includes all impact fees, sewer and water connection fees, and building permit and inspection fees. Marketing and Administrative costs are running about 6 percent of the sales price while financing is running about 4 percent of the sales price. Based on these assumptions, the cost of a single-family home in American Canyon would range from the high \$250,000s to the mid \$350,000s.

Table 63
Proportion of Fee in Overall Development Cost for a Typical Residential Development

Development Cost for a Typical Unit	Single-Family	Multifamily
Total estimated fees per unit	\$35,260	\$35,260 per building
Typical estimated building fees per unit	\$1,483.00	2,382.00 per building based on 5001-10,000 sq. ft. building
Estimated proportion of fee cost to overall development cost per unit	7%	5%

Source: The City of American Canyon Community Development Department, www.realator.com

Table 64
Price per Square Foot

	Unit Type/Assumptions	Cost Range	Rent Range
Studio (400 square feet):	\$40,000 - \$50,000	\$500 - \$600	\$500-\$600
	1-bedroom (600 square feet):	\$55,000 - \$70,000	\$650 - \$850
	2-bedroom (800 square feet):	\$75,000 - \$90,000	\$900 - \$1,100
	3-bedroom (1,000 square feet):	\$95,000 - \$120,000	\$1,200 - \$1,500

Based on land and construction costs, as described above, typical cost ranges for multi-family rental housing at the densities allowed by the City would be:

Total construction costs per square foot, excluding land costs, range from \$80 to \$105 for single-family construction, depending on the quality and amenities of the home. It is estimated that multifamily construction costs, excluding land cost, range from \$65 to \$90 per square foot.

Design Characteristics

Housing costs are affected by the size of a residence, its design, and the number and type of amenities. A public opinion survey conducted by the Federal National Mortgage Association (Fannie Mae) showed that 80 percent of the public prefers a traditional detached single-family home with a yard. Single-family design preferences in the past, as reflected in American Canyon, include enclosed garages, fireplaces and private yards. However, given the City's large number of mobile homes, manufactured homes, and single family homes on small lots, it appears that residents are also willing to accept non-traditional designs. Residential types, which have not yet been constructed in the City, include town homes and luxury homes.

Discrimination

Theoretically and legally, the sole criterion used in qualifying for home mortgage is whether the borrower can repay the loan. A recent study by the Federal Reserve Bank of Boston, however, concluded that, all other factors being equal, Black and Hispanic mortgage applicants are roughly 60 percent more likely to be denied a loan than Whites. In the rental housing market, prospective tenants may be denied a unit because of discrimination related to children, race, ethnicity, disability, AIDS, public assistance, age, marital status, and sex.

According to the Napa Housing Authority they have no record of complaints filed in the City of American Canyon. The Napa County Rental Information and Mediation Services organization considers American Canyon a very low threat for housing discrimination issues.

PROGRAMS

PROGRAMS OVERVIEW

The goals and policies contained in the Housing Element address the City of American Canyon housing needs, and are implemented through a series of housing programs offered through the County of Napa and the City's Community Development Department. The implementing programs in the Housing Element, as described below, are intended to address the housing need. (Government Code Section 65583 (c)).

State Housing Programs

Proposition 1C

California voters approved Proposition 1C (The Housing and Emergency Shelter Trust Fund Act of 2006) on the November, 2006 statewide ballot, thereby extending America's largest state-funded affordable housing assistance effort. In Fiscal Year 2006-07, funds provided by Proposition 1C and Proposition 46 made up 72 percent of the \$484 million in loans and grants that HCD awarded to hundreds of city and county government agencies, nonprofit housing developers and service providers, for-profit developers and small businesses.

Proposition 1C is the successor to Proposition 46 (approved in November, 2002), which authorized \$2.1 billion in state bonds for a variety of new housing investments. Over the last five years, HCD has invested over \$1.5 billion in Proposition 46 funds with hundreds of state and local, public and private organizations to create, preserve or provide incentives to more than 87,000 affordable housing units. Proposition 1C authorized \$2.85 billion more in General Obligation bonds to continue several important bond-funded housing assistance programs, and begin new programs to improve infrastructure in support of housing.

HCD Loans and Grants

The mission of the Department of Housing and Community Development (HCD) is to provide leadership, policies and programs to preserve and expand safe and affordable housing opportunities and promote strong communities for all Californians. To accomplish this, HCD awards loans and grants to hundreds of public and private housing developers and service providers every year. This money supports the construction, acquisition, rehabilitation and preservation of affordable rental and ownership housing, shelters and transitional housing for the homeless, public infrastructure and facilities, and jobs for lower income workers. HCD's loan and grant programs typically announce the availability of program funds by issuing a formal Notice of Funding Availability (NOFA) or a Request for Proposals (RFP) that is posted on the HCD website and noticed or sent by mail to cities, counties, developers and other interested parties. The NOFA describes the program that is offering the money, the amount available, the eligible uses of the money and other

rules and relevant information, tells who can apply and how, and may give an application deadline date if the process is competitive. HCD's NOFAs and RFPs make funds available in either of two ways: (1) over-the-counter (OTC), or (2) on a competitive basis.

CalHome Program

The CalHome Program enables low and very-low income households to become or remain homeowners.

Grants are made available to local public agencies and nonprofit developers to assist individual households with deferred-payment loans. Direct, forgivable loans are also available to assist development projects involving multiple ownership units, including single-family subdivisions. CalHome does not loan directly to individuals.

Grants are given to local public agencies or nonprofit corporations for first-time homebuyer downpayment assistance, home rehabilitation, including manufactured homes not on permanent foundations, acquisition and rehabilitation, homebuyer counseling, self-help mortgage assistance programs, or technical assistance for self-help homeownership. All funds to individual homeowners will be in the form of loans.

Loans are given for real property acquisition, site development, predevelopment, construction period expenses of homeownership development projects, or permanent financing for mutual housing and cooperative developments. Project loans to developers may be forgiven as developers make deferred-payment loans to individual homeowners. Assistance to individual households will be in the form of deferred payment loans, payable on sale or transfer of the homes, or when they cease to be owner-occupied, or at maturity.

County Housing Programs

The Napa Housing Authority offers two programs countywide. The first program is the Tenant Based Section 8 Housing Assistance Program. The current budget can feasibly provide 1,173 Section 8 Vouchers. The waiting list is currently 1,247 people, 60 of which are residents of the City of American Canyon. The second program is a Mortgage Credit Certificate Program. Eligibility for this program is limited to first-time homebuyers, income limits and the purchase price. The Mortgage Credit Certificate (MCC) reduces the amount of federal income tax the borrower must pay, which in turn, frees up income to qualify for a mortgage. The federal government allows every homebuyer to claim an itemized federal income tax deduction for all of the mortgage interest paid each year on a mortgage loan. The MCC will allow the borrower to take a tax credit equal to 25% of the annual interest paid on the mortgage loan for a single family conventional residence and 40% on a manufactured single family home.

Napa County Continuum of Care Strategy for the Homeless: The Federal Department of Housing and Urban Development (HUD) sponsored Continuum of Care for the Homeless garners funding each year to assist with providing housing

and needed services to the homeless population. A competitive process, the Housing Authority generally acts as the lead agency, applying to HUD on behalf of the various project sponsors. The Continuum of Care is a County-wide collaboration between homeless housing and service providers. The annual budget varies, as do the number of persons assisted with the various projects.

Shelter Plus Care Program: The Shelter Plus Care Program is a rental assistance program available to homeless, disabled individuals. Shelter Plus Care requires supportive services be provided to the clients by a referring supportive service agency. The Program is a component of the Napa County Continuum of Care Strategy for the Homeless. The Housing Authority was awarded \$250,000 over a five year period and assists approximately nine individuals.

Mainstream Voucher Program: The Mainstream Voucher Program provides rental assistance to persons with disabilities. This program is operated in partnership with North Bay Housing Coalition. North Bay Housing Coalition acts as the lead agency, in conjunction with agencies throughout Napa County that provide supportive services for persons with physical, mental and developmental disabilities. Participants in this program receive both a rental subsidy and supportive services during this five year grant. The Housing Authority was awarded \$899,635.00 over a five year period. This program assists 30 individuals

City Housing Programs

The Residential Rehabilitation Program (CDBG program) targets homeowners whose income is below 80 percent of the area median income level, based on family size. CDBG loans may be used to finance the cost of repairs and improvements to owner and renter occupied units. Any home within the City limits is eligible, including single-family homes, mobile homes and apartments. Payments are based on ability to pay. The maximum loan amount for any one single-family residence is \$25,000. The maximum loan amount for a mobile home is \$10,000. Deferred payment loans are available for very low-income households. Eligible items for repair or replacement include, but are not limited to: structural, mechanical, plumbing, electrical, roofing, water damage, energy conservation, correction of health and safety deficiencies and accessibility/mobility modifications. To date there are six pending rehabilitation or replacements loans all of which are for mobile homes.

Units Eligible for Conversion

In 1989, the California Government Code was amended to include a requirement that localities identify and develop a program in their housing elements for the preservation of assisted, affordable multi-family units. Subsequent amendments have clarified the scope of the analysis to also include units developed pursuant to inclusionary housing and local density bonus programs. In the preservation analysis, localities are required to provide an inventory of assisted, affordable units that are eligible to convert within ten years. As part of the analysis, an estimation of the cost of preserving versus replacing the units is to be included, as well as programs designed to preserve the affordable units.

The California Housing Partnership Corporation provides an inventory of federally subsidized rental units at risk of conversion. There are currently no HUD-assisted multi-family housing developments with Section 8 contracts in the City of American Canyon. Contacts with the California Housing Finance Agency have revealed no state-assisted rental housing developments. The City has one record of a locally assisted rental housing development through density bonus called Canyon Manor Apartments. The period of affordability for the Canyon Manor project is 30 years, commencing in 1991 and ending in 2021. In addition, there are no records of county-assisted rental housing projects in American Canyon. Therefore there does not appear to be any assisted multi-family rental housing at-risk of conversion to market rate housing within the next ten years.

Agencies Offering Public Assistance

Napa Valley Community Housing, a local nonprofit organization, has a new development (townhomes) that used Supportive Housing Program/funding (SHP) that required the project to include four of the 17 units for transitional housing. There is also "NEWS" (Napa Emergency Women's Services) that will house victims of domestic violence.

Catholic Charities offers a program called Rainbow House and a program called Housing Options. The Rainbow House is a residential program for young single mothers who are 18 to 22 years of age and who are highly motivated to work toward financial and self-sufficiency. The Housing Option Program helps individuals and families find suitable housing; helps people interested in a shared housing arrangement; and provides housing advocacy.

The Napa County Council for Economic Opportunity has a program called the Napa Valley Shelter Project that provides homeless families and single adults assistance to move into permanent housing and maintain current housing. Case managers at the shelter work with clients on an action plan to obtain permanent housing and community support services.

The Napa County Council for Economic Opportunity also offers the following programs to residents of Napa County:

- ❖ Samaritan Family Center-provides temporary shelter and food for 7 families up to 30 persons. Sullivan Shelter-provides temporary shelter and food for up to 40 persons a day.
- ❖ Winter Shelter-operates during the winter months to provide emergency shelter.
- ❖ Rental Assistance program-helps prevent homelessness among families and individuals by providing loan and grant assistance for housing expenses.
- ❖ Homeless Employment program-works with homeless clients to provide training and job placement.

- ❖ Family Advocacy program-assists homeless families with parenting classes and life-skill classes.
- ❖ American Canyon Family Resource Center- works collaboratively with community partners to bring together resources and activities into an integrated service system that is accessible and responsive.

The Napa County Council for Economic Opportunity also runs the County Food Bank and offers the following programs:

- ❖ Brown Bag program is a food program providing a bag containing 6-8 items twice a month to seniors 60 years of age and older who earn less than \$882 per month (\$1,674 per couple).
- ❖ USDA commodities are provided to low-income people once a month. Distribution is handled by agencies that have agreements with the food bank.
- ❖ Calistoga Cares distributes staples, bread and produce to low-income families in Calistoga.
- ❖ Emergency Food Pantry distributes food consisting of staples, bread and produce to low-income individuals in crises. Individuals must have a referral from a church or service agency.

