



**Local Agency Formation Commission of Napa County**  
Subdivision of the State of California

1030 Seminary Street, Suite B  
Napa, California 94559  
Phone: (707) 259-8645  
Fax: (707) 251-1053  
www.napa.lafco.ca.gov

---

*We Manage Local Government Boundaries, Evaluate Municipal Services, and Protect Agriculture*

---

**Agenda Item 5e (Consent/Information)**

**TO:** Local Agency Formation Commission  
**PREPARED BY:** Brendon Freeman, Executive Officer  
**MEETING DATE:** October 2, 2017  
**SUBJECT:** General Plan Progress Reports

---

**BACKGROUND**

Government Code Section 65400 mandates that certain cities and all 58 counties submit an annual report on the status of the General Plan and progress in its implementation to their legislative bodies, the Governor's Office of Planning and Research and the Housing and Community Development by April 1 of each year. Only charter cities are exempt from the requirement to prepare Annual Progress Reports unless the charter stipulates otherwise (Government Code Section 65700).

At its strategic planning workshops on March 6, 2017 and May 1, 2017, the Commission provided direction to staff to increase its engagement in General Plan updates for the six local land use authorities. This activity involves staff returning with information about each land use authority's recent progress with respect to meeting local housing needs for purposes of informing the Commission's future decision making as it relates to ensuring logical and orderly growth and development in Napa County.

**SUMMARY**

The Commission will receive a report that summarizes the most recent Annual Progress Reports from the County of Napa and each local city/town. This report is presented for information purposes only. No formal action will be taken as part of this item. Unless otherwise directed by the Commission, staff will annually return with similar reports for purposes of increasing the Commission's engagement in General Plan updates for the six local land use authorities.

The Annual Progress Reports include information about the number of housing units permitted and constructed within each of the six land use jurisdictions. Notably, this includes each local agency's progress with respect to meeting their respective Regional Housing Needs Allocation (RHNA) identified by the Association of Bay Area Governments (ABAG). ABAG's 2017 RHNA Progress Report is included as Attachment Seven. The information in this report will be used by the Commission to inform future municipal service reviews, sphere of influence updates, and boundary change proposals.

---

Juliana Inman, Commissioner  
Councilmember, City of Napa

Margie Mohler, Commissioner  
Councilmember, Town of Yountville

Kenneth Leary, Alternate Commissioner  
Councilmember, City of American Canyon

Brad Wagenknecht, Chair  
County of Napa Supervisor, 1st District

Diane Dillon, Commissioner  
County of Napa Supervisor, 3rd District

Ryan Gregory, Alternate Commissioner  
County of Napa Supervisor, 2nd District

Brian J. Kelly, Vice Chair  
Representative of the General Public

Gregory Rodeno, Alternate Commissioner  
Representative of the General Public

Brendon Freeman  
Executive Officer

The most recent Annual Progress Reports from the County of Napa, City of American Canyon, City of Calistoga, City of Napa, and Town of Yountville are included as Attachments One through Five, respectively. The City of St. Helena has not recently prepared an Annual Progress Report and instead has provided an overview of current activities in its staff report dated August 22, 2017 (Attachment Six). A brief summary of the six local land use authorities' Annual Progress Reports follows.

***County of Napa (Attachment One)***

ABAG has identified an RHNA of 180 total units for the County. This includes 51 “very low” income units, 30 “low” income units, 32 “moderate” income units, and 67 “above moderate” income units. The County has issued permits for 107 total units during the first two years of the RHNA cycle with a relatively even distribution in terms of income categories. The County continues to work cooperatively and effectively with local cities to implement its General Plan Housing Element goals and priorities at all income levels.

***City of American Canyon (Attachment Two)***

ABAG has identified an RHNA of 392 total units for American Canyon. This includes 116 “very low” income units, 54 “low” income units, 58 “moderate” income units, and 164 “above moderate” income units. American Canyon has issued permits for 149 total units during the first two years of the RHNA cycle. Of this amount, 140 permitted units fall under the “moderate” income category, indicating a need for American Canyon to focus its housing permitting efforts on the lower income categories.

***City of Calistoga (Attachment Three)***

ABAG has identified an RHNA of 27 total units for Calistoga. This includes 3 “extremely low” income units, 3 “very low” income units, 2 “low” income units, 4 “moderate” income units, and 15 “above moderate” income units. Including senior apartment and duplex projects, Calistoga has issued permits for 52 total units during the first two years of the RHNA cycle. Calistoga’s remaining housing needs to meet its RHNA fall under the “moderate” and “above moderate” income categories.

***City of Napa (Attachment Four)***

ABAG has identified an RHNA of 835 total units for Napa. This includes 185 “very low” income units, 106 “low” income units, 141 “moderate” income units, and 403 “above moderate” income units. Napa has issued permits for 242 total units during the first two years of the RHNA cycle. Napa’s remaining housing needs to meet its RHNA are relatively evenly distributed in terms of income categories. It is important to note Napa approved 674 new residential units in 2016. Further, Napa is currently reviewing submitted plans that would add 115 new residential units. In terms of its RHNA, it appears Napa is positioned to meet its housing needs across all income categories during the current cycle.

***Town of Yountville (Attachment Five)***

ABAG has identified an RHNA of 17 total units for Yountville. This includes 4 “very low” income units, 2 “low” income units, 3 “moderate” income units, and 8 “above moderate” income units. Yountville has issued permits for 4 total units during the first two years of the RHNA cycle. All 4 permitted units fall under the “above moderate” income category, indicating a need for Yountville to focus its housing permitting efforts on the lower income categories.

***City of St. Helena (Attachment Six)***

The City of St. Helena has not recently prepared an Annual Progress Report. A review of ABAG’s RHNA Progress Report prepared in April 2017 (Attachment Seven), ABAG has identified an RHNA of 31 total units for St. Helena. This includes 8 “very low” income units, 5 “low” income units, 5 “moderate” income units, and 13 “above moderate” income units. ABAG reports St. Helena has issued permits for 3 total units during the first two years of the RHNA cycle, indicating a need to provide additional housing across all income categories.

It is important to note the City of St. Helena initiated a comprehensive update to its General Plan (2035 General Plan Update) in 2007. St. Helena recently determined the draft Environmental Impact Report (EIR) for the City’s General Plan update is inadequate due to the need for significant updates to previous technical studies as well as the need for new technical analysis in order for the document to be deemed adequate under the California Environmental Quality Act (CEQA). St. Helena is currently in the process of retaining a qualified CEQA consultant to assist with drafting a new EIR for the 2035 General Plan Update.

**ATTACHMENTS**

- 1) County of Napa 2016 General Plan Progress Report
- 2) City of American Canyon 2016 General Plan Progress Report
- 3) City of Calistoga 2016 General Plan Progress Report
- 4) City of Napa 2016 General Plan Progress Report
- 5) Town of Yountville 2016 General Plan Progress Report
- 6) City of St. Helena General Plan Staff Report (August 22, 2017)
- 7) ABAG 2017 RHNA Progress Report



A Tradition of Stewardship  
A Commitment to Service

Attachment One  
County Executive Office  
Housing & Intergovernmental Affairs

1195 Third Street, Suite 310  
Napa, CA 94559  
[www.countyofnapa.org](http://www.countyofnapa.org)

Main: (707) 259-5903  
Fax: (707) 259-8681

**Leanne Link**  
County Executive Officer

March 31, 2017

Mr. Ken Alex, Director  
California Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

RE: Annual Report on Napa County General Plan and Housing Element

Dear Mr. Alex,

Attached, please find the annual General Plan status report for 2016, including (a) the Housing Element report and (b) a table of implementation action items from other elements in Napa County's General Plan.