Although the number of agencies and resources available to homeless individuals in the vicinity of American Canyon are considerable, no one public or private agency contacted during the preparation of the Housing Element could provide reliable statistics on the number of homeless individuals they serve from the City.

Housing Incentives

The purpose of housing incentives is to encourage the development of housing which meets the needs identified in the Housing Needs Assessment by allowing the granting of density bonuses and other incentives. The City uses the State Density Bonus Program that is intended to apply to a housing development whose applicant or developer agrees to provide at least 20 percent of the total units of the housing development as target units affordable to low-income households, or at least 10 percent of the total units of the housing development as target units affordable to very low-income households or senior citizen housing.

The incentives given by the City provide a density bonus of at least 25 percent and one or more additional incentive, or equivalent financial incentives for qualified housing development upon the written request of the developer. The need for incentives will vary for different housing developments. Possible incentives may include:

- ❖ A reduction of site development standards or modification of zoning code or architectural design requirements which exceed the minimum building standards required by the Building Department and the California Health and Safety Code.
- ❖ Reduced minimum lot sizes and/or dimensions.
- ❖ Reduced minimum outdoor and/or private outdoor living area.

- ❖ Increased maximum lot coverage.
- ❖ Increased maximum building height and/or number of stories.
- ❖ Reduced on-site parking standards, including the number or size of spaces and garage requirements.
- ❖ Reduced minimum building separation requirements.
- ❖ Reduced street standards, e.g., reduced minimum street widths.
- ❖ Allowance for the housing development to include non-residential uses and/or to be within a non-residential zone.
- ❖ Other regulatory incentives or concessions proposed by the developer or the City which result in identifiable cost reduction or avoidance of costs.
- ❖ A density bonus of more than 25 percent.
- ❖ Waived, reduced, or deferred planning, plan check, building permit, and/or development impact fees.
- ❖ Direct financial aid in the form of a loan or a grant to subsidize or provide low interest financing for on- or off-site improvements, land or construction costs.

The City also offers incentives for developers interested in constructing Affordable Senior Citizen Housing, Density Bonuses for Large Rental Units, and Density Bonuses for Disabled-Accessible Units.

Energy Conservation Incentives

Housing Elements are required to identify opportunities for energy conservation. Energy costs have increased significantly over the past several decades, and climate change concerns have increased the need and desire for further energy conservation and related “green building” programs. In 2004, the State of California adopted legislation requiring Leadership in Energy and Environmental Design (LEED) certification for new and renovated public buildings.

There are multiple sources for the funding and assistance of energy conservation for residential development. Four main sources of funding include:

- ❖ Federal Grants, Loan, and Tax Credits from the Department of Energy and the Department of Housing and Urban Development (HUD).
- ❖ California agencies that offer the same types of funding include The Department of Housing and Community Development (HCD), California Housing Finance Agency (CalHFA), California Energy Commission, and the Public Utilities Commission.
- ❖ Local Government funding from the City, Housing Authority, and Housing Trusts
- ❖ Other sources such as Utility Companies, foundations, Non-Profit Organizations, and other Building Organizations.

Potential Federal and State funding Sources:

Multiple family Housing Program (MHP): 3 percent simple interest, with deferred payments and 55 year term loans. The program targets lower income groups, special needs, and large families. This program is offered through HCD.

Building Equity and Growth in Neighborhoods (BEGIN): Provides Grants to local Jurisdictions that reduce housing barriers and provides incentives to residents.

Farmworker and Migrant Housing Programs: Finances construction, rehabilitation, and acquisition of units.

Emerging Renewables Buy-Down Program: California Energy Commission and Utility Company rebates homeowners who install energy generation equipment.

Senate Bill 1 (Introduced 2005 and amended 2006): Allows developers to offer buyers the option of a solar energy system. It also allows the California Energy Commission to hold public hearings to determine what residential development should require solar energy systems. SB1 allows the Public Utilities Commission award monetary incentives for homes that generate excess energy through solar technology.

The service provider for the City of American Canyon is Pacific Gas and Electric (PG&E). PG&E has programs aimed at assisting low-income, disabled, and senior citizen customers through numerous programs and community outreach projects. These programs include, but are not limited to:

California Alternate Rates for Energy (CARE) program which provides a 20 percent discount on monthly bills for qualified low- or fixed-income households and housing facilities. Qualifications are based on the number of people living in the home and total annual household income.

Energy Partners Program which provides qualified low-income customers free weatherization measures and energy-efficient appliances to reduce gas and electricity usage.

Family Electric Rate Assistance (FERA) which is PG&E's rate reduction program for large households of three or more people with low- to middle-income.

Low-Income Home Energy Assistance Program (LIHEAP) – which is funded by the federal government and the State Department of Community Services & Development (CSD) administers LIHEAP. The federal Department of Health and Human Services distributes funds to states annually to assist with energy bills and offset heating and/or cooling energy costs for eligible low-income households. California's annual share is approximately \$89 million which CSD distributes to contracted community energy service providers.

Medical Baseline Allowance provide residential customers the ability to receive additional quantities of energy at the lowest (baseline) price. To qualify for Medical

Baseline, a California-licensed physician must certify that a full-time resident in the home has a serious medical condition such as being dependent on life-support equipment while at home.

Relief for Energy Assistance through Community Help (REACH) is a one-time energy-assistance program sponsored by PG&E and administered through the Salvation Army from 170 offices in Northern and Central California. Those who have experienced an uncontrollable or unforeseen hardship may receive an energy grant of up to \$300. Generally, recipients can receive REACH assistance only once within a 12-month period, but exceptions can be made for seniors, the physically challenged, and the terminally ill.

Other Funding Sources

Energy Efficient Mortgages: Lenders allow buyers to afford higher prices and amounts from increased borrowing that corresponds to their decreased energy cost.

EVALUATION OF PREVIOUS HOUSING ELEMENT

Government Code Section 65588 requires that cities and counties assess the achievements under adopted housing programs as part of the five-year update of their housing elements. These results should be quantified wherever possible, but may be qualitative where necessary. Results need to be compared with what was projected or planned in the earlier element. A discussion follows when a significant difference exists between what was planned and what was actually achieved. This evaluation should include the following:

1. Effectiveness of the element – A description of the actual results or outcomes of the prior element’s goals (i.e., what happened), objectives, policies, and programs. The results should be quantified where possible (e.g., number of units rehabilitated) and may be qualitative where necessary (e.g., mitigation of governmental constraints).
2. Progress in implementation – For each program; the analysis should compare significant differences between what was projected or planned in the earlier element and what was achieved. Analyze the differences to determine where the previous housing element met, exceeded, or fell short of what was anticipated.
3. Appropriateness of goals, objectives, policies and programs – A description of what has been learned based on the analysis of progress and effectiveness of the previous element. A description of how the goals, objectives, policies, and programs in the updated element are being changed or adjusted to incorporate what has been learned from the results of the previous element, (Section 65588(a)(1)).

For this update the City reviewed and evaluated the progress in implementing the 2002 Housing Element. This report is contained within Appendix A of this document and reviews the results and effectiveness of goals, policies, objectives, and programs from the previous Housing Element’s planning period. Most importantly, it reveals which goals and programs were successful and should be retained for the 2007-2014 Housing Element update.

CONSISTENCY WITH OTHER GENERAL PLAN ELEMENTS

The housing element of a general plan sets out a City's overall long-range planning strategy for providing housing for all segments of the community. The California Government Code requires general plans to contain an integrated, consistent set of goals and policies. The housing element is, therefore, affected by policies contained in other elements of a general plan. The housing element is most intricately related to the land use element. The land use element establishes the framework for development of housing by laying out the land designations for residential development and indicating the type and density permitted by a City. Working within this framework, the City of American Canyon's Housing Element identifies priority goals, objectives, and program actions for the next five years that directly address the housing needs of the City's existing and future residents.

The policies contained in other elements of the City's General Plan affect many aspects of life that residents enjoy such as the amount and variety of open space; the preservation of natural, historic and cultural resources; permitted noise levels in residential areas; and the safety of the residents in the event of a natural or man-made disaster. The Housing Element has been reviewed for consistency with the City's other General Plan Elements and the policies and programs in this Element reflect the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, the Housing Element will be reviewed to ensure that internal consistency is maintained.

State law requires the Housing Element contain a statement of "the means by which consistency will be achieved with other general plan elements and community goals" (California Government Code, Section 65583). There are two aspects of this analysis:

1. An identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element, and
2. An identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements.

The City of American Canyon adopted the General Plan in 1994 and amended it in 2006. In addition to the Housing Element the other Elements comprising the City's General Plan are the following:

- ❖ Land Use
- ❖ Economic Development
- ❖ Circulation
- ❖ Utilities
- ❖ Public Service and Facilities

- ❖ Parks and Recreation
- ❖ Natural and Historic/Cultural Resources
- ❖ Geology
- ❖ Flood Hazards
- ❖ Noise

During preparation of the 2007-2014 Housing Element the policies and constraints of the other City of American Canyon General Plan Elements were reviewed. Of all of the General Plan Elements, the Housing Element is most closely related to the City's Land Use Element because the Land Use Element specifies the lands within the City that may be utilized for residential development.

The diversity of significant environmental resources, including foothills and canyons, woodlands and grasslands, riparian corridors, wetlands, and wildlife habits were all contributing factors to the formation of the City's land use plan adopted in the City's General Plan Land Use Element. These factors along with infrastructure availability and a number of other factors determined which areas would be available for residential development and the range of residential densities that would be considered. This then lays the foundation for all of the other policies and programs related to the provision of housing.

The policies contained in the other elements of the City's General Plan affect many aspects of life that residents enjoy such as the amount and variety of open space; the preservation of natural, historic and cultural resources; permitted noise levels in residential area; and the safety of the residents in the even of a natural or man-made disaster. The Housing Element has been reviewed for consistency with the City's other General Plan Elements and the policies and programs in this Element reflect the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, the Housing Element will be reviewed to ensure that internal consistency is maintained.

Other Elements of the General Plan also discuss directions for residential development. For example the Economic Development Element includes the following policy: "Adopt a Specific Plan for the designated Town Center (in conjunction with the Highway 29 Plan) to serve as a guide for future developments. Provide for a cohesive urban design which reflects the image and identity the City would like to project."

The expression of the City's goals and objectives regarding housing production are embodied in this Housing Element. This document provides an effective framework to address the housing needs and demands for future housing development, rehabilitation, preservation, and conservation through its policies and programs.

Table 65**Internal Consistency with the General Plan**

General Plan Element	Policy	Means for Achieving Consistency
	1.10.1-1.10.2	These policies require that the replacement or infill of housing in existing residential neighborhoods be comparable in scale and intensity with existing uses and that it be compatible with existing developments. In implementing this policy, the City will ensure that development guidelines for compatibility do not impact housing costs so that the construction of affordable housing for low- or moderate-income households is infeasible.
	1.12.1-1.12.2	This policy allows for the development of parks, schools, libraries, community meeting facilities, religious facilities, and similar community-serving uses in all residential areas, if they are compatible with the intended residential function and subject to City review and approval. Nonresidential structures incorporated in residential neighborhoods must be designed to be compatible with and convey the visual and physical scale and character of residential structures. This policy does not appear to conflict with policies in the Housing Element.
	1.13.1	This policy allows for the development of housing types intended to meet the special needs of senior citizens, the physically challenged, and low- and moderate-income households in areas designated for multi-family residential and mixed-use on the Land Use Plan Map, in accordance with the Housing Element and State law, and provided that they are designed to be compatible with adjacent uses.
Land Use Element		
Circulation Element	4.3.1	This policy prohibits future development from providing “back-out” driveways onto collectors, arterials or highways. This policy will affect the internal circulation design of residential projects adjacent to collectors, arterials, or highways but is not expected to affect the City’s ability to accommodate its Regional Housing Needs Allocation (RHNA) allocation or the feasibility of affordable housing.

<p>Utilities Element</p>	<p>5.8.1</p>	<p>This policy requires improvements to the existing water supply, distribution, storage and treatment facilities necessitated by a new development proposal be borne by the project proponent (either through the payment of fees, or by the actual construction of the improvements). This policy could affect the financial feasibility of affordable housing due to the costs associated with water impact fees. This impact can be mitigated, however, through the subsidy of such fees for low-income housing proposals. A source of such subsidies could be federal or state funds for low-income housing construction or Redevelopment Agency housing set-aside funds.</p>
	<p>5.10.4</p>	<p>This policy requires that new development include on-site, and contribute to off-site, drainage and flood control facilities to protect existing development and accommodate the runoff from the new development, or until mitigation is provided. The City does not anticipate that lands subject to flooding will be needed to accommodate the City's RHND allocation, but the cost of on- and off-site drainage improvements could impact the financial feasibility of affordable housing. This impact can be mitigated, however, through the subsidy of such fees for low-income housing proposals. A source of such subsidies could be federal or state funds for low-income housing construction or Redevelopment Agency housing set-aside funds.</p>
	<p>5.14.5</p>	<p>The policy requires all new development to secure sewer capacity rights prior to or at the time building permits are issued. This policy could affect the financial feasibility of affordable housing due to the costs associated with sewer fees and infrastructure requirements. This impact can be mitigated, however, through the subsidy of such fees for low-income housing proposals. A source of such subsidies could be federal or state funds for low-income housing construction or Redevelopment Agency housing set-aside funds.</p>
<p>Natural and Historic/</p>	<p>8.1.4</p>	<p>This policy requires the City to regularly monitor and review development proposed within the City's Planning Area to assess their impacts on local biological resources and to recommend appropriate mitigation measure that the development and/or government agency can implement. The City has evaluated sites suitable to accommodate its RHND allocation and has concluded that mitigation of potential impacts on biological resources will not be a constraint to designating sites at sufficient densities to accommodate housing for all income groups.</p>
<p>Cultural Resources Element</p>	<p>8.3.1</p>	<p>This policy requires that proposed developments in wetlands and riparian habitats shall be evaluated for their conformance with the nature of the existing biological resources and all reasonable measure will be taken to avoid significant impacts,</p>

		including retention of sufficient natural open space and undeveloped buffer zones. See response to Policy 8.1.4.
	8.3.2	This policy prohibits development and grading that alters the biological integrity of the Riparian Corridors as depicted on the Biological Habitats Map, unless no feasible alternative exists or the damage habitat is replaced with habitat of equivalent value. See response to Policy 8.1.4.
	8.3.3	Residential uses are not permitted in retained Riparian Corridors. See response to Policy 8.1.4.
	8.4.1	This policy requires that development plans incorporate all reasonable mitigation measures to avoid significantly impacting vernal pools for projects located within American Canyon's Planning Area. See response to Policy 8.1.4.
	8.5.1	This policy requires that development plans fully consider the presence of biological resources and take all reasonable measures to avoid significant impacts within designated oak savannah, mixed hardwood forest and coastal salt marsh zones. See response to Policy 8.1.4.
	8.9.1- 8.9.3	This policy requires that new development be connected and served by the sanitation collection and treatment system in accordance with the wastewater disposal and solid waste sections of the Utilities Element. See response to Policy 8.14.5.
	8.10.1	This policy establishes minimum parcel size standards that retain and are compatible with viable agricultural land uses. This policy will not affect the City's ability to meet future housing needs as adequate vacant land exists that has been zoned for various single-family, multifamily, and mixed residential-commercial land uses.
	8.11.1- 8.11.3	This policy limits incompatible uses (including residential) near agricultural operations and requires setbacks that respect the agricultural operation. Developers shall be responsible for mitigating impacts upon nearby agriculture; the developer shall provide setbacks and buffers to not encroach upon productive agricultural areas. This policy does not affect housing policies in the Housing Element.
	8.18.1- 8.18.2	This policy prohibits development along ridgelines and related significant landforms within the City and (in consultation with the County) the Planning Area. Site development to prevent disruption of skyline topography as seen from lower lying viewsheds. The density of development shall be reduced as the steepness of slope increases. Most of the City's development capacity to meet future housing needs is not located in areas affected by ridgelines development restrictions.

	8.20.1	Establish a program of historic preservation incentives that incorporates elements such as tax benefits provided by the 1981 Tax Revenue Act or any amended version of said act; the waiver of building permit fees for small property owners of historic resources; and flexible building code requirements. This policy will support the City's efforts to preserve older dwelling units.
	8.20.2	Consider the waiver of building permit fees for small property owners with historic resources who are unable to benefit from other government programs for the rehabilitation, alteration or reuse of their structure(s) provided that they rehabilitate their historic resources in accordance with established historic preservation guidelines. See response to Policy 8.20.1.
	8.20.3	Consider allowing flexibility in building code requirements for the rehabilitation of historic structures as specified in State Historical Building Code Part 8, Title 24 if these structures are rehabilitated in accordance with established historic preservation guidelines. See response to Policy 8.20.1.
	8.20.4	Prohibit demolitions if other alternatives exist that enable a property owner to sensitively add to the existing structure, or develop an accompanying building on the site that allows property development rights to be realized. Variances of setbacks, heights and parking requirements should be given to make the preservation of an existing historic building feasible when no other reasonable alternative exists. See response to Policy 8.20.1
	8.22.2	Encourage the clustering of residential structures. This policy will promote residential development patterns that could reduce housing costs.
	8.23.1	This policy requires that developers employ energy-efficient subdivision and site planning methods as well as building design. Measures to be considered include building orientation and shading, landscaping, building reflectance, use of active and passive solar heating and hot water system, etc. In establishing these energy related design requirements, the City shall balance energy efficient design with good planning principles. This policy will support opportunities for energy conservation as discussed in the Housing Element.
Geology Element	9.2.1	This policy requires that development be designed in accordance with seismic requirements of the Uniform Building Code. This policy may increase housing production costs to meet seismic safety requirements, but the added costs are not anticipated to substantially affect the financial feasibility of constructing affordable housing. The City could use federal, state, or local redevelopment funds to help pay for these added costs.

	<p>9.3.1-9.3.5</p>	<p>This policy requires that development be avoided in areas with known liquefaction risk. If these areas cannot be avoided, the City requires a qualified geologist, hydrologist, or civil engineer to determine the liquefaction potential at proposed development sites. The City also requires the submittal of liquefaction mitigation plans for proposed developments located in areas determined to have a high level of liquefaction risk. In designating sites suitable for residential development, the City has attempted to avoid areas with high risk for liquefaction.</p>
	<p>9.4.1-9.4.2</p>	<p>Require the determination of the landslide, slope instability, and erosion potential of all proposed development sites with a grade of 10 percent or greater and incorporate pertinent measures in the project design to mitigate this potential. Exceptions to these mitigation requirements shall be considered for agricultural areas. In designating sites suitable for residential development, the City has attempted to avoid areas with high risk for these hazards, particularly higher density sites that could accommodate affordable housing for low- or moderate-income households.</p>
	<p>9.4.3</p>	<p>Prohibit the mass grading of slopes with a grade of 25 percent or greater, and development on slopes with a grade of 50 percent or greater. For projects built upon slopes with a grade of between 15 and 25 percent, cluster the units and reduce overall density in accordance with Natural/Cultural Resources Policy 8.18.2. Most of the City’s development capacity to meet future housing needs is not located in areas affected by steep slopes.</p>
	<p>9.4.5</p>	<p>Review proposals for new development and expansion of existing development in areas that are susceptible to collapsible or expansive soils and require adequate mitigation of these hazards. This policy may increase housing production costs to meet engineering requirements for such soils, but the added costs are not anticipated to substantially affect the financial feasibility of constructing affordable housing. The City could use federal, state, or local redevelopment funds to help pay for these added costs.</p>
	<p>9.4.7</p>	<p>Require that proposed developments in landslide hazard areas submit plans to adequately stabilize slopes and unstable soils on-site and prevent impacts on adjacent properties. Most of the City’s development capacity to meet future housing needs is not located in areas not affected by landslide hazards.</p>

	9.7.2	Avoid the development of Sensitive and High-Occupancy uses within the potential inundation area below a dam or reservoir. Any exceptions, and any exception of Critical Facilities, shall require discretionary approval by the Planning Commission. None of the sites suitable for residential development are located in areas at risk of inundation due to a dam failure.
	9.7.3	This policy requires that zoning, street planning, and other land use decisions be consistent with the need for the efficient and orderly evacuation of the potential inundation area. See response to policy 9.7.2.
Flood Hazards Element	10.1.1-10.1.14	This policy prohibits the development of structures designed for human occupancy within the 100-year floodplain, unless flood hazards are adequately mitigated. Mitigation can be accomplished by building foundations a minimum of one (1) foot above the 100-year flood elevation, or by other means approved by the City Engineer. Require that proposed developments within the 100-year floodplain submit information regarding the flood hazard prepared by a qualified Civil Engineer or Hydrologist. None of the sites suitable for residential development are located within the 100-year floodplain; or, the floodplain area can be avoided while achieving the same overall density allowed within the General Plan designation.
	11.1.1	The policy promotes noise compatible land use relationships by implementing the noise standards, to be utilized for design purposes in new development and for establishing a program to attenuate existing noise problems. The impacts of excessive noise on new residential developments can be mitigated without significantly adding to the cost of housing or affecting the City's ability to accommodate its regional housing share. No other policies in the Housing Element would conflict with this policy.
	11.2.1	This policy requires a noise attenuation study by a qualified acoustical engineer for new developments in locations in which standards for maximum exterior or interior noise are likely to be exceeded. Appropriate mitigation measures will be required. See response to Policy 11.1.1.
	11.2.7	Encourage noise-sensitive uses, including schools, libraries, health care facilities, and residential developments, to incorporate fences, walls, landscaping, and/or other noise buffers and barriers to mitigate noise impacts where appropriate and feasible. See response to Policy 11.1.1.
	11.2.9	Clustering office, commercial, or multiple family residential structures to reduce interior open space noise levels. See response to Policy 11.1.1.
Noise Element	11.5.1	Minimize noise spillover or encroachment from commercial and industrial land uses into adjoining residential neighborhoods or "noise-sensitive" uses. See response to Policy 11.1.1.

	<p>11.6.2</p>	<p>Require that mixed-use structures incorporating both commercial and residential land uses minimize to the greatest degree practicable (through design and construction techniques) the transfer or transmission of noise and vibration from the commercial land use to the residential land use.</p>
<p>Ordinance No. 2000-10</p>		<p>Five years after the adoption of the General Plan, the Planning Commission and City Council initiated a review of the General Plan and Zoning Ordinances applicable to the Highway 29 Commercial Corridor. There are properties designated for High Density Residential, Mixed Use, Commercial Corridor, and Neighborhood Commercial uses and it was determined that due to the size and configuration of those properties development with high density residential uses was not feasible. In order to offset the potential loss of High Density Residential units, the Commercial Districts were amended to allow similar densities in conjunction with commercial development on any property designated Community Commercial.</p> <p>The Planning Commission and City Council determined that the allowed uses and development standards in the Mixed Use designation were similar to that of the Community Commercial designation and then decided it would be appropriate to integrate the provisions of the Mixed Use designation into the Community Commercial designation and delete the Mixed Use designation from the General Plan and Zoning Code.</p>

Relationship to Other City Plans and Policies

The Housing Element identifies priority goals, objectives, policies and action programs for the next five years that directly address the housing needs of the City. These are briefly described below and include the City's Municipal Code and Specific Plans.

American Canyon Municipal Code

The American Canyon Municipal Code consists of all the regulatory ordinances and certain administrative ordinances of the City, codified pursuant to the provisions of Sections 50022.1 through 50022.8 and 50022.10 of the Government Code.

Subdivision Ordinance

The City's Subdivision Ordinance regulates the design, development and implementation of land division and is intended to be periodically reviewed for its consistency with State Law including the California Subdivision Map Act.