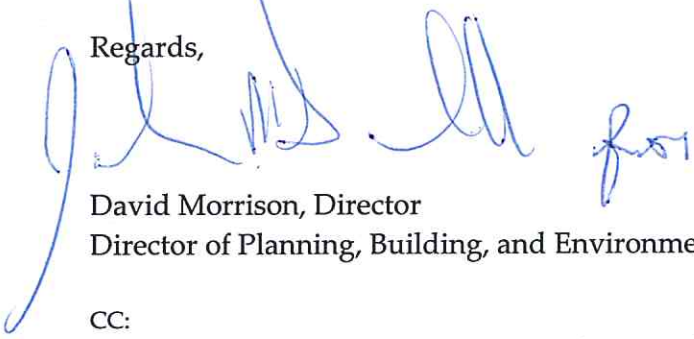
Pacific West Communities has received entitlements to develop a 20 unit affordable project on County owned property located at 535 Coombsville Road in the City of Napa. They have submitted a third application for 9% tax credit financing in the March round and are exploring alternative financing plans should they not be successful. In 2016, the County also helped fund an eight unit, sweat equity townhome project in the City of St. Helena. Construction will start this year and it is anticipated to last 12 months. The County is also helping a 70-unit senior project developed by Satellite Affordable Housing Associates in American Canyon. Construction should start on that project later this year and will utilize the first VASH vouchers issued in Napa County as well as, setting aside three units as permanent supportive housing.

In addition, Napa County Board of Supervisors has continued to fund the Proximity Housing project that provides down payment assistance to assist low to moderate income employees purchase a home within 20 miles of their place of employment. Not only are residents able to purchase a home, the program aids in minimizing commutes and the release of greenhouse gasses, so it benefits the environment for the entirety in the Napa Valley.

Since the adoption of the updated General Plan in 2008, the County has maintained a comprehensive list of implementation action items in the elements other than the Housing Element. The list, included with this submittal, details each action item by element and status of implementation. The General Plan is also implemented through day to day decision making, which implements mitigation measures from the General Plan Update EIR, since many of the mitigation measures were adopted as policies within the General Plan.

The County of Napa will continue to provide annual progress reports on their adopted Housing Element and will continue our ongoing efforts to implement the action items of the General Plan. Should you have any questions, please contact John McDowell at [john.mcdowell@countyofnapa.org](mailto:john.mcdowell@countyofnapa.org) or by phone at 707-299-1354.

Regards,



David Morrison, Director  
Director of Planning, Building, and Environmental Services

CC:

State Office of Housing and Community Development, Housing Policy Department  
Napa County Board of Supervisors  
Napa County Planning Commission  
Leanne Link, Napa County CEO  
Molly Rattigan, Deputy CEO  
Silva Darbinian, County Counsel  
Nancy Johnson, Housing and Community Development Program Manager

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
(CCR Title 25 §6202 )

**Jurisdiction** County of Napa  
**Reporting Period** 01/01/2016 - 01/01/2017

**Table A**

**Annual Building Activity Report Summary - New Construction**  
**Very Low-, Low-, and Mixed-Income Multifamily Projects**

Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions			
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income					
Single family homes	SF	O			10	14	24				
Brenkel Court	5+	R	1*	7*				USDA, RCAC	8		
Valley View	5+	R	22	48			70	, project based S	70		
Coombsville Rd.**	5+	R	3*	17*			20		20		
(9) Total of <b>Moderate and Above Moderate</b> from Table A3 ▶ ▶					0	0	0				
(10) Total by income Table A/A3 ▶ ▶			22	48	10	14	114				
(11) Total <b>Extremely Low-Income</b> Units*											

\*Note: Units in an incorporated city within Napa County that has received funding from Napa County. \*\* County owned parcel

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

**Jurisdiction**      County of Napa  
**Reporting Period**      01/01/2016 - 01/01/2017

**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c )(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>						0	
No. of Units Permitted for <b>Above Moderate</b>						0	

\* Note: This field is voluntary

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
 (CCR Title 25 §6202 )

**Jurisdiction**      County of Napa  
**Reporting Period**      01/01/2016 - 01/01/2017

**Table B**

**Regional Housing Needs Allocation Progress**

**Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2014	2015	2016	2017	2018	##	##	##			Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	51	18		3							21	30
	Non-deed restricted												
Low	Deed Restricted	30	5		17							22	8
	Non-deed restricted												
Moderate	Deed Restricted	32											22
	Non-deed restricted				10							10	
Above Moderate		67	20	20	14							54	13
Total RHNA by COG. Enter allocation number:		180											
Total Units ▶ ▶ ▶			43	20	44							107	73
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.





**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

<b>Jurisdiction</b>	<u>County of Napa</u>
<b>Reporting Period</b>	<u>01/01/2016 - 01/01/2017</u>

**HOUSING ELEMENT PROGRAMS & POLICIES RELATING TO AFFORDABLE HOUSING FUND & DEVELOPMENT OF AFFORDABLE HOUSING IN THE UNINCORPORATED AREA**

**Policies**

Policy H-2f: Continue to cooperate with the incorporated municipalities in Napa County by using the Affordable Housing Fund to assist with the construction or rehabilitation of affordable housing units in suitable locations and at suitable densities consistent with the Affordable Housing Ordinance and criteria when funds are available.

Policy H-3d: Give priority to providing assistance for housing targeted to those groups with demonstrated special needs such as the elderly, disabled (including developmentally disabled), farmworkers (including increased emphasis on housing for farmworker families located near schools, retail, services, and transportation), and homeless, consistent with adopted funding criteria.

**Objectives and Programs**

**Rehabilitation:**

Objective H-1a: Through code enforcement efforts and funding assistance, the County will seek to facilitate the rehabilitation of 19 housing units in fair or dilapidated condition in the County or in the Cities that are occupied by low- (7 units), very low- (8 units), or extremely low-income (4 units) households during the planning period.

Objective H-1b: The County will seek to make available up to 10 percent of new Affordable Housing Fund money annually to leverage federal, state, and other public and private housing rehabilitation funds.

Program H-1b: To the extent permitted by law, implement a program to enable non-profit organizations to apply for the use of up to 10 percent of new funds annually to fund projects and programs designed to correct health and safety hazards in owner-occupied and renter-occupied housing that is reserved for low-, very low-, or extremely low-income households. (December 31, 2016)

**Affordability:**

Objective H-2a: The County will seek to facilitate the development of lower income units by prioritizing its Affordable Housing Fund monies to assist affordable housing development on Affordable Housing (:AH) Combination District sites and supporting affordable housing on the Napa Pipe site, with the objective of permitting and assisting development of at least 113 affordable units during the planning period (32 moderate, 30 low-, and 51 very low-income units, with a goal of half of the very low-income units serving the extremely low-income level)

- Program H-2a: Prioritize the use of funds for development of Affordable Housing Combination District (AHCD) sites and Napa Pipe, and continue to work with interested parties to encourage their development of the sites under the AHCD provisions. The County will seek to work with a developer to process a development application on at least one AHCD site during the planning period. (Ongoing)
- Program H-2f: Continue to require new affordable housing development projects receiving Affordable Housing Fund monies or any other type of County assistance, as well as those units built as part of the County's inclusionary housing requirement, to apply deed restrictions that will require affordability of assisted low- and very low-income units for a minimum of 40 years. (Ongoing)
- Program H-2h: Continue to implement the County's worker proximity housing program that encourages low- and moderate-income homebuyers, to purchase a home within 15 miles of their place of employment, by providing local downpayment assistance. (Ongoing)
- Program H-2i: Continue to offer financial assistance to property owners who are interested in building second units that would be deed restricted for use by very low- or low-income residents.
- Program H-2k: Continue to allow infrastructure improvements as an eligible cost under the Affordable Housing Ordinance, and work with affected agencies to pursue grant money to improve water and sewer infrastructure on the Angwin, Moskowitz Corner, and Spanish Flat sites to facilitate affordable housing development. (Ongoing)
- Program H-2l: Analyze the County's inventory of vacant and/or underutilized County-owned properties and identify those that would be suitable to support affordable housing development. If at least one appropriate site is identified, select one site and issue an RFP to solicit proposals from affordable housing developers to develop the site in partnership with the County. (Issue RFP by December 2017)

## **Special Needs**

- Objective H-3b: Provide Affordable Housing Fund resources for the development and operation of emergency shelter and transitional housing facilities for eight homeless families in a partnership between the County Department of Health and Human Services and a non-profit. (December 31, 2014)
- Objective H-3c: Encourage and facilitate development of six new farm labor dwellings on agriculturally-zoned properties and encourage and facilitate development of one new multifamily housing complex targeted to families within the County.
- Program H-3c: Continue to contribute towards the annual operating costs of local emergency shelters and transitional housing where such funds are available and their use legally permissible. (Ongoing)
- Program H-3d: To the extent permitted by law, continue to require a preference for local workers, including farmworker households, in affordable housing developments assisted with Affordable Housing Fund monies, with a goal of including farmworker households in at least 10 percent of the units assisted with Affordable Housing Fund money. The County will monitor the percentage of farmworker households occupying housing units

assisted with Affordable Housing Fund money in conjunction with income eligibility monitoring for affordable housing units. (Ongoing)