Zoning Ordinance

The City's Zoning Ordinance is the primary tool for implementing the General Plan, and is designed to protect and promote the public health, safety, comfort, convenience, prosperity and general welfare of the people. It includes a zoning map designating various districts that are described in the text of the document and outlines the permitted, conditionally permitted, and prohibited uses for each zone district. Finally, the Zoning Ordinance provides property development standards for each zone district and overall administrative and legislative procedures.

Specific Plans

Specific plans are customized regulatory documents that provide focused guidance and regulations for a particular area. They generally include a land use plan, circulation plan, infrastructure plan, zoning classifications, development standards, design guidelines, phasing plan, financing plan, and implementation plan. Although the City of American Canyon intends to develop a Master Plan for its industrial area, only one plan exists for a residential Specific Plan. The specific plan is designed to allow for development in a manner that is compatible with surrounding areas, and the general character of the City of American Canyon. The only specific plan in the City is the Southeast Specific Plan.

Since this element is not proposing major changes in land use intensities that would conflict with other elements analysis of current General Plan projections, the City believes the findings in this update are internally consistent with all the other documents. The housing projections identified to meet the needs of the RHNA are implying potential build-out and infill. Other elements that rely on these projections, such as Levels of Service (LOS) within the Circulation Element should not be affected due to this element's consistency with current zoning and General Plan uses.

One issue that has remained is water availability for new development. Since American Canyon does not currently have any applications for subdivisions for housing, and with the approved Specific Plan already constructed homes consistent with the approved conditions, the only major water issue related to housing could come from the annexation and development of the Town Center project which would include approximately 600 new units. Although this project has been integrated and addressed in the Zoning Ordinance and General Plan it is unlikely that the project will be completed within this timeframe. Environmental issues, including water availability, and a finalized design have yet to be submitted and approved.

Priority for Water and Sewer

Per Chapter 727, Statutes of 2004 (SB 1087), upon completion of an amended or adopted housing element, a local government is responsible for immediately distributing

a copy of the Element to area water and sewer providers. In addition, water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. Chapter 727 was enacted to improve the effectiveness of the law in facilitating housing development for lower-income families and workers.

To facilitate and expedite the notification process, updates or amendments to the housing element should be sent to service providers within a month after adoption. When submitting copies of housing elements to service providers HCD further recommends inclusion of a summary quantification of the local government's regional housing need allocation and any other appropriate housing information. Moreover, to effectively implement the law, local governments should consult with water and sewer providers during the development and update of the housing element, as well as sending copies of the adopted plan. This will facilitate effective coordination between local planning and water and sewer service functions to ensure adequate water and sewer capacity is available to accommodate housing needs, especially housing for lower-income households.

Local public and/or private water and sewer providers must adopt written policies and procedures that grant a priority for service hook-ups to developments that help meet the community's share of the regional need for lower-income housing. In addition, the law prohibits water and sewer providers from denying, conditioning the approval, or reducing the amount of service for an application for development that includes housing affordable to lower-income households, unless specific written findings are made.

Urban water management plans must include projected water use for single-family and multifamily housing needed for lower-income households. This law is useful in areas with limited available sewer or water hook-ups. As the responsible agency, the City of American Canyon will supply a copy of the adopted housing element to the American Canyon Public Works Department, as well as to all other private water and sewer providers.

APPENDIX A- EVALUATION REPORT

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The City of American Canyon

Evaluation Report
2002-2007 Housing Element



I. INTRODUCTION

This Evaluation Report, of the City of American Canyon's 2002-2007 Housing Element, is being prepared as part of the City of American Canyon's 2009-2014 Housing Element Update. It is the first of several components which will comprise the City's 2009-2014 updated Housing Element.

In 2003 the City of American Canyon adopted the 2000-2007 Housing Element. This Element was certified by the State Department of Housing and Community Development. The 2003 Housing Element included identification of goals, objectives, polices, and programs necessary, at the time, to achieve the City's Regional Housing Needs Allocation (RHNA).

The City of American Canyon success in providing adequate housing for all members of the community depends upon developing a future strategy to help achieve this purpose. As the City embarks on the 2009-2014 Housing Element Update, the first step is to evaluate the previous programs and the City's success in carrying out the recommended actions. This evaluation is divided into the following sections:

- I. Introduction
- II. Program Evaluation - Progress towards meeting the Goals and Objectives
- III. Residential Building Permits Issued
- III. Residential Units Constructed and Rehabilitated
- V. Land Inventory – Residential Site Availability
- VI. Unaccommodated Housing Needs
- VII. Summary

The State Department of Housing and Community Development provide guidance towards determining a City's effectiveness in implementing the Housing Element. This guidance includes Government Code Sections specific to identifying how a City will document successes, verify information, and address future needs. A number of these Government Code Sections are included throughout this Report as part of the evaluation process.

II. PROGRAM EVALUATION – PROGRESS TOWARDS MEETING THE GOALS AND OBJECTIVES

The 2002-2007 Housing Element included a section identifying goals, objectives, policies, and programs. This Evaluation Report includes those components as they were originally written. The sentence structure, grammar, and spelling were left unchanged. Rather, the focus in this Report is on evaluating the actual programs themselves. This evaluation is a key component in the determination of which programs should be included in American Canyon's 2009-2014 Housing Element Update.

The following excerpt from the State of California Government Code identifies what a City is required to achieve when analyzing the programs included in the previous Housing Element:

Government Code Section 65588

Requires that cities and counties assess the achievements under adopted housing programs as part of the five-year update of their Housing Elements. These results should be quantified wherever possible, but may be qualitative where necessary. Results need to be compared with what was projected or planned in the earlier element. A discussion follows when a significant difference exists between what was planned and what was actually achieved. As the past planning period extended from July 1, 2003 to June 30, 2008, it is appropriate to evaluate the following:

1. Effectiveness of the element – A description of the actual results or outcomes of the prior element's goals (i.e., what happened), objectives, policies, and programs. The results should be quantified where possible (e.g., number of units rehabilitated) and may be qualitative where necessary (e.g., mitigation of governmental constraints).
2. Progress in implementation – For each program; the analysis should compare significant differences between what was projected or planned in the earlier element and what was achieved. Analyze the differences to determine where the previous Housing Element met, exceeded, or fell short of what was anticipated.
3. Appropriateness of goals, objectives, policies and programs – A description of what has been learned based on the analysis of progress and effectiveness of the previous element. A description of how the goals, objectives, policies, and programs in the updated element are being changed or adjusted to incorporate what has been learned from the results of the previous element, (Section 65588(a)(1)).

Section II of this Evaluation Report has been prepared to include an evaluation of every goal, objective, policy and program with the previous Housing Element. The 2002-2007

Housing Element format was used which separates the goals, objectives, and policies from the Implementation Programs.

Review of Previous Goals, Objectives, Policies

The following presents an analysis of previous housing goals, objectives, and policies for the City of American Canyon. This is a description of the appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal, the effectiveness of the previous Housing Element and the progress of the City's implementation of the Housing Element. The updated Housing Element Policy Document will incorporate what has been learned from the results of the previous element (Government Code Section 65588).

Due to the complexity of some of the housing goals, it is not uncommon for a goal to have multiple objectives with 2 or more policies associated to them, with multiple programs to implement a certain policy. While the new Policy document has amended the programs to match the corresponding Policy and Objectives, for the purpose of this review they have remain separate. This was the format for the previous Housing Element.

The analysis has been formatted to include the following components:

Timing: *Timeframe. When will this be completed?*

Result: *What the City of American Canyon did to implement the program?*

Evaluation: *Was the program successful, why or why not?*

Continue/Modify/Delete: *Recommendation for the specific program.*

GOALS, OBJECTIVES, AND POLICIES

Goal 1 of the General Plan can be found within the Land Use Element. The 2002-2007 Housing goals, objectives, policies, programs, and evaluation are provided as follows:

Goal 2: HOUSING OPPORTUNITIES AND ACCESSIBILITY

Provide for housing in an amount sufficient to accommodate the City's fair share of projected growth, and to facilitate mobility within the ownership and rental markets.

Objective 2.1: Maintain a supply of developable land in Residential and Commercial Districts_adequate to accommodate the amount and type of projected household and job growth, and to facilitate vacancy rates that allow turnover with relative ease.

Policies to Continue:

Policy 2.1.1-Provide through the General Plan Land Use Plan Map and the Land Use Element for the number and type of dwelling units projected to be needed during the planning period.

Policy 2.1.2- Ensure that the densities of residential projects fulfill the intent of applicable land use designations.

Policy 2.1.3-Protect residentially designated sites from reclassification to nonresidential designations.

EVALUATION:

Timing: Ongoing

Result: The City of American Canyon amended the General Plan and Zoning map to address minor changes from the previous element. These changes included a rezone to allow a small portion of High Density Residential and amend the Commercial zone to allow a higher intensity residential and mix uses. The 2009 update will meet the regional demand for housing without increasing densities or uses. There have been no new rezones that would contribute to a loss of residentially zoned lands.

Evaluation: The previous Housing Element set aside areas for housing at densities that allow a variety of housing types. This includes housing and mixed use projects within the Commercial districts with residential overlays. The Community Development Department has worked with the City Clerk to update the land use maps when amendments are made by the City Council. Adherence to this policy has helped the City meet the regional housing needs for the 2009-2014 planning period.

Continue/Modify/Delete: Continue

Objective 2.2-Ensure that residential sites are served by adequate infrastructure and services.

Policies to Continue:

Policy 2.2.1-Facilitate the provision of infrastructure needed to support anticipated residential development, and ensure the continuation and proper integration of all services.

Policy 2.2.2- Maintain internal consistency among the General Plan's elements to provide the necessary services and infrastructure for residential development.

EVALUATION:

Timing: Ongoing

Result: The City of American Canyon revised conditions of approval for discretionary projects to include improvements to existing infrastructure. These conditions included all housing related fees based on the City Council approved Fee Study.

Evaluation: The revised Fee Study and Conditions of Approval have been vital to placing the responsibility of improvement costs on the developer's processing the projects and not the community through the City's dependence on General Fund for infrastructure improvements by the new development. The conditions of approval allow improvements to be made before the completion of the project.

Continue/Modify/Delete: Continue.

Objective 2.3- Maximize attainment of the Housing Element's goals and programs.

Policies to Continue:

Policy 2.3.1- Provide an active leadership role in fulfilling the programs of the Housing Element.

Policy 2.3.2- Expedite the processing and approval of residential projects that meet General Plan policies and City regulatory requirements.

EVALUATION:

Timing: Ongoing

Result: The City of American Canyon has approved housing projects that are consistent with all state and local standards on housing. The City has worked with residences, home builders, real estate agents, and other agencies to ensure housing projects within the City meet the criteria of the policies and programs outlined within the General Plan Housing Element. The City's Community Development Department will continue to take the lead in processing all housing projects and confirming their consistency with all state and local regulations.

Evaluation: All approved housing projects are consistent with the General Plan goals and policies as well as all State requirements and Zoning regulations.

Continue/Modify/Delete: Continue.

Balance of Housing Types

Goal 2A- Provide for a range of housing types within the community to accommodate a variety of incomes and lifestyles, and to enable residents to remain in American Canyon throughout their lives.

Objective 2.4- Promote a diversity of housing types, including large-lot development, single-family detached and attached residences, mobile homes, manufactured homes, multi-family rental and ownership units, second units, and units combined with nonresidential uses.

Policies to Continue:

Policy 2.4.1- Allow flexibility in the type of units developed on vacant, residentially designated properties in master-planned communities and other planned developments.

Policy 2.4.2- Require larger projects to include a mix of housing types.

Policy 2.4.3- Encourage the development of residential uses in association with compatible nonresidential uses.

Policy 2.4.4- Promote the development of second or accessory units on owner-occupied lots with single-family detached units through appropriate regulatory action.

EVALUATION:

Timing: Ongoing

Result: Since the last Housing Element was certified the City of American Canyon has approved a number of housing projects which have resulted in the construction of a variety of housing types. These housing types include apartment complexes, single family, and manufactured housing.

Evaluation: As with Goal 2A, the City of American Canyon will meet its regional housing need due to the variety of housing types that have been approved within the planning period. This variety, including single family and multi-family units, has provided housing for a range of income groups and also has helped the City provide enough housing for the increase in population since certification of the previous Housing Element.

Continue/Modify/Delete: Continue.

Policies to Delete:

Policy 2.4.5 -Provide new housing opportunities for upper-income residents by designating sites in selected outlying areas for large-lot development or sites adjacent to significant amenities.

EVALUATION:

Result: Some of the land within these outlying areas is located along the City Limits and on the outskirts of the industrial area.

Evaluation: No restrictions are proposed to existing zoning for large lot development has remained the same since the last Housing Element, there has been no new large lot housing development within the zones that could accommodate large lot subdivisions. The background report indicates that a majority of the upper-income residents have a surplus of housing options in the new developments constructed within the specific plan.

Continue/Modify/Delete: Delete. This policy predates approval between the City and County for a smaller Urban Limit Line. Prior to that time, large lot residential neighborhoods were envisioned beyond the City's Sphere of Influence north and east of the American Canyon High School. As these areas are outside of the City's Urban Limit Line, this policy is no longer applicable.

Livable Neighborhoods

Goal 2B- Create neighborhoods that have a high degree of livability, and protect existing neighborhoods from the adverse effects of development.

Objective 2.5-Promote residential design that is functional, people and pedestrian-oriented, aesthetically pleasing, and contributes to a sense of community through the sensitive arrangement of buildings, open space (public and private), and circulation (vehicular and pedestrian). Encourage innovative and creative design in residential projects.

Policies to Continue:

Policy 2.5.1-Ensure that new residential development fulfills the above objective through the establishment and application of comprehensive design guidelines and development standards.

EVALUATION:

Timing: Ongoing

Result: All approved projects were reviewed for their consistency with the design policies and principles within the General Plan Land Use element.

Evaluation: The approved and constructed housing within the City has maintained the design goals of the Land Use element. The City continues to review new housing that fits into the design scheme of the City. The housing designs are smaller in scale with earth tones to create some continuity of design without being monotonous.

Continue/Modify/Delete: Continue.

Objective 2.6-Minimize the adverse effects of development on existing neighborhoods, to the maximum extent feasible.

Policies to Continue:

Policy 2.6.1-Ensure that development is integrated with residential neighborhoods in a way that minimizes adverse impacts on privacy, noise levels, and traffic.

Policy 2.6.2-Encourage the physical design elements of development (e.g., scale, street and circulation design, architectural elements) to complement and respect that of existing residential neighborhoods.

EVALUATION:

Timing: Ongoing

Result: Construction within the specific plan area has been designed to provide linkages to adjacent commercial areas and neighborhoods. The design includes sidewalks, parks, bike paths, smaller scale public streets, and similar architectural features to enhance the community feel.

Evaluation: New homes have been designed to fit into the existing community's design and infrastructure.

Continue/Modify/Delete: Continue.

Objective 2.7-Maintain a high quality environment in existing neighborhoods.

Policies to Continue:

Policy 2.7.1 - Use appropriate regulatory tools to maintain neighborhood quality.

Policy 2.7.2- Support neighborhood cleanup efforts.

Policy 2.7.3-Establish incentives for well-maintained properties.

EVALUATION:

Timing: Ongoing

Result: Code Enforcement and Police have continued to work with the Community Development Department to monitor and regulate residential areas that may suffer from blight. Code Enforcement citations have been given in these areas while the City has made redevelopment funds such, as CDBG funds, available to these areas.

Evaluation: Although individual home owner interest in CDBG funding has been minimal, Code Enforcement continues to monitor residential neighborhoods for their maintenance and any possible infractions on the part of the owners that may degrade the quality of life for adjacent owners.

Continue/Modify/Delete: Continue.

Objective and Policies to Delete:

Objective 2.8-Minimize the negative effects of group care facilities on surrounding neighborhoods.

Policy 2.8.1-Ensure that group care facilities operating under a conditional use permit continue to comply with their conditions of approval.

Policy 2.8.2- Support the efforts of public agencies in regulating unlicensed care facilities.

Policy 2.8.3-Ensure that group care facilities located in residential neighborhoods are maintained in good condition to avoid negative impacts on nearby property values.

EVALUATION:

Timing: Ongoing

Result: Although it is important to maintain the quality of life for the surrounding neighborhoods, recent change in legislation (SB2) have made many group care facilities permitted “by-right” in certain zones.

Evaluation: The City of American Canyon staff will continue to monitor group care facilities and their impacts to adjacent residential neighborhoods; however, since SB2 signifies that these uses must be permitted “by-right” and reviewed in accordance with standard residential guidelines, City staff must review these applications the same as any other residential complex or home.

Continue/Modify/Delete: Delete.

Affordable Housing Development

Goal 2C-Address the housing needs of all economic segments of the present and future community, including the City’s fair share of the regional housing need.

Objective 2.9- Give primary consideration to the City's fair share of the regional housing need, as determined by the Association of Bay Area Governments, in the land use planning process and the development of housing strategies.

Policies to Continue:

Policy 2.9.1- Use the City's fair share of housing as a basis for determining its Quantified Objectives for Housing.

EVALUATION:

Timing: Ongoing

Result: The previous Housing Element was adopted and certified.

Evaluation: By monitoring the City's fair share of housing needs and applying the quantified objects to each corresponding policy the City can project how this planning period' housing needs will be met.

Continue/Modify/Delete: Continue.

Objective 2.10- Minimize governmental constraints on the provision of affordable housing.

Policies to Continue:

Policy 2.10.1- Designate sufficient vacant land and underutilized sites with maximum densities high enough to facilitate the development of housing affordable to lower-income households.

Policy 2.10.2- Prohibit the development of single-family dwelling units in areas designated for multi-family dwelling units by the General Plan Land Use Element.

Policy 2.10.3- Ensure that the City's policies, regulations, procedures and design standards do not add unnecessarily to the costs of producing housing, while assuring the attainment of other City objectives.

Policy 2.10.4- Expedite decisions on housing projects to the extent feasible by minimizing the discretionary aspects of project review through implementation of detailed development guidelines.

Policy 2.10.5- Expedite the processing and approval of projects that include housing affordable to lower-income households.

Policy 2.10.6- Provide regulatory and financial incentives to offset costs associated with the development of housing that is affordable to lower-income households.

EVALUATION:

Timing: Ongoing

Result: *The City has updated its Fee Study to address developmental costs and review process by applying standard conditions of approval, environmental review, and the process by which the City reviews applications.*

Evaluation: *These changes have allowed the City to review and approve housing projects in a timelier manner.*

Continue/Modify/Delete: *Continue.*

Objective 2.11- Make the maximum use of resources available for the development of affordable housing.

Policies to Continue:

Policies 2.11.1- Use federal, state, local and private funding assistance, to the extent that these opportunities exist, and are appropriate to American Canyon's needs, to encourage the development of affordable housing.

Policy 2.11.2- Fully use the resources and abilities of nonprofit housing corporations in the provision and construction of affordable housing.

EVALUATION:

Timing: *Ongoing*

Result: *The Vineyard Crossing, Vineyard Place, and Valley Vista housing projects applied for state funds to assist in the development of affordable housing.*

Evaluation: *Cooperation between the City and developers has been beneficial in bringing in affordable housing projects that help the City attain its regional housing needs.*

Continue/Modify/Delete: *Continue.*

Objective 2.12- Promote affordable housing in suitable locations.

Policies to Continue:

Policy 2.12.1- In providing City assistance to projects involving the development of affordable housing, give priority to those with the most suitable sites.

EVALUATION:

Timing: *Ongoing*

Result: *All affordable housing developments have been built on sites that were suitable to sustain housing for multiple families. Site suitability is reviewed at the pre-application stage as well as at the formal submittal stage.*

Evaluation: *By reviewing a housing project's suitability, the City is confident that the project location meets City and State safety criteria for home construction. Issues such as local flooding or seismic hazards are reviewed and mitigated against to assure safety for all affordable housing projects.*

Continue/Modify/Delete: *Continue.*

Objective 2.13- Offset the impacts of market-rate housing and nonresidential development on the supply of affordable housing.

Policies to Modify:

Policy 2.13.1- Require all residential projects of ten or more above moderate-income units to include affordable units.

EVALUATION:

Timing: *Ongoing*

Result: *Affordable housing developments have been constructed in areas adjacent to market rate large lot housing as well as commercial development.*

Evaluation: *Although the City will continue to support market rate housing within residential projects of ten or more above moderate income units, mixed use development along the commercial corridor includes more affordable housing options through the use of higher densities integrated into new projects. These projects will be within the commercial corridor and the proposed Town Center project.*

Continue/Modify/Delete: *Continue.*

Policies to Continue:

Policy 2.13.2- Continue imposing a housing impact fee on nonresidential development to offset the need it creates for affordable housing.

EVALUATION:

Timing: *Ongoing*

Result: *The City's Inclusionary Housing program has not assessed a housing fee on nonresidential development. .*

Evaluation: *This program would be infeasible in these current economic times of extremely high unemployment.*

Continue/Modify/Delete: *Delete.*

Preservation of Affordability

Goal 2D- Preserve the City's existing affordable housing stock, and ensure the long-term affordability of subsequent affordable units.

Objective 2.14- Preserve the affordability of the City's existing affordable housing stock.

Policies to Continue:

Policy 2.14.1- Ensure that the City’s policies, regulations, procedures and design standards do not threaten the affordable nature of existing housing, while assuring the attainment of other City objectives.

Policy 2.14.2- Offset the loss of affordable units due to development or demolition.

Policy 2.14.3- Control the conversion of apartments to ownership units through the regulatory tools available under state law.

Policy 2.14.4- Protect the residents of mobile home parks from involuntary displacement and unreasonable rent increases.

Policy 2.14.5- Work with residents of mobile home parks to attain more stability in housing costs and permanence of residency.

EVALUATION:

Timing: Ongoing

Result: *The City recently adopted an ordinance to provide policies for dealing with the conversion of use of mobilehome parks within the City to assure the continued availability of affordable housing to residents of existing mobilehome parks and to individuals over the age of 55 years. The City will continue to protect the interests of residents living in mobilehome parks by enforcing the Mobilehome Park Rent Stabilization Program (Chapter 15.04 of the Municipal Code adopted 1995). Measures include rent stabilization, strict conversion standards, and relocation assistance and compensation to residents if parks are converted for another use.*

Evaluation: *Mobilehomes continue to be an affordable solution for many residences within the City. Chapter 19.34, “Conversions of Senior Housing to Non-Senior Housing”, establishes necessary and appropriate policies related to conversion of Senior Housing to non senior projects.*

Continue/Modify/Delete: Continue.

Objective 2.15- Preserve the affordability of units developed or provided through City assistance.

Policies to Continue:

Policy 2.15.1- Ensure that long-term rent/price and income restrictions are imposed on affordable units that receive City assistance.

EVALUATION:

Timing: Ongoing

Result: *As with the Chapter 15.04 Mobilehome Park Rent Stabilization to maintain affordable housing for seniors within the mobilehome parks, the City has monitored affordable housing projects such as Vineyard Crossing, to confirm that they are providing affordable housing rents/prices. Over the past 4 years, the*

market value of Below Market Rate (BMR) homes in American Canyon has dropped significantly. Income qualified, first time homeowners that purchased their homes during this period experienced a decline in the value of their homes.

Evaluation: Apartment projects have continued to offer rents that are affordable to lower income individuals, creating a lot of interest from potential residents within the region. As a result of the current decline in the market value of homes, future BMR homeownership programs should provide additional information to prospective buyers of BMR homes that specifically discusses the potential decline in the market value of their home purchase.

Continue/Modify/Delete: Continue.

Housing for Special Needs

Goal 2E- Promote housing opportunities for special needs groups and for all people regardless of race, religion, gender, marital status, ancestry or national origin.