Program H-3e: Facilitate public/private partnerships and, when appropriate and available, use Affordable Housing Fund monies to help prevent the loss of privately owned farmworker housing facilities serving six or more individuals when private owners are no longer able or willing to do so. The County will approach farmworker housing owners at the time it becomes aware of a potential closure of a private farmworker housing facility. The County's Division of Environmental Services monitors the status of private farmworker housing facilities serving six or more individuals on an annual basis and will evaluate the efficacy of the program in helping to preserve existing units, and propose modifications to the program if units are lost. (Ongoing)

Program H-3g: Work to identify a site and funding for a new farmworker family housing development and prioritize use of resources available to support new farmworker housing accordingly. (December 31, 2020)

Program H-3h: Conduct an analysis to identify sites within the unincorporated area where up to 12 units of onsite farmworker housing could be developed, which are near cities and in locations where schools, transit, services, and shopping are relatively easily accessible. The County will provide owners of identified properties with information about opportunities to build farmworker housing on their sites, including potential County assistance. (Conduct study and outreach to owners by January 31, 2016).

Program H-3i: In soliciting developer requests for Affordable Housing Fund monies, encourage developers to propose projects that can address unmet needs for housing with supportive services for the disabled (including the developmentally disabled). (Ongoing)

## **Housing Development**

Program H-4b: Continue to allocate Affordable Housing Fund monies to affordable housing developments in the cities when funds are available and such allocation is consistent with the Affordable Housing Ordinance and criteria. The County will continue to work with the cities to establish and update a list of criteria that will be used to evaluate proposals for use of Affordable Housing Fund monies, with priority for projects that serve extremely low-income households. The County will use a NOFA process to solicit applications on an annual basis. (Annually)

Program H-4c: When requested by Mid-Peninsula Housing, the designated developer for affordable housing at Napa Pipe, Napa County will assist in identifying and securing funding for the 140 low- and very low-income housing units that are contemplated as part of the Napa Pipe Development Agreement. This will include providing information and other assistance in the preparation of applications to third parties for funding assistance. The County also anticipates that the development agreement for the Napa Pipe property will specify that a significant portion of affordable housing impact fees paid by development at Napa Pipe will be dedicated to assisting affordable housing onsite. Finally, consistent with Program H-2a, the County's Affordable Housing Ordinance gives funding priority for all available housing trust fund monies to projects located in the unincorporated area. (Ongoing)

**NAPA COUNTY GENERAL PLAN UPDATE  
IMPLEMENTATION ACTION ITEMS**  
(Updated: March 2017)

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
<b>Agricultural Preservation and Land Use Element</b>				
Action Item AG/LU-2.1	Amend County Code to reflect the definition of “agriculture” as set forth within this Plan ensuring that wineries and other production facilities remain as conditional uses except as provided for in Policy AG/LU-16, and that marketing activities and other accessory uses remain incidental and subordinate to the main use.	A \$	PBES	Changes to “marketing” adopted 2010; Changes to “agriculture” to be updated as part of the APAC/PC/BOS work effort in progress. Updating WDO regulations will occur in FY 2016-2017 and FY 2017-2018
Action Item AG/LU-7.1	Work with interested stakeholders to undertake an evaluation of new voluntary approaches to protecting agriculture, including implementation of a “Super Williamson Act” program, a conservation easement program or other permanent protections, and programs promoting the economic viability of agriculture.	Ongoing \$	PBES	Ongoing
Action Item AG/LU-10.1	Maintain a data base of all wineries including their production capacity, marketing events and other characteristics that could influence analysis of cumulative effects or the winery’s effect on neighbors.	A \$	PBES	Database maintained as ongoing part of PBES work program
Action Item AG/LU-15.5.1	The County will prepare and adopt guidelines and regulations to assist in the determination of the appropriate type and scope of agricultural buffer areas needed in circumstances that warrant the creation of such buffer.	A \$→\$\$\$	PBES	Not yet programmed
Action Item AG/LU-16.1	Consider amendments to the Zoning Ordinance defining “small wineries,” a “small quantity of wine,” “small marketing events,” and “mostly grown on site,” and establishing a streamlined permitting process for small wineries which retains the requirement for a use permit when the winery is in proximity to urban areas.	A \$	PBES	To be developed as part of the APAC/PC/BOS work effort in progress. Updating WDO regulations will occur in FY 2016-2017 and FY 2017-2018
Action Item AG/LU-30.1	Develop a Workforce Housing Ordinance, including revisions to the current Inclusionary Housing Ordinance, to define workforce housing and establish additional workforce and inclusionary housing requirements for all multi-family housing proposals consisting of eight or more units constructed in the unincorporated County. Such an ordinance could also require on-site workforce housing in place of in-lieu fees for any large commercial or institutional projects constructed outside of areas where housing would be inconsistent with the applicable airport land use compatibility plan.	Concurrent with 2008-09 Housing Element Update \$→\$\$\$	PBES CIA	Pilot program adopted in 2010
Action Item AG/LU-33.1	Adopt local guidelines or zoning code definitions to clarify the distinction between single-family residences and commercial short-term guest accommodations, specifying the uses and ownership or rental arrangements associated with each. Also, analyze the prevalence of extremely large residences, and determine whether single family residences above a certain size should require environmental analysis.	A \$\$	PBES	First part addressed by ordinance adopted Dec. 2009. Second part programmed with Zoning Ordinance Update which will occur in FY 2016-2017 and FY 2017-2018
Action Item AG/LU-43.1	Consider amendments to the Zoning Code to allow additional commercial, residential, and mixed uses in the areas currently zoned for commercial use in the Spanish Flat, Moskowite Corner, and southern Pope Creek areas in order to complement recreation activities at Lake Berryessa.	B \$	PBES	Deferred until BOR makes progress on concession agreements
Action Item AG/LU-45.1	Review and revise sections of the Napa County Code that provide the list of land uses permitted on existing commercially zoned parcels to encourage	B	PBES	Accessory dwellings now permitted in

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
	neighborhood-serving commercial uses and new limited accessory dwellings where appropriate.	\$		CL and CN. Additional uses not yet programmed
Action Item AG/LU-48.1	Review zoning code requirements for Home Occupation permits, and update those requirements to provide greater flexibility in situations where there will be no off-site impacts. For example, consider situations in which the use of legal, accessory structures could be permitted, or where home occupations could employ workers other than a single owner/proprietor.	B \$	PBES	Not yet programmed however cottage food ordinance adopted in early 2013 will allow one employee
Action Item AG/LU-49.1	Refer General Plan land use changes, proposed rezonings, and proposed developments in Airport Approach Zones to the Napa County Airport Land Use Commission for review and comment.	Ongoing \$	PBES	Ongoing: This referral is routinely accomplished by staff and required by State law
Action Item AG/LU-54.5.1	Develop a definition of ‘formula businesses’ and amend County Code to ensure compatibility with ordinances related to this issue in Calistoga and St. Helena.	B \$	PBES	Not yet programmed
Action Item AG/LU-94.1 (MM 4.2.1)	Prior to approving non-industrial development, the County shall adopt development standards for the Pacific Coast/Boca and Napa Pipe sites which shall include, but may not be limited to, buffering and visual screening from existing industrial uses and Syar Quarry, design features that include physical buffers (e.g., vegetation, landscape features, or walls in unique circumstances), building placement and orientation in a manner that physically separates these sites from incompatible operations of adjacent uses (e.g., truck traffic, odors, stationary noise sources), and implementation of other measures to address noise and vibration. Standards for the Napa Pipe site shall ensure conformance with the Napa County Airport Land Use Compatibility Plan.	A \$	PBES	Standards will be developed as part of site specific planning and prior to approval of non-industrial uses on these sites; Design Guidelines for the Napa Pipe Project adopted in 2015.
Action Item AG/LU-107.1	Undertake revisions to the zoning ordinance (County Code Title 18), simplifying and reorganizing to the extent feasible so that members of the public, applicants, planners, and decision makers can more easily access information and understand code requirements.	C \$\$\$	PBES	Commenced in FY 2016-2017 and programmed for FY 2017-2018
Action Item AG/LU-114.1	Undertake a planning effort to re-evaluate areas of Angwin designated Urban Residential after June 2010, with the objective of re-designating areas to better reflect land uses existing or authorized at that time.	A \$\$\$	PBES	Some map changes in 2009; General Plan & Zoning Amendment commenced in FY 2016-2017 and programmed for FY 2017-2018
Action Item AG/LU-119.1	Complete the Review Following Census called for in Section (3) of Policy AG/LU-119 during each update to the Housing Element required by State law.	Concurrent with 2014 Housing Element Update \$	PBES CIA	Completed with Housing Element adoption January 2014
Action Item AG/LU-125.1	Consider amendments to the Zoning Code that would reduce the number of zoning districts in which new churches and religious institutions may be located and provide siting criteria as part of the use permit process.	B \$	PBES	Commenced in FY 2016-2017 and programmed for FY 2017-2018
<b>Circulation Element</b>				
Action Item CIR-10.1	County staff shall participate in the periodic updates of the Napa County Transportation and Planning Agency’s Strategic Transportation Plan (STP), and use that forum for consideration and development of innovative strategies related to the movement of people and services without increasing the use of private vehicles. The County shall seek input from experts in sustainability, smart growth, and land use planning in developing potential new strategies.	Ongoing \$	PBES PW NCTPA	Ongoing as a part of regular planning process; consultation with experts as needed. Circulation Element Update programmed for completion in FY 2017-2018