Objective 2.16- Promote the provision and maintenance of housing for special needs groups.

Policies to Modify:

Policy 2.16.3- Promote the development of affordable housing for the elderly through regulatory incentives.

EVALUATION:

Timing: Ongoing

Result: The City has been working with developers to construct affordable housing projects within the planning period. Although these projects are not entirely for senior living they do provide a variety of housing types for all lower income groups. Along with the affordable housing projects, the City has recently adopted policies for conversion of senior mobile home parks to maintain housing for seniors and other special needs groups and rent stabilization measures.

Evaluation: Chapter 19.27 of the City's Zoning Ordinance list Housing Incentives for multiple types of development.

Continue/Modify/Delete: Continue.

Policies to Continue:

Policies 2.16.1- Encourage the construction of rental units containing adequate numbers of bedrooms to accommodate families with children.

Policy 2.16.2- Encourage the provision of disabled-accessible units.

Policy 2.16.4- Help the elderly and disabled to maintain their residences.

EVALUATION:

Timing: Ongoing

Result: The City of American Canyon has approved multifamily housing projects that offer a variety of housing to all income levels and special needs. They include a variety of room options and rents that have attracted a lot of interest from potential renters and their families. These projects were reviewed for their compliance with all local and state standards.

Evaluation: Recent changes in legislation have caused the current policies to be updated. New policies and programs will be added to this revision that will bring this Housing Element into compliance with State Law.

Continue/Modify/Delete: Continue.

Objective 2.17- Maintain living conditions in-group care facilities at acceptable levels.

Policies to Continue:

Policy 2.17.1- Support the efforts of state and local agencies to achieve and maintain acceptable living conditions in-group care facilities.

EVALUATION:

Timing: Ongoing

Result: The City's Building Code Enforcement and Planning Divisions in coordination with the Fire Department routinely check properties and structures for any potential health and safety concerns for the residents within the building as well as the surrounding properties.

Evaluation: Although the City of American Canyon can help to survey and maintain structural and land use issues, it does not regulate group homes that may require State or Federal certification or licensing unless it is an immediate threat to the public well being.

Continue/Modify/Delete: Continue.

Objective 2.18- Continue to support efforts to provide housing for the homeless.

Policies to Continue:

Policy 2.18.1- Support the efforts of local agencies in preventing homelessness and providing housing for the homeless.

Policy 2.18.2- Facilitate the development of emergency and transitional shelters should the responsible agencies determine they are needed in the City in the future.

EVALUATION:

Timing: Ongoing

Result: Although the City continues to monitor the homeless population, there has not been a recorded instance of a permanent homeless population within the City.

Evaluation: *Since there has not been an instance of a permanent homeless population, there has not been a need for the City to facilitate the development of emergency or transitional shelters. This update will change certain policies in accordance with new state legislation (SB2) to allow these types of facilities “by-right” in certain areas, should they arise within the new planning period.*

Continue/Modify/Delete: *Continue.*

Objective 2.19- Discourage discriminatory housing practices.

Policies to Continue:

Policy 2.19.1- Report complaints of unfair housing actions to the appropriate agencies.

Policy 2.19.2- Publicize fair housing programs throughout the community.

EVALUATION:

Timing: *Ongoing*

Result: *There has not been a formal complaint submitted to either the Napa Housing Authority or the City Manager’s office regarding unfair housing practices.*

Evaluation: *The City continues to contract with the Napa Housing Authority to monitor housing needs and groups within the area.*

Continue/Modify/Delete: *Continue.*

Existing Housing Needs

Goal 2F- Address the housing needs of existing City residents.

Objective 2.20- Encourage the maintenance of the existing housing stock.

Policies to Continue:

Policy 2.20.1- Maintain the infrastructure of older neighborhoods in good condition.

Policy 2.20.2- Promote the reduction of fire hazards and the correction of unsafe living conditions.

Policy 2.20.3- Continue rehabilitation efforts in the older residential neighborhoods.

Policy 2.20.4- Use federal and state funding assistance for residential rehabilitation to the fullest extent possible.

EVALUATION:

Timing: *Ongoing*

Result: *The Community Development Department has notified older residential communities to encourage residents to apply for CDBG funds for housing rehabilitation, while the Public Works Department continues to prioritize infrastructural improvements in older communities to provide adequate safety and better access to utilities.*

Evaluation: *This has been an effective program to provide rehabilitation for older residential communities. The City will continue to work with the public at prioritizing the needs of the neighborhoods in need of infrastructural improvements.*

Continue/Modify/Delete: *Continue.*

Energy Conservation

Goals to Modify:

Goal 2G- Encourage energy conservation in new housing and existing housing

Goal 2H- Encourage energy conservation in existing housing.

EVALUATION:

Timing: *Ongoing*

Result: *City Staff requires all projects to illustrate how their design will adhere to these energy efficient guidelines when approving a building design or construction plan. Projects are approved based on their compliance to local standards which include Goals 2G and 2H.*

Evaluation: *These goals have helped require housing projects and modifications to achieve higher levels of energy efficiency in their design and function. When a housing modification, new development plan, and/or construction plans are reviewed by City staff, these Goals and Policies are used as a guiding force to assure the design is maximizing its potential. When plans are submitted that show evidence of their compliance to this section, then Staff can approve the design for construction.*

Continue/Modify/Delete: *Modify to simplify one unified goal for energy conservation.*

Objectives and Policies to Continue:

Objective 2.21-Promote the use of energy conservation features in the design of residential development.

Policies 2.21.1-Ensure that the design of development is consistent with state laws regarding energy conservation.

Policy 2.21.2 -Promote the planting of trees in residential areas to provide cooling during the summer months.

Objective 2.22- Improve energy conservation in existing residential development.

Policy 2.22.1-Promote the weatherization of existing residential units.

Objective 2.22- Improve energy conservation in existing residential development.

Policy 2.22.1- Promote the weatherization of existing residential units.

Timing: Ongoing

Result: The City has encouraged residential improvements for energy efficiency through the acquisition of CDGB funds. The funds are to be applied to homes for improvements such as solar use, weatherization, and additional landscaping that is drought tolerant, and many other energy efficient improvements. Large housing developments have had to show that their designs are incorporating energy efficient materials and practices to adhere to City requirements for water conservation and energy efficiency.

Evaluation: These policies have required developers and home owners to achieve a higher level of energy efficiency.

Continue/Modify/Delete: Continue.

Implementation Programs

The following programs were intended to implement the policies contained in the preceding subsections. The programs are broken down in sections that address the General Plan. The following subjects were used to evaluate the Programs.

Responsibility: Who is in charge of implementing?

Funding Sources: How will it be paid for?

Timing: Timeframe. When will this be completed?

Result: What the City of American Canyon did to implement the program?

Evaluation: Was the program successful, why or why not?

Corresponding Policy: What Policy will the Program be intended for?

Continue/Modify/Delete: Recommendation for the specific program.

For this update, the City felt the housing goals and policies would best be served if they were to correspond with the implementation programs. Although some policies may be added within this update to better address a current issue, these following programs are contained within the previous element and were intended to serve the City's Housing needs within the last planning period.

General Plan Programs

Program I2.1: Continue to implement the General Plan Land Use Plan that:

- a. Provides for a sufficient amount of land designated at appropriate densities to accommodate projected household and job growth through 2014.
- b. Applies an appropriate residential land use designation to existing mobile home parks to prohibit their conversion to other uses.
- c. Designates residential sites in outlying areas for large-lot development or adjacent to significant new amenities, such as golf courses.

Responsibility: City Council

Funding Source: General Fund

Timing: Current and on-going

Result: Certified Housing Element for 2002-2007

Evaluation: a) The City will continue to review potential areas for residential development and how these areas can help implement the General Plan goals and policies for affordable housing, b) Mobile Home Park designations have been approved with no conversions, and c) New Urban Limit Line restricts City expansion while a High School is being developed where the proposed golf course would have been.

Corresponding Policy: Policy 2.1.1

Continue/Modify/Delete: Continue “a” and “b”, but delete “c”.

Program I2.2: Sustain residential land use designations that:

- a. Include a minimum density for each designation’s range of permitted densities.
- b. Allow flexibility in the types of units that may be constructed in master-planned communities and other planned developments.
- c. Include a density category that, when combined with an affordable housing density bonus, is sufficiently high enough to facilitate the development of lower-income housing.

Responsibility: City Council

Funding Source: General Fund

Timing: Current and on-going

Result: Certified Housing Element for 2002-2007

Evaluation: a) The City Zoning Ordinance does contain minimum density standards for each zone, b) flexibility has been incorporated within the specific plan areas, and c) these sites would be located within the commercial mixed use standards as well as the Town Center project. Affordable housing projects have been approved that are available to all income levels within the Napa Junction Apartment and the Vintage Crossing developments.

Corresponding Policy: Policy 2.1.2

Continue/Modify/Delete: Continue “a”, “b”, and “c”.

Program I2.3: When changes are made to the Land Use Plan affecting the location and/or amount of residential development, amend, if necessary, appropriate portions of the General Plan to ensure that required services and infrastructure would be provided.

Responsibility: City Council

Funding Source: General Fund

Timing: Current and on-going as changes to the Land Use Plan are made

Result: Reviewed each residential application for compliance to the previous Housing Element land assessment inventory.

Evaluation: There has been no net change in the amount of residentially zoned land within the City and the commercial properties that could support housing have not been rezoned or changed.

Corresponding Policy: Policy 2.2.1
Continue/Modify/Delete: Continue

Program I2.4: As part of the General Plan Land Use Element, require non infill, residential planned development projects to include a mix of housing types affordable to a variety of income groups.

Responsibility: Community Development Department, Planning Commission

Funding Source: General Fund

Timing: On-going

Result: The Community Development Department reviews each project with compliance to the Zoning Ordinance's Inclusionary standards.

Evaluation: Since all projects are subject to the inclusionary zoning standards it is redundant to single out non-infill projects.

Corresponding Policy: Policy 2.4.1

Continue/Modify/Delete: Delete

Program I2.5: Adopt Quantified Objectives that are based on the City's fair share of housing, modified to reflect the resources and opportunities available to the City.

Responsibility: City Council

Funding Source: General Fund

Timing: Implement as part of the updated Housing Element and at each update thereafter

Result: Certified Housing Element for 2002-2007

Evaluation: Since this is a State requirement, the City already adopts objectives to meet its fair share of the housing needs. Therefore, this policy is redundant.

Corresponding Policy: Policy 2.9.1

Continue/Modify/Delete: Delete

Ordinance, Standards, and Guidelines

Program I2.6: The City will continue to protect the interests of residents living in existing mobile home parks by enforcing the Mobilehome Park Rent Stabilization Program (Chapter 15.04 of the Municipal Code, adopted 1995). Measures include rent stabilization, strict conversion standards, and relocation assistance and compensation to residents if parks are converted to another use. Work with residents of mobile home parks to attain greater stability in housing costs and permanence of residency by pursuing cooperative or condominium forms of ownership if the opportunity arises.

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: General Fund

Timing: The City adopted the Mobile Home Park Conversion Ordinance on April 19, 2001. This Ordinance establishes requirements that include but are not limited to ensuring that the residents of any mobile home park planned for conversion receive adequate notice; provisions are made for relocation to a comparable park in the City or County; are compensated for any relocation costs; are compensated for any loss of property or coach value; and that adequate time is provided to facilitate relocation.

Result: There have not been any mobile home conversions within the City or sharp increases in rental pricing which would diminish the areas affordability for its residents.

Evaluation: The City will continue to administer the rent stabilization ordinance to secure affordable housing.

Corresponding Policy: Policy 2.14.4

Continue/Modify/Delete: Continue

Program I2.7: The City will revise the Zoning Ordinance to provide for the establishment, subject to the approval of a Conditional Use Permit, of farm-worker housing in the Residential Medium (RM); Residential High (RH), Commercial Neighborhood (CN), and Community Commercial (CC) zones.

Background: Seasonal or migrant farm worker housing is provided in the unincorporated areas of Napa County while the City of American Canyon will provide housing opportunities for permanent farm workers and other lower income households. The City actively participates in the Napa County Farm Worker Oversight Committee and the Napa Housing Authority to assist in providing housing opportunities for seasonal and permanent farm workers.

Responsibility: Community Development Department, Planning Commission, and City Council

Funding Source: General Fund

Timing: Zoning Ordinance revisions will be completed by June 2003.

Result: Revisions completed.

Evaluation: The Community Commercial district zoning regulations were amended. Although this program was complete, current legislative updates have required local governments to allow farmworker housing "By-Right."

Corresponding Policy: Policy 2.16.8

Continue/Modify/Delete: Modify to include all legislative updates since the last planning period.

Program I2.8: The City will conduct an analysis of governmental constraints affecting access to housing and supportive services and affordability of housing for persons with disabilities based on guidelines prepared by the California Department of Housing and Community Development (SB 520 [2001] Analysis Tool). The analysis will address the City's permit process, zoning and other regulatory standards, code enforcement, access

to public participatory processes, and other relevant topics relating to access for persons with disabilities. Should any constraints be identified, the City will adopt appropriate programs that will mitigate the impediments to housing for persons with disabilities.

Responsibility: Community Development Department, Planning Commission, and City Council

Funding Source: General Fund

Timing: Adoption of programs such as Zoning Ordinance Amendments to mitigate impediments will be complete by June 2003.

Result: A certified Housing Element from the previous planning year.

Evaluation: By monitoring for constraints and legislative changes the City can help bring the General Plan and Zoning Ordinance into compliance with state law.

Corresponding Policy: Policy 2.16.4

Continue/Modify/Delete: Continue.

Development Review

Program I2.9: Deny proposals for residential down-zonings or reclassifications of residentially designated property to nonresidential uses if such changes would have adverse impacts on the achievement of the City's Quantified Objectives that could not be offset or minimized, except where required to avoid significant, adverse environmental impacts.

Responsibility: Community Development Department, Planning Commission, and City Council

Funding Source: General Fund

Timing: Current and on-going, as Zoning request are submitted

Result:

Evaluation: Although the City has not denied a project solely on a residential down-zoning, the City does monitor the progress on meeting the Quantified Objectives for affordable housing. This Policy should be modified to include more review of projects and their impact on the Quantified Objectives and not just from rezoning/down-zoning.

Corresponding Policy: Policy 2.1.3, Program 2.2.1 (c)

Continue/Modify/Delete: Replace policy with the adoption of the California Environmental Quality Act (CEQA) Thresholds of Significance that address affordable housing and jobs/housing balance.

Program I2.10: Continue to assess development fees, establish assessment districts and utilize development agreements to provide for adequate infrastructure.

Responsibility: City Council and Public Works Department

Funding Source: General Fund for administration costs

Timing: Current and on-going, as projects are submitted

Result: A new fee study was adopted in 2008.

Evaluation: The new fee study resulted in updating fees to represent the actual effort required to process development projects.

Corresponding Policy: Policy 2.2.1

Continue/Modify/Delete: Continue

Program I2.11: Review the design of new residential development to ensure consistency with any adopted design guidelines.

Responsibility: Community Development Department, Planning Commission, and City Council

Funding Source: General Fund

Timing: Current and on-going, as projects are submitted for City approval

Result: Design consistency is reviewed upon submittal of a project and continues until a recommendation can be made for either approval or denial of a project.

Evaluation: This review helps to monitor housing design consistency with the General Plan policies related to aesthetics and design.

Corresponding Policy: Policy 2.5.1

Continue/Modify/Delete: Continue

Program I2.12: Maintain City staffing or contracted services at levels that are adequate to ensure the continued prompt consideration of residential development applications.

Responsibility: City Council

Funding Source: General Fund

Timing: Current and on-going

Result: Increased and decreased contract staffing as needed to maintain appropriate review times and cost.

Evaluation: Contract staffing and services have helped provide efficient and cost effective services for multiple departments within the City.

Corresponding Policy: Policy 2.3.2

Continue/Modify/Delete: Continue

Program I2.13: The City will reduce or waive building permit fees, impact fees, and sewer and water connection fees for affordable housing projects when the developers can show that the waivers or reductions in adopted fees are necessary for the financial feasibility of the project and the targeted housing. The City Council may also use funds in the Affordable Housing Funds for this purpose.

Responsibility: City Council

Funding Source: General Fund, Affordable Housing Fund

Timing: Current and on-going, as projects are submitted for City approval.

Result: No Fee Waiver Request has been received.

Evaluation: This program provides options for applicants looking to assist the City in meeting its housing needs.

Corresponding Policy: Policy 2.10.3

Continue/Modify/Delete: Continue

Program I2.14: When processing development applications, give priority to projects that propose to make at least half their units affordable to lower-income households.

Responsibility: Community Development Department and Planning Commission

Funding Source: General Fund

Timing: Current and on-going, as projects are submitted for City approval.

Result: The City has not received any projects that have at least 50 percent of the units as affordable.

Evaluation: This program provides an incentive for an applicant to assist the City in meeting its Quantified Objectives.

Corresponding Policy: Policy 2.10.5

Continue/Modify/Delete: Continue

Program I2.15: When using the following criteria for projects involving the development of affordable housing, giving the highest priority to sites or projects that have or will have:

- a. Adequate vehicular and pedestrian access.
- b. Convenient access to transit (or provision of transit by the project to meet the needs of its prospective residents).
- c. Convenient access to neighborhood services and facilities, as needed by the prospective residents.
- d. Convenient access to neighborhood recreation facilities, or onsite provision of adequate facilities.
- e. Minimal environmental constraints, or cost effective mitigation of constraints.
- f. Cost effective provision of services and utilities to the site and onsite.
- g. Adequate site area to provide sufficient parking, open space, setbacks and building separations.

Responsibility: Community Development Department, Planning Commission, and City Council

Funding Source: General Fund

Timing: Current and on-going, as projects are submitted for City approval.

Result: The City has not had a work load that necessitates implementation of this policy at this time.

Evaluation: This program provides an incentive for an applicant to assist the City in meeting its Quantified Objectives.

Corresponding Policy: Policy 2.10.5

Continue/Modify/Delete: Continue

Program I2.16: Require the replacement of housing units occupied by, and affordable to, very low- or low-income households that are removed or converted to market-rate housing units as a condition of development approval. The applicant for development approval will be responsible for providing replacement housing. The City will consider regulatory and other incentives to increase the feasibility of providing replacement housing (see Density Bonus Program in the Programs Section relating to density bonuses and other incentives).

Responsibility: Community Development Department, Planning Commission, and City Council.

Funding Source: General Fund

Timing: Current and on-going, as applications for new development or demolition permits are submitted for City approval.

Result: There has not been a project submitted that has removed existing affordable housing.

Evaluation: This program provides an incentive to assist the City in meeting its Quantified Objectives.

Corresponding Policy: Policy 2.14.2

Continue/Modify/Delete: Continue

Program I2.17: Continue to impose resale or rent controls for not less than 30 years on all units that receive City financial assistance or affordable housing density bonuses.

Responsibility: Community Development Department, Planning Commission, and City Council

Funding Source: General Fund

Timing: Current and on-going, as Density Bonuses or assisted housing units are approved.

Result: Resale and Rent controls applied as required

Evaluation: This program provides an incentive to assist the City in meeting its Quantified Objectives.

Corresponding Policy: Policy 2.14.3

Continue/Modify/Delete: Continue

Program I2.18: Continue to evaluate residential projects for consistency with Section 66473.1 of the Subdivision Map Act during the development review process.

Responsibility: Community Development Department

Funding Source: General Fund

Timing: Current and on-going, as projects are submitted.

Result: Projects are reviewed for their consistency with all State and Local regulations.

Evaluation: This is already required by State Law.

Continue/Modify/Delete: Delete

Rehabilitation and Maintenance

Program I2.19: Housing Rehabilitation and Improvement. The City will complete the following action from the Housing and Rehabilitation Program:

- a. The City will annually evaluate the need for HOME funds for the First-time Homebuyer Program and CDBG funds for rehabilitation and apply for the next funding cycle. CDBG funds can assist lower income elderly and disabled households in the maintenance of their homes by performing minor exterior repairs and rehabilitation, yard cleanup and maintenance, and minor household repairs. The City provides no interest loans, assists the client with the selection of a contractor, and provides standard contract documents.
- b. Continue subsidizing permit fees for units rehabilitated through the CDBG Housing Rehabilitation Program. The City will subsidize all rehabilitation permits.
- c. Develop a re use plan for the loans and interest anticipated to be repaid through the CDBG Housing Rehabilitation Program, and use the proceeds to address the City's most pressing housing needs.
- d. Identify units in need of hazards correction and interior rehabilitation during other improvement activities and provide rehabilitation loan information to qualifying owners. Provide loan information to owners of units cited for substandard conditions.
- e. Continue weatherizing units rehabilitated through the CDBG Rehabilitation Program.

Responsibility: City Building Official and the Napa Housing Authority

Funding Source: CDBG Housing Rehabilitation program and CDBG funds

Timing: Current and on-going

Result: CDBG funds were collected

Evaluation: This program provides an incentive to assist the City in meeting the goals and policies of the Housing Element.

Corresponding Policy: Policy 2.20.3

Continue/Modify/Delete: Modify to remove item "C" from this policy.

Program I2.20: Neighborhood Preservation Program

- a. The City will continue to enforce Neighborhood Preservation (Chapter 9.04 of the Municipal Code) through the following actions designed to ensure that individual properties within neighborhoods are maintained at levels that protect property rights of both individual property owners and

general neighborhoods and minimize potential nuisances and impacts to the public health, safety, and welfare.

In choosing among financing and design alternatives for public improvements in existing neighborhoods, select those that minimize, to the extent practical, financial costs on existing affordable housing and low income households.

- b. The City will continue street, sidewalk, and other infrastructure maintenance, and expand its neighborhood cleanup program. The City will establish an incentive program, such as awards for well-maintained residential properties.

Responsibility: Planning Commission and City Council

Funding Source: General Fund

Timing: Current and on-going, as requests are submitted

Result: The City continues to monitor neighborhoods and work with owners to improve services within the older communities.

Evaluation: This program provides an incentive to assist the City in meeting the goals and policies of the Housing Element while providing support for homeowners.

Corresponding Policy: Policy 2.7.3

Continue/Modify/Delete: Continue

Program I2.21: The City will continue support for the Rental Assistance Program at the state and local level by maintaining membership in the Napa Valley Housing Authority or similar agency.

Responsibility: City Council

Funding Source: State Source

Timing: City will seek funding for rental assistance when available through the Napa Valley Housing Authority or similar entity.

Result: The City maintained membership

Evaluation: This program provides an incentive to assist the City in meeting the goals and policies of the Housing Element while providing support for homeowners, developers, nonprofit organizations, and any other interested housing group.

Corresponding Policy: Policy 2.15.1

Continue/Modify/Delete: Modify to reflect change in name to the City of Napa Housing Authority.

Program I2.22: Continue to partner with the Napa Valley Housing Authority or similar entity to take advantage of administrative resources and receive a reasonable share of federal, state and private funding for housing. Housing Authority administered programs that City residents will continue to benefit from include the Rental Assistance and Section 8 Programs; programs in the foreseeable future may include CDBG funds.

Responsibility: Community Development Department, Planning Commission, and City Council

Funding Source: General Fund

Timing: Current and on-going

Result: The City maintained membership with the City of Napa Housing Authority

Evaluation: This program provides an incentive to assist the City in meeting the goals and policies of the Housing Element while providing support for homeowners, developers, nonprofit organizations, and any other interested housing group.

Corresponding Policy: Policy 2.11.1

Continue/Modify/Delete: Continue

Monitoring

Program I2.23: Follow through on the actions and programs prescribed in the Housing Element in a timely manner and monitor progress annually.

Responsibility: As designated by Program

Funding Source: As designated by Program

Timing: Current and on-going, annual progress report

Result: The Housing Element is reviewed annually and updated in accordance with State Law.