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
Action Item CIR-11.1	The County shall adopt, periodically review, and revise as appropriate specific road and street standards for County roads. These standards shall include overall right-of-way widths, pavement widths, lane and shoulder widths, and other design details. The County’s roadway standards shall be developed in consultation with the County Fire Marshal, County Public Works, and others to ensure adequate widths for safety and emergency access and evacuation.	Ongoing \$	PW PBES NC Fire	The road and street standards were comprehensively updated in 2011; Additional updates to comply with State fire hazard standards was completed in 2016 and certified by the State
Action Item CIR-13.1	Work with the Napa County Transportation and Planning Agency and other agencies to fund and implement the improvements listed in Policy CIR-13.	Ongoing \$\$\$	PW NCTPA	Ongoing; Circulation Element Update programmed for completion in FY 2017-2018
Action Item CIR-16.1	Work with the Napa County Transportation Authority, adjacent counties, the Metropolitan Transportation Commission, and the California Department of Transportation to monitor traffic volumes and congestion on the roadway system in Napa County.	Ongoing \$	PW NCTPA	Ongoing monitoring and coordination with other agencies; Circulation Element Update programmed for completion in FY 2017-2018
Action Item CIR-19.1 (MM 4.4.1c)	In cooperation with the Napa County Transportation and Planning Agency, develop a countywide traffic impact fee to address cumulative (i.e., not project-specific) impacts associated with new employment. Fees shall be used to pay for the cost of network improvements listed in Policy CIR-13 as well as other transportation improvements such as transit.	A \$→\$\$\$	PW PBES NCTPA: Cities of: Am Cyn, Calistoga Napa, St. Helena, and Town of Yountville	Travel behavior survey was completed in 2014 and will be used for the Napa County Circulation Element Update programmed for completion in FY 2017-2018
Action Item CIR-22.1	The County shall work with the incorporated cities and town, the Napa County Transportation and Planning Agency, and Caltrans to develop a coordinated approach to roadway design to enhance driver and pedestrian safety, particularly for children and senior citizens.	Ongoing \$	PW PBES NCTPA all cities referenced in CIR-2.9.1	Ongoing; Highway 29 Corridor Study plan completed in 2014 by NCTPA
Action Item CIR-26.1	The County will work with the Napa County Transportation and Planning Agency to conduct regular reviews of public transit use and opportunities for its expansion in Napa County.	Ongoing \$	PW NCTPA	Ongoing; Circulation Element Update programmed for completion in FY 2017-2018
Action Item CIR-26.2	The County shall establish targets for interim years to enable the County to monitor progress towards its objective of reducing the percentage of work trips that are by private, single occupant vehicles to 50%.	Ongoing \$	PW PBES NCTPA as part of its Strategic Trans. Plan Update	Target for 2020 will be inherent in the final Climate Action Plan (draft is being revised) and progress will be monitored as GHG emissions are monitored. (See Action Item CON CPSP-2)
Action Item CIR-28.1	Work with major employers and the Napa County Transportation and Planning Agency to offer incentives for carpooling and the use of cost-efficient ground transportation alternatives to the private automobile.	A \$	PW NCTPA CIA WIB	Same as Action Item CIR-26.2 above
Action Item CIR-28.2	Adopt hours of operation/schedules for County meetings (e.g., Planning Commission and Board of Supervisors) which are coordinated with public transit	Ongoing	PW	Ongoing



Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
	availability in order to make it easier for residents to use transit when doing business with the County. The County shall encourage schools and other public agencies to do the same.	\$	PBES NCTPA	
Action Item CIR-32.1 (MM 4.4.1e)	Update the County Zoning Code to include requirements and standards related to carpooling, bicycling, and transit amenities in development projects.	A \$	PBES	Programmed to be evaluated with the Climate Action Plan development, Circulation Element & Zoning Ordinance Update currently in progress
<b>Community Character Element</b>				
Action Item CC-3.1	Examine the County’s sign ordinance and determine whether changes are needed to strike an appropriate balance between sign size and legibility.	C \$	PBES	Revised ordinance adopted October 2008; Evaluation on effectiveness to be conducted in FY 2015-2016; Any Code changes completed as part of Zoning Code update which will occur in FY 2017-2018
Action item CC-10.1	Undertake a regular review of the viewshed protection program to ensure its effectiveness and consider adding protections for views from Lake Berryessa to the program.	Ongoing \$	PBES	Initial review completed Summer 2010; Ongoing evaluation being conducted by staff during project review; Second part not yet programmed
Action Item CC-19.1	In partnership with interested historic preservation organizations, seek funding to undertake a comprehensive inventory of the County’s significant cultural and historic resources using the highest standard of professional practices.	Ongoing \$→\$\$\$	PBES Stakeholders	Not yet programmed
Action Item CC-19.2	Consider amendments to the County zoning and building codes to improve the procedures and standards for property owner-initiated designation of County Landmarks, to provide for the preservation and appropriate rehabilitation of significant resources, and to incorporate incentives for historic preservation.	A \$	PBES	Action Item completed 2012. Additional incentives may be pursued in future years
Action Item CC-23.1 (MM 4.12.1)	In areas identified in the Baseline Data Report as having a significant potential for containing significant archaeological resources, require completion of an archival study and, if warranted by the archival study, a detailed on-site survey or other work as part of the environmental review process for discretionary projects.	Ongoing \$	PBES	Ongoing implementation by staff during project review
Action Item CC-23.2 (MM 4.12.1)	Impose the following conditions on all discretionary projects in areas which do not have a significant potential for containing archaeological or paleontological resources: <ul style="list-style-type: none"> <li>• “The Planning Department shall be notified immediately if any prehistoric, archaeological, or paleontologic artifact is uncovered during construction. All construction must stop and an archaeologist meeting the Secretary of the Interior’s Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action.”</li> <li>• “All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California’s Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed.”</li> </ul>	Ongoing \$	PBES	Ongoing: implemented by staff during project review and included as a standard condition of approval
Action Item CC-28.1	Amend the Zoning Ordinance to provide a discretionary process such as a use permit by which owners may seek approval consistent with Policy CC-28 for an	A	PBES	Same as Action Item CC-19.2 above

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
	additional incentive for historic preservation. The process shall preclude reuse of buildings which have lost their historical integrity and prohibit new uses that are incompatible with the historic building or that require inappropriate new construction.	\$→\$\$\$		
Action Item CC-32.1 (MM 4.14.2b)	The County shall review and update as necessary its public works standards for street lighting to require the installation of fixtures which reduce the upward or sideways spillover of light consistent with the requirements of state law.	Ongoing \$	PW	Not yet programmed
Action Item CC-45.1 (MM 4.7.7)	The County shall use avigation easements, disclosure statements, and other appropriate measures to ensure that residents and businesses within any airport influence area are informed of the presence of the airport and its potential for creating current and future noise.	Ongoing \$	PW (Airport) PBES	Ongoing: a requirement of adopted ALUC Compatibility Plans implemented by staff during project reviews
Action Item CC-53.1	Work with the BAAQMD to disseminate information regarding regulations, monitoring, and enforcement for noxious odors.	Ongoing \$	PW PBES EH	Ongoing as needed
<b>Conservation Element</b>				
Action Item CON-NR-1	Amend the Conservation Regulations to offer incentives such as a streamlined review process for new vineyard development and other projects that incorporate environmentally sustainable practices that avoid or mitigate significant environmental impacts.	A \$→\$\$\$	PBES	Not yet programmed, although some Conservation Regulation amendments may be undertaken in FY 2017-2018 to clarify (not change) requirements
Action Item CON NR-2 (MM 4.6.1a)	The County shall seek grant funding and other support and establish a fisheries monitoring program(s) consistent with the efforts of the Watershed Information Center and Conservancy of Napa County in order to track the current condition of special-status fisheries and associated habitats in the County's watersheds. Programs will include tracking the effectiveness of BMPs, mitigation measures and ongoing restoration efforts for individual projects in the watersheds and the implementation of corrective actions for identified water quality issues that are identified as adversely impacting fisheries. Monitoring programs shall be conducted in coordination with the State and Regional Water Boards, California Department of Fish and Game, U.S. Fish and Wildlife Service, and National Oceanic and Atmospheric Administration National Marine Fisheries Service to the extent necessary.	Ongoing \$→\$\$\$	PW FCWCD WICC	State and local funding has been obtained by the Napa County RCD to continue a local fisheries monitoring program. Partial base-funding for the work is supported directly by the County through a JPA with the RCD with the use of WICC funds. Other sources of local funding include the Gasser Foundation, Napa County Wildlife Conservation Commission and private donations. State funding based upon competitive grants year to year. Future long-term funding to support the program is needed. With financial help via a grant from EPA, Public Works and FCWCD staff completed development of a BMP tracking tool (ITAS) in Dec 2015 (also see b above).
Action Item CON NR-3 (MM 4.6.5b)	The County shall amend its Local Procedures for Implementing CEQA to require gravel removal projects to result in no net adverse effects to stream temperature, bed attributes, or habitat necessary for native fisheries health. This may include restoration and improvement of impacted habitat areas (e.g., gravel areas and pools and woody debris areas).	B \$	PBES	Not yet programmed
Action Item CON NR-4	The County shall adopt an ordinance that prohibits construction activities within	A		Not yet programmed, however objective

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
(MM 4.6.5c)	the channel of any waterway identified to contain existing or potential spawning habitat for special-status fish species during limited time periods of spawning activities.	\$	PBES	is effectively accomplished via State and federal regulatory requirements
Action Item CON NR-5	<p>The County shall maintain and update the Biological Resources and Fisheries chapters of the BDR as necessary to provide the most current data and mapping. Updates shall be provided online and made available for review at the Conservation, Development and Planning Department. The following specific data sets and maps shall be updated as needed:</p> <p>a) The County’s Biological Database (through the use of the California Department of Fish and Game’s California Natural Diversity Database (CNDDDB) and information from the California Native Plant Society (CNPS)), including the addition of biological data to expand and improve the accuracy of the database and its usefulness to the public;</p> <p>b) Databases and mapping of sensitive biotic communities and habitats of limited distribution;</p> <p>c) Databases and mapping of oak woodlands and related sensitive biotic communities;</p> <p>d) Databases and mapping of riparian woodlands and related sensitive biotic communities;</p> <p>e) Databases and mapping of sloughs and tidal mudflats and related sensitive biotic communities.</p>	<p>As needed</p> <p>\$</p>	PBES	<p>County maintains biological database (a) that is updated monthly with data received from CNDDDB (CA Fish &amp; Wildlife) and from project bio-surveys. Updates to databases and mapping of sensitive biotic communities and habitats of limited distribution and others (b-e) are based on vegetation and land-cover data (primarily the ICE Vegetation layer). A limited update of the ICE vegetation coverage data was completed in January 2012 using 2010 imagery from the NRCS’s NAIP program in conjunction with previous imagery acquired by the county. Updated oak woodland mapping (c) was completed as part of the Voluntary Oak Woodland Management Plan.</p>
Action Item CON NR-6	The County shall adopt protocols to be followed, including a methodology for analyzing the need for buffers, and establish setbacks where discretionary projects are proposed on parcels that may contain sensitive biotic communities or habitats/communities of limited distribution or sensitive natural communities	<p>A</p> <p>\$→\$\$\$</p>	PBES	<p>The SWRCB and RWQCB are developing a wetland/riparian area protection policy and assessment methodology for stream-riparian/wetland buffers. As of 8/17/2011 no date has been set for public input on the policy. Protective buffers for discretionary projects are currently established via biological studies, consultant recommendations and the Clean Water Act 401 certification process for applicable projects.</p>
Action Item CON NR-7	<p>The County shall adopt a voluntary Oak Woodland Management Plan to identify and mitigate significant direct and indirect impacts to oak woodlands. Mitigation may be accomplished through a combination of the following measures:</p> <p>a) Conservation easement and land dedication for habitat preservation;</p> <p>b) Payment of in-lieu fees;</p> <p>c) Replacement planting of appropriate size, species, area, and ratio.</p>	<p>B</p> <p>\$</p>	PBES	<p>Voluntary Oak Woodland Management Plan was adopted in 2010</p>
Action Item CON WR-1	Develop basin-level watershed management plans for each of the three major watersheds in Napa County (Napa River, Putah Creek, and Suisun Creek). Support each basin-level plan with focused sub-basin (drainage-level) or evaluation area-level implementation strategies, specifically adapted and scaled to address identified water resource problems and restoration opportunities. Plan development and implementation shall utilize a flexible watershed approach to manage water resource quality and quantity. The watershed planning process should be an iterative, holistic, and collaborative approach, identifying specific drainage areas or watersheds, eliciting stakeholder involvement, and developing	<p>B</p> <p>\$\$\$</p>	<p>PBES</p> <p>WICC</p> <p>FCWCD</p>	<p>Tiering from regional water management watershed plans (IRWM Plans) currently under development, local basin-level plans for the Napa River, Putah Creek, and Suisun Creek basins could be developed as staffing resources and funding allow. The County continues to seek opportunities to support these planning objectives; limited grant</p>

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
	management actions supported by sound science that can be easily implemented.			funding is presently available from federal and state sources to support watershed management planning. Identification of additional local funding would be needed to achieve these objectives in the near-term
Action Item CON WR-3	Update the Conservation Regulations to establish an appropriate protective buffer (e.g., a special protection zone) in areas that drain toward any intake structure associated with the County’s sensitive domestic water supply drainages, requiring specific development and performance measures to protect water quality and balance property owners’ ability to use their land and stipulating that discretionary projects must be located outside of the protective buffer wherever this is feasible.	A \$	PBES	Initial analysis completed; can be addressed with next amendment to the Conservation Regulations
Action Item CON WR-4	Implement a countywide watershed monitoring program to assess the health of the County’s watersheds and track the effectiveness of management activities and related restoration efforts. Information from the monitoring program should be used to inform the development of basin-level watershed management plans as well as focused sub-basin (drainage-level) implementation strategies intended to address targeted water resource problems and facilitate restoration opportunities. Overtime, the monitoring data will be used to develop overall watershed health indicators, and as a basis of employing adaptive watershed management planning.	B \$→\$\$\$	PBES PW WICC	Napa County Public Works/WICC, FCWCD and partner agency staff developed a tracking and accounting system (ITAS) to effectively coordinate and report on TMDL compliance and stream habitat conditions. This work was completed in Dec. 2015 and builds upon prior assessment work and data from past and current monitoring efforts. The work was funded by a grant from the EPA. Long-term funding to support TMDL compliance tracking and long-term monitoring of watershed conditions utilizing the ITAS will be necessary to address current and upcoming State regulatory requirements and inform effective local management actions. Out-migration fisheries monitoring also continues with support from the RCD JPA, local funding and grants. Although permanent funding is also needed for long-term fisheries monitoring
Action Item CON WR-5 (MM 4.13.3.1a)	Identify, map, and disseminate information on groundwater recharge areas, to the extent feasible, and provide educational materials and resource information on ways of reducing and limiting the development of non-pervious surfaces in those areas.	A \$→\$\$\$	PW FCWCD WICC PBES	Groundwater consultant studies completed & presented to the Board in February 2011. Follow-up analysis of recharge completed in 2014. The WICC has developed an interactive groundwater educational section on the WICC website (www.napawatersheds.org/groundwater), which is updated annually Public outreach will be provided through the WICC program/Public Works Department and through a JPA with the

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
Action Item CON WR-6 (MM 4.13.3.1a)	Establish and disseminate standards for well pump testing and reporting and include as a condition of discretionary projects that well owners provide to the County upon request information regarding the locations, depths, yields, drilling and well construction logs, soil data, water levels and general mineral quality of any new wells.	A  \$→\$\$\$	EH PW PBES	Napa County RCD.  Pump test standards were developed as part of the update to the County’s Water Availability Analysis (WAA) Policy adopted in May 2015. This Policy is now being implemented by PBES as part of the development permitting process
Action Item CON WR-7	The County, in cooperation with local municipalities and districts, shall perform surface water and groundwater resources studies and analyses, and work towards the development and implementation of an integrated water resources management plan (IRWMP) that covers the entirety of Napa County and addresses local and state water resource goals, including the identification of surface water protection and restoration projects, establishment of countywide groundwater management objectives and programs for the purpose of meeting those objectives, funding and implementation.	B  \$\$\$	PBES PW EH FCWCD	The County completed the Napa County Groundwater Monitoring Plan (Jan 2013/LSCE) and a Report on Updated Hydrogeologic Conceptualization and Characterization of Conditions (Jan 2013/LSCE), as well as the Napa County CASGEM Plan (Sept 2011). Community outreach continued and the County’s voluntary well monitoring network is expanding. A Local Groundwater Assistance Grant (LGA) will be completed in March 2016, which supported the installation of 5 pairs of nested wells along the Napa River from Napa to St. Helena to assess the interaction of surface and groundwater. The wells will be monitored into the future as a part of the monitoring program. IRWM Plans for the Napa River, Suisun Creek and Putah Creek basins have been adopted by their respective governing committee(s). Water resource projects that benefit Napa County are included in both plans. Grant applications for Prop 84 funds have been awarded for a number of projects and Prop 1 funding is being explored with assistance from staff, local and regional partners and consultants for eligible projects listed in both IRWM Plans. Over \$7 million in IRWMP funding for programs and projects have directly and indirectly benefited communities in Napa County. The IRWMP process and plans establish a long-term management strategy for water resource in the County. To fulfill the objectives in the plans, staff from PW, PBES & FCWCD will continue to coordinate at a local level to effectively

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
				contribute to this and other regional efforts in the Bay Area and Sacramento River IRWMP Funding Area opportunities
Action Item CON WR-8 (MM 4.11.5a)	The County shall monitor groundwater and interrelated surface water resources, using County-owned monitoring wells and stream and precipitation gauges, data obtained from private property owners on a voluntary basis, data obtained via conditions of approval associated with discretionary projects, data from the State Department of Water Resources, other agencies and organizations. Monitoring data shall be used to determine baseline water quality conditions, track groundwater levels, and identify where problems may exist. Where there is a demonstrated need for additional management actions to address groundwater problems, the County shall work collaboratively with property owners and other stakeholders to prepare a plan for managing groundwater supplies pursuant to State Water Code Sections 10750-10755.4 or other applicable legal authorities.	Ongoing  \$→\$\$\$	PW EH PBES	See CON WR-7 above. Groundwater consultant studies completed and presented to the Board in March 2015. Annual groundwater monitoring reports will be presented to the Board of Supervisors and provided to the public via the WICC website ( <a href="http://www.napawatersheds.org/groundwater">www.napawatersheds.org/groundwater</a> ). The FCWCD with support from local agencies and the RCD maintain the “OneRain” stream and precipitation monitoring network. <a href="https://napa.onerain.com/home.php">https://napa.onerain.com/home.php</a>
Action Item CON WR-9 (MM 4.11.5c)	The County shall adopt a Water-Efficient Landscape Ordinance for multi-family residential, industrial, and commercial developments regarding the use of water-efficient landscaping consistent with AB 325.	A  \$	PBES PW	State Model (WELO) Ordinance became effective Jan. 1, 2010 and is currently being implemented. The County will update WELO requirements in accordance with State updates in FY 2017-2018
Action Item CON WR-9.5	The County shall work with the SWRCB, DWR, DPH, CalEPA, and applicable County and City agencies to seek and secure funding sources for the County to develop and expand its groundwater monitoring and assessment and undertake community-based planning efforts aimed at developing necessary management programs and enhancements.	Ongoing  \$	PW PBES CIA CEO	See CON WR-8 above. Staff is currently working together to address data management needs and coordination efforts as the County begins implementation of the Sustainable Groundwater Management Act (SGMA)
Action Item CON CPSP-1	The County shall develop a greenhouse gas (GHG) emissions inventory measuring baseline levels of GHGs emitted by County operations through the use of electricity, natural gas, fossil fuels in fleet vehicles and County staff commute trips, and establish reduction targets.	Ongoing  \$	PW	County baseline inventory and action plan was presented and accepted by the Board of Supervisors in 2010. A Climate Action Plan is in progress with completion expected FY 2017-2018
Action Item CON CPSP-2 (MM 4.8.7a)	The County shall conduct a GHG emission inventory analysis of all major emission sources in the County by the end of 2008 in a manner consistent with Assembly Bill 32, and then seek reductions such that emissions are equivalent to year 1990 levels by the year 2020. Development of a reduction plan shall include consideration of a “green building” ordinance and other mechanisms that are shown to be effective at reducing emissions.	2008  \$\$\$	PBES	NCTPA completed a community-wide inventory/framework in 2009. A proposed Climate Action Plan for the unincorporated county was developed and presented to the Board in 2012. Revisions were requested and are underway within the Climate Action Plan is in progress with completion expected FY 2017-2018
Action Item CON CPSP-3	The County shall conduct an audit within the next five years of County facilities to evaluate energy use, the effectiveness of water conservation measures,	A	PW	Periodic audits will follow the

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
	production of GHGs, use of recycled and renewable products and indoor air quality to develop recommendations for performance improvement or mitigation. The County shall update the audit periodically and review progress towards implementation of its recommendations.	\$		operational plan presented to the Board in March 2010 (See CON CPSP-1)
Action Item CON CPSP-4	The County shall map Napa County’s biomass, wind, geothermal, solar photovoltaic, solar thermal, biofuel, landfill gas, and other potential renewable energy sources and partner with other organizations and industry to disseminate information about the potential for local energy generation.	B \$	PW PBES EH	Will be completed as part of revisions to the Climate Action Plan is in progress with completion expected FY 2017-2018
Action Item CON CPSP-5	The County shall quantify increases in locally generated energy between 2000 and 2010, and establish annual numeric targets for local production of “clean” (i.e., minimal GHG production) energy by renewable sources, including solar, wind, biofuels, waste, and geothermal.	2010 \$	PBES	Will be completed as part of revisions to the Climate Action Plan is in progress with completion expected FY 2017-2018. Napa County has also joined the Marin Clean Energy Program.
<b>Economic Development Element</b>				
Action Item E-13.1	The County Board of Supervisors will be provided with periodic updates on the state of the County’s economy, in order to more effectively utilize County resources to promote countywide economic health.	Ongoing \$→\$\$\$	CEO WIB	Periodic updates accomplished during budget presentations and other public hearing items
<b>Recreation and Open Space Element</b>				
Action Item ROS-1.1	In cooperation with other public agencies and, in particular with the Napa County Regional Park and Open Space District, maintain a comprehensive inventory of public lands, including their existing and potential resource and recreational values.	Ongoing \$	RPOSD	Updated March 2014
Action Item ROS-1.2	Modify the Zoning Ordinance as necessary to reflect the policies included in this Element and provide the appropriate level of review of proposed improvements and activities.	A \$	PBES RPOSD	Zoning Ordinance amended in August 2009 (created Skyline Wilderness Park Combing District and amended Rural Recreation and Campground provisions)
Action Item ROS- 2.1 (MM 4.13.91b)	In partnership with the Napa County Regional Parks and Open Space District, establish numeric objectives for increased off-street trails and acreage of dedicated open space accessible to the public.	A \$	RPOSD PW PBES	Numeric goals included in the RPOS District Master Plan adopted January 2009 and updated in 2011
Action Item ROS-2.2	Support the Napa County Regional Park and Open Space District in developing, and updating at appropriate intervals, a new park and recreation master plan that identifies priorities, implementation strategies, and funding needs.	A \$→\$\$\$	RPOSD PW PBES	RPOSD Master Plan for 2008-13 adopted January 2009 and updated in 2012
Action Item ROS-2.3	Support sufficient and stable funding for the Napa County Regional Park and Open Space District.	Ongoing \$\$\$	RPOSD	BOS and NCRPOSD held joint meeting in May 2012 and agreed to work together to investigate the feasibility of a ballot measure to permanently fund NCRPOSD. The BOS in June 2012 approved funding for NCRPOSD until July 2017 using Special Projects Fund. Citizens Advisory Committee

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
				established in 2014, which in May 2015 recommended a 2016 ballot measure, but the ballot measure failed to achieve required super majority.
Action Item ROS-2.4	Investigate and, where feasible, transfer the ownership and/or operation of existing County park facilities to the Napa County Regional Park and Open Space District.	Ongoing \$	PW RPOSD	Napa River Ecological Reserve management transferred to the RPOS District. Skyline Park transfer deferred until after it is possible to obtain fee title from the State. No current plan to transfer Cuttings Wharf
Action Item ROS-2.5	Support the Napa County Regional Park and Open Space District in obtaining state, federal, and foundation grants, using methods such as preparing and adopting local plans and policies which may be required by various grant programs, and providing required local matching funds.	Ongoing \$→\$\$\$	RPOSD	NCRPOSD through December 2015 obtained \$17.5M in non-county revenue, matched by \$5.9M in County grants.
<b>Safety Element</b>				
Action Item SAF-2.1	Participate in local, regional, and state education programs regarding fire, flood, and geologic hazards.	B \$	PBES PW FCWCD	An ongoing part of County and PBES training programs
Action Item SAF-8.1	The County’s seismic fault maps shall be reviewed regularly to ensure that they reflect the latest information available.	B \$	PBES PW	Map/database maintained as ongoing part of PBES work program
Action Item SAF-8.2	Updated maps should be made available to the public at County offices, on the County’s Web site, and through other appropriate channels.	Ongoing \$	PBES	Map layers are provided as an ongoing part of the PBES work program and are available (as allowed) via the online GIS data catalogue. The Flood Zones map was updated in 2011; the Hazardous Facilities map was completely overhauled and updated in 2012; Updates related to the Safety Element are programmed in FY 2017-2018
Action Item SAF-16.1	Develop site criteria and construction standards for development in high fire hazard areas, and adopt standards to restrict urbanizing these areas as defined in Policy AG/LU-27 unless adequate fire services are provided.	Ongoing \$	PBES NC Fire	Building and Fire Codes periodically updated in compliance with State law
Action Item SAF-16.2	Continue to implement “Napa Firewise” through information and education programs, community outreach, and fuel modification.	Ongoing \$	NC Fire PBES	Ongoing part of NC CAL Fire work programs
Action Item SAF-19.1	The County will work with CalFire to develop improved methods of fire planning and firefighting for use in Napa County.	A \$	NC Fire EMS	State legislation now addresses this issue and will require GP revisions concurrent with the Housing Element; The 2014 Housing Element was adopted; However, updates related to the Safety Element were placed on hold and will be addressed in the Safety Element Update programmed in FY 2016-2017
Action Item SAF-31.1	The County shall require written confirmation from applicable local, regional,			



Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
<i>(MM 4.9.2)</i>	state, and federal agencies that known contaminated sites have been deemed remediated to a level appropriate for land uses proposed prior to the County approving site development or provide an approved remediation plan that demonstrates how contamination will be remediated prior to site occupancy. This documentation will specify the extent of development allowed on the remediated site as well as any special conditions and/or restrictions on future land uses.	Ongoing  \$	PW PBES	Required by PBES as a regular part of their review of development applications
Action Item SAF-38.1	Provide staffing and other resources as necessary to regularly update and implement the Napa Operational Area Hazard Mitigation Plan (NOAHMP). Consider new information regarding climate change and the expected severity and/or frequency of weather events in updates to the NOAHMP.	Ongoing  \$→\$\$\$	EMS	NOAHMP was updated in 2009 and submitted to Cal EMA and FEMA for final approval. The State approved the plan. In 2013, a revised plan was submitted to FEMA and accepted. This Plan is valid from 2013 - 2018

**Abbreviations**

- A= short term (1-5 years)
- B= longer term (5-10 years)
- C=even longer term (10+ years)
- BOS = Board of Supervisors
- PBES = Planning, building & Environmental Services (formerly PBES)
- NCTPA =Napa County Transportation & Planning Agency
- FCWCD=Flood Control & Water Conservation District
- CC= County Counsel    WIB= Workforce Investment Board
- NC Fire=Napa County Fire Dept (formerly CalFire)
- RPOSD=Reg. Parks & Open Space District
- PW =Public Works Department
- EH = Environmental Health (division of PBES; formerly EH)
- ITS=Information Technology Systems Department
- WICC=Watershed Information Ctr/Conservancy
- CIA = Division of Community & Intergovernmental Affairs
- GIS=computerized mapping
- GHG=green house gas

\$ - cost & level of effort is expected to be modest for the reasons stated  
 \$→\$\$\$ - cost & level of effort will depend on policy direction & available resources  
 \$\$\$ - cost & level of effort is expected to be substantial

**EXHIBIT A**

**Department of Housing and  
Community Development**

**2016 ANNUAL HOUSING ELEMENT PROGRESS REPORT**

City Name: City of American Canyon

Mailing Address: 4381 Broadway, Suite 201, American Canyon, CA 94503

Contact Person: Brent Cooper, AICP Title: Community Development Director

Phone: 707-647-4335 FAX: 707-643-2355 Email: [bcooper@cityofamericancanyon.org](mailto:bcooper@cityofamericancanyon.org)

Reporting Period by Calendar Year: from 1/1/2016 to 12/31/2016

Submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

**Department of Housing and Community Development**

Division of Housing Policy Development

PO Box 952053

Sacramento, CA 94252-2053

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

PO Box 3044

Sacramento, CA 95812-3044

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

**Jurisdiction**      City of American Canyon  
**Reporting Period**      1/1/2016 - 12/31/2016

**Table A**

**Annual Building Activity Report Summary - New Construction**  
**Very Low-, Low-, and Mixed-Income Multifamily Projects**

Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions			
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development  See Instructions	Deed Restricted Units  See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
(9) Total of <b>Moderate and Above Moderate</b> from Table A3 ▶▶			0	0	0	0					
(10) Total by income Table A/A3 ▶▶			0								
(11) Total <b>Extremely Low-Income</b> Units*											

\* Note: These fields are voluntary

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
 (CCR Title 25 §6202 )

**Jurisdiction** City of American Canyon  
**Reporting Period** 1/1/2016 - 12/31/2016

**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>			0			0	
No. of Units Permitted for <b>Above Moderate</b>						0	

\* Note: This field is voluntary

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
 (CCR Title 25 §6202 )

**Jurisdiction**      City of American Canyon  
**Reporting Period**      1/1/2016 - 12/31/2016

**Table B**

**Regional Housing Needs Allocation Progress**

**Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2014	2015	2016	2017	2018	2019	2020	2021	2022	Total Units to Date (all years)	Total Remaining RHNA by Income Level
<b>Income Level</b>	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	116										116
	Non-deed restricted											
Low	Deed Restricted	54		8							8	45
	Non-deed restricted			1							1	
Moderate	Deed Restricted	58										-82
	Non-deed restricted			140							140	
Above Moderate		164										164
Total RHNA by COG. Enter allocation number:		392										
Total Units ▶ ▶ ▶			0	149	0						149	243
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

**ATTACHMENT 1**

**CITY OF AMERICAN CANYON  
ANNUAL HOUSING ELEMENT PROGRESS REPORT  
*Housing Element Implementation  
(CCR Title 25 SS 6202)***

**Table C  
Program Implementation Status  
Reporting Period 01/01/2016 – 12/31/2016**

<b>Program Description (By Housing Element Program Names)</b>	<b>Objective</b>	<b>Timeframe in H.E</b>	<b>Status of Program Implementation</b>
<p><b>Program I.2.1: No-Net-Loss Evaluation Procedure</b></p> <p>To ensure sufficient residential capacity is maintained to accommodate the RHNA need, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and re-zone sufficient sites to accommodate the shortfall.</p> <p>In particular, if one of the five commercially-zoned sites identified as allowing for exclusively residential uses (i.e., sites 20, 22, 23, 25, or 34) is developed with uses other than residential or the site is developed with fewer residential units than counted in the sites inventory, the City will identify additional sites within the city that 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.</p>	<p>Policies 2.1.1, 2.1.2</p>	<p>Project review is ongoing with annual report to HCD</p>	<p>No new nonresidential projects have been approved on sites identified for residential purposes in the Housing Element in 2016</p>

<p align="center"><b>Program Description (By Housing Element Program Names)</b></p>	<p align="center"><b>Objective</b></p>	<p align="center"><b>Timeframe in H.E</b></p>	<p align="center"><b>Status of Program Implementation</b></p>
<p><b>Program I.2.2: Maintain Inventory of Developable Sites</b> To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City shall 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. The inventory shall also describe in detail the number of extremely low-, very low-, low-, and moderate-income units constructed annually. The City shall post the inventory on the City website and make it available at the Planning Department counter.</p>	<p align="center">Policy 2.1.1</p>	<p align="center">Update annually</p>	<p align="center">An inventory of housing sites and the number of permits issued in 2016 is available on the city's website and front Community Development Department counter.</p>
<p><b>Program I.2.3: Priority Sewer and Water Service for Affordable Housing</b> The City shall adopt policies and procedures to provide priority sewer and water service for developments that include lower income housing units, consistent with State law (Government Code Section 65589.7).</p>	<p align="center">Policy 2.1.3</p>	<p align="center">December 2015</p>	<p align="center">The City allocated priority sewer and water service for the Valley View Affordable Senior apartment project. Updating policies has been moved to 2017</p>
<p><b>Program I.2.4: Incentives for Second Units</b> The City shall explore and adopt, as appropriate, programs and incentives for encouraging second units. Possible approaches may include, but are not limited to, preparing an informational manual that describes the permitting procedures for second units, a pre-approved design template for second units, reduced fees for second units, and technical or financial assistance for homeowners who agree to rent their second units at affordable rates.</p>	<p align="center">Policy 2.2.4</p>	<p align="center">Explore and adopt programs and/or incentives by 2018</p>	<p align="center">The City is on schedule to explore and adopt programs and/or incentives by 2018</p>

<p align="center"><b>Program Description (By Housing Element Program Names)</b></p>	<p align="center"><b>Objective</b></p>	<p align="center"><b>Timeframe in H.E</b></p>	<p align="center"><b>Status of Program Implementation</b></p>
<p><b>Program I.2.5: Neighborhood Preservation Program</b> The City shall continue to enforce Neighborhood Preservation (Chapter 9.04 of the Municipal Code), which is 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 to minimize potential nuisances and impacts to the public health, safety, and welfare.</p>	<p align="center">Policy 2.4.1</p>	<p align="center">Ongoing</p>	<p align="center">The City’s Code Enforcement officer continues to implement this program</p>
<p><b>Program I.2.6: Residential Rehabilitation Loan Program</b> Working in collaboration with the City of Napa Housing Authority, the City shall apply annually for CDBG funding to support the Residential Rehabilitation Loan Program, which provides no interest loans to low-income homeowners to finance home repairs. 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. The City shall also subsidize permit fees for units rehabilitated through the Residential Rehabilitation Program.</p>	<p align="center">Policies 2.5.1, 2.5.2, 2.5.3</p>	<p align="center">Apply for funding annually</p>	<p>Because the City received \$900,000 in HOME and CDBG grant funds in 2015 for a first time homebuyer program and a low income owner occupied home improvement loan program, the City did not qualify to apply for additional grants in 2016.</p> <p>A new grant application will be made in 2017 when the 2015 grant funds are expended.</p>
<p><b>Program I.2.7: Code Enforcement</b> The City shall continue to use its code enforcement efforts to improve the existing housing stock. The City shall provide owners of residential housing units identified as needing code enforcement actions with information on the Residential Rehabilitation Loan Program.</p>	<p align="center">Policies 2.5.1, 2.5.2</p>	<p align="center">Ongoing</p>	<p align="center">The City’s Code Enforcement officer continues to implement this program</p>



Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E	Status of Program Implementation
<p><b>Program I.2.8: City-owned Land for Affordable Housing</b></p> <p>The City shall sell City-owned land, as available and feasible for residential development, at a reduced cost to developers to build affordable housing. The City shall notify developers of opportunity sites and incentives through the City website, informational brochures available at City Hall, and the distribution of Requests For Proposals as sites become available.</p>	Policy 2.6.3	Review opportunities annually	No city-owned land was sold in 2016.
<p><b>Program I.2.9: Employee Housing Program</b></p> <p>The City shall explore and adopt, as appropriate, possible programs, incentives, and/or requirements for increasing employee housing close to major employers in American Canyon. Possible approaches may include, but are not limited to, identifying funding for a first time homebuyer program tied to place of work, identifying surplus land for the development of workforce housing, developing employer incentives based on the percentage of their employees living close to work, and/or requiring major employers to plan for employee housing. In developing the program, the City shall reach out to major employers to gain an understanding of the needs of their employee base.</p>	Policy 2.6.10	Begin exploring options by 2017 and adopt, as appropriate by 2019	The City is on schedule to begin exploring options by 2017 and adopt, as appropriate by 2019

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E	Status of Program Implementation
<p><b>Program I.2.10: Affordable Housing Fund</b></p> <p>The City shall provide financial assistance from the Affordable Housing Fund, as available, for the construction of affordable housing and/or to subsidize development impact fees for affordable housing. The City shall review and prioritize potential projects based on the following criteria:</p> <ol style="list-style-type: none"> <li>1. Convenient access to transit (or provision of transit by the project to meet the needs of its prospective residents).</li> <li>2. Convenient access to neighborhood services and facilities, as needed by the prospective residents.</li> <li>3. Convenient access to neighborhood recreation facilities, or onsite provision of adequate facilities.</li> <li>4. Minimal environmental constraints or cost-effective mitigation of constraints.</li> <li>5. Cost-effective provision of services and utilities to the site and onsite.</li> <li>6. Adequate site area to provide sufficient parking, open space, setbacks, and building separations.</li> </ol> <p>The City shall hold informational meetings bi-annually, based on funding availability, to inform affordable housing developers of available funding.</p>	Policy 2.6.5	Review opportunities annually	The City Council approved up to \$1 million in funding support for the Valley View Affordable Senior Apartment Project in 2016.

<p align="center"><b>Program Description (By Housing Element Program Names)</b></p>	<p align="center"><b>Objective</b></p>	<p align="center"><b>Timeframe in H.E</b></p>	<p align="center"><b>Status of Program Implementation</b></p>
<p><b>Program I.2.11: Incentives for Affordable Housing</b>                      The City shall facilitate the development of affordable housing in conjunction with market rate rental housing through the following:</p> <ol style="list-style-type: none"> <li>1. Use of housing set-aside funds for mixed income housing projects that include units affordable to extremely low-, very low-, and low-income households;</li> <li>2. Regulatory incentives, such as expediting permit processing, deferred fees, and/or reduced parking requirements based on the bedroom mix of the project; and</li> <li>3. Providing up to a 35 percent density bonus and three concessions/incentives for developments that include affordable housing, consistent with State density bonus law.</li> </ol> <