Evaluation: This program provides an incentive to assist the City in meeting its Quantified Objectives including the goals and policies within the General Plan.

Corresponding Policy: Policy 2.3.1

Continue/Modify/Delete: Continue

Program I2.24: Review, on an annual basis, the conditions of approval of those group care facilities operating under a conditional use permit for compliance, and actively enforce applicable conditions of the use permit. Report unlicensed group care facilities and unacceptable living conditions identified in such facilities to the responsible county or state agencies for abatement or fulfillment of licensing requirements.

Responsibility: City Building Official, Community Development Department, Napa Valley Community Housing Agency

Funding Source: General Fund and CDBG Housing Rehabilitation program, only if space is for the targeted income group.

Timing: Current and on-going

Result: The City continues to monitor the operations of all group care facilities within the City.

Evaluation: This program provides an incentive to assist the City in meeting the goals and policies within the General Plan for care facilities and the adjacent home owners and businesses.

Corresponding Policy: Policy 2.17.1

Continue/Modify/Delete: Continue

Program I2.25: Annually monitor the City's Conditional Use Permit (CUP) process for multifamily residential units and its effect on facilitating the construction of affordable, multifamily housing.

The City will record the following information for each multifamily development application submitted to the City:

The number of days from the submittal of a complete application to:

- Completion of staff review and scheduling of a public hearing before the Planning Commission
- Planning Commission approval
- Final approval by the City Council (if the Planning Commission's decision is appealed);

Conditions of development approval (other than compliance with development standards of the Zoning Ordinance); The number of dwelling units approved in relation to the number originally proposed by the applicant and the number of dwelling units permitted under the Zoning Ordinance

Based on an annual review of project records, the City will determine whether the CUP process results in unreasonable delays, adds conditions that significantly affect project costs, or results in projects with significantly lower numbers of housing units/densities than originally proposed by the applicant or permitted by the Zoning Ordinance.

If, based on an annual review, the City determines that the CUP process has resulted in unreasonable delays, project costs, or reductions in residential densities, the City will revise the CUP process and requirements prior to the next annual review to mitigate these constraints.

Responsibility: Community Development Director and City Manager

Funding Source: General Fund

Timing: Ongoing recording of project information as development proposals are submitted. Annual review of project records and report to the City Council – December of each year, with the first annual review to be completed in December of 2003. Revision to the CUP process prior to the next annual review if a prior year's annual review determines that the process negatively affects the timeliness, cost, and achievable densities of multifamily projects.

Result: There have been no applications for high density housing projects within the commercial areas. The high density housing projects that have been approved are within zoning districts which do not require a CUP for multifamily projects.

Evaluation: Multifamily housing is allowed within the High Density residential areas, so the program must be amended to apply to housing projects within the Commercial areas, especially those that are not within the Residential Overlay.

Corresponding Policy: Policy 2.14.1

Continue/Modify/Delete: Modify to state CUP for multifamily projects within the Commercial districts and not residential.

Agency Coordination

Program I2.26: Provide information regarding the Napa Valley Shelter System to City employees and others (newspapers, churches, etc.) likely to be in contact with those needing shelter. Direct employees to refer such persons as appropriate.

Responsibility: Specified City Employees and City Manager

Funding Source: General Fund

Timing: Current and on-going

Result: The City has work with multiple groups and residence to asses the need for shelters within the City. Currently there has not been a need for shelters, due to the County providing a majority of these services in nearby locations outside of the City Limits.

Evaluation: This program helps the City work with residents and local organizations to provide adequate shelters when the need should arise. This is consistent with the General Plan goals and policies for special housing needs.

Corresponding Policy: Policy 2.18.2

Continue/Modify/Delete: Modify to reword "City employees" to state "City Manager" and erase "Specific City Employees" from the Responsibly section.

Program I2.27: Provide information about the Napa County Rental Information and Mediation Service or similar entity to City employees likely to receive fair housing complaints. Direct employees to refer such persons as appropriate. Distribute fair housing information to public agencies and establishments in American Canyon with information on NCRIMS or any similar entity. Include fair housing information at least annually in City mailings to residents and on the City's web site.

Responsibility: Specified City Employees and City Manager

Funding Source: General Fund

Timing: Current and on-going

Result: There has not been a complaint filed which would require the implementation of this program.

Evaluation: This program helps the City work with residents and local organizations to address any complaints should the need arise. This is consistent with the General Plan goals and policies for fair housing for all income groups.

Corresponding Policy: Policy 2.19.1

Continue/Modify/Delete: Continue

Program I2.28: Annually sponsor a fair housing event in collaboration with NCRIMS or any similar entity targeted to community organizations serving residents who may experience housing discrimination, rental property owners, real estate industry representatives, and lenders.

Responsibility: Specified City Employees and City Manager

Funding Source: General Fund

Timing: Current and on-going

Result: Although the City has not completed this task on an annual basis, there has not been a complaint filed that would warrant immediate recourse.

Evaluation: This program helps the City work with residents and local organizations to address any complaints should the need arise. This is consistent with the General Plan goals and policies for fair housing for all income groups.

Corresponding Policy: Policy 2.19.2

Continue/Modify/Delete: Continue

Program I2.29: Post information regarding local, state and federal fair housing programs on community signs, churches, and in such public places as the city hall, fire station, and post office station.

Responsibility: City Manager's Office

Funding Source: General Fund

Timing: Current and on-going

Result: **The City has sent out information regarding its supply of available CDBG funds for qualified home owners.**

Evaluation: This program helps the City work with residents and local organizations to address programs that could benefit home owners. This is consistent with the General Plan goals and policies for improving the existing housing stock.

Corresponding Policy: Policy 2.19.2

Continue/Modify/Delete: Continue

Program I2.30: To promote the development of affordable housing units, the City will promote housing opportunities and assist developers and property owners with the consolidation of lots and the construction of affordable housing through the following actions:

- a. Selling City owned land at a reduced cost to developers to build affordable housing through a Request for Proposals process. The City will notify developers of opportunity sites and incentives through the City's web site, informational brochures available at City Hall, and the distribution of Requests For Proposals as sites become available.
- b. Providing financial assistance from the Housing Fund for the construction of affordable housing.

- c. Offering density bonuses for developments that include at least 20 percent low-income units, 10 percent very-low-income units, or 50 percent for senior units that are low-income.
- d. Offering to reduce or defer fees in accordance with Program Implementation Program 2.13.
- e. Making every reasonable effort to expedite processing of permit approvals and conduct concurrent review of multiple permits whenever possible.
- f. Negotiating alternative development standards through its planned development process, such as alternative parking standards, street improvement standards, maximum density, and lot coverage and height limits.
- g. Offering assistance in accessing local, state, and federal funding for affordable housing by applying for such funding when feasible on behalf of the affordable-housing developer or by providing technical assistance or documentation necessary to support an application for funding.
- h. Offering the incentives described above to owners of small and under-utilized properties for the consolidation and/or re-use of small lots to create larger parcels with greater residential development potential. The City will post information on its website and distribute information to owners of small lots informing them of available incentives for lot consolidation.

Responsibility: Community Development Department, City Council

Funding Source: Funding sources for affordable housing subsidies to include: American Canyon Inclusionary Housing Fund, HOME Program, CDBG Program, California Housing Finance Agency, Federal Home Loan Bank Board Affordable Housing Program, HUD Section 202 and 811 programs (housing for seniors and special needs), Low-Income Housing Tax Credits, FHA multi-family mortgage insurance programs, and California Multi-family Housing Program. Determination of funding sources for individual projects will depend on funding application cycle, funding availability, eligible applicant and uses of funds, and funding terms. Specific package of incentives to be negotiated for each project for which an RFP is released.

Timing: Posting and distribution of information on sites and incentives (including information on lot consolidation) to begin as soon as land or adequate funds are available, ongoing thereafter. Release of Requests for Proposals to be conducted one or more times per year as housing sites become available, 2002 through 2006.

Result: The City has implemented these programs for affordable housing projects such as Vineyard Crossing apartments, Vineyard Place, and Valley Vista.

Evaluation: This program provides the City and applicant options for attaining the Quantified Objectives for affordable housing. This

programs helps the City implement the General Plan and State goals to provide housing for multiple incomes.

Corresponding Policy: Policy 2.10.1

Continue/Modify/Delete: Modify Program to be consistent with SB 1818-State Density Bonus.

III. RESIDENTIAL BUILDING PERMITS ISSUED

Between 1999 and 2007, a total of 2,890 housing units were issued building permits in American Canyon. Table 1 provides a breakdown of these units issued building permits, by housing type, either single family or multi-family. As indicated, 82.5% of the permits issued were for single-family detached homes. There were 3 multi-family projects, which received building permits during the entire period, and they were issued in 2007. These 3 multi-family projects consisted of 2 apartment complexes and 1 townhouse complex. See Table 48 of the Background document for more detail on each project.

**Table 1
Residential Building Permits Issued
July 2002- June 2007**

Year	Single-Family	2-4 units	5+ Units	Multifamily (1)	TOTAL
1999	75				75
2000	164				164
2001	547				547
2002	375				375
2003	312				312
2004	439				439
2005	208				208
2006	226				226
2007	41			503	544
Total	2,387			503	2,890

Source: City of American Canyon Building Permits 2008 and the Construction Industry Research Board, Building Permit Summary, California Cities and Counties Data, Calendar Years 1999-2007.

Note (1): Amounts based on total units for projects and not the total amount of projects constructed. See Table 48 for project details.

IV. RESIDENTIAL UNITS CONSTRUCTED AND REHABILITATED

The City of American Canyon provides a program to income eligible families to assist in rehabilitation of existing residential units. Funds are allocated each year from the Community Development Block Grant (CDBG) and the HOME Investment Partnership Program. Twenty percent of the CDBG Funds and all of the HOME funds are allocated to the Housing Rehabilitation Program. This program is administered by Napa County on behalf of the City of American Canyon.

V. LAND INVENTORY – RESIDENTIAL SITE AVAILABILITY

There are two general categories of land that can be considered for future residential development. These categories include vacant and underdeveloped/underutilized. Vacant land may or may not have utilities readily available.

Property categorized as underdeveloped includes properties that may have one home located on the property, but there is the potential to increase the density and construct more homes on the same property. This category could also include properties in the Commercial Districts of American Canyon where mixed use opportunities may exist to accommodate residential units above existing commercial spaces.

The City of American Canyon has not tracked available vacant and underdeveloped properties by the number of residential units the property could accommodate at the different income levels. Rather, the City has recorded potential residential capacity by density as affordability for each density is not regulated. Medium and higher density properties enable lower land cost/unit. This lower cost makes it more feasible for very low and low-income units. The City's implementation of the Inclusionary Zoning Ordinance assures that all housing development of a certain size will contribute to the City's affordable housing stock and/or housing fund.

VI. UNACCOMMODATED HOUSING NEEDS

The unaccommodated housing needs are those needs resulting from not implementing the programs, or the lack of building construction of dwelling units in various income categories, or the lack of implementing a rezoning program to accommodate the potential dwelling unit capacity. American Canyon completed the Zoning Code amendments and rezoned of certain properties to meet the RHNA of the last planning period, some projects that were approved with affordable units to meet the previous Quantified Objectives were not constructed until the beginning of the new planning period. Therefore, the units have been counted towards meeting the current period housing needs.

VII. SUMMARY

As provided in this Housing Element Evaluation Report the City of American Canyon did not meet the RHNA as identified in the 2002-2007 Housing Element. These needs are now absorbed into the ongoing needs identified in the RHNA for the 2009-2014 planning period.

Additionally, new legislation has been adopted which requires amendment to the City's Zoning Ordinance to better assist groups with special housing needs. These required amendments would have to take place within the one year of the adopted Housing Element.

The recommendations contained in this report pertaining to modifications of housing programs will also be included in the 2009-2014 Housing Element Update. Additional

programs and actions the City should implement as part of meeting the RHNA, will also be included in the updated Housing Element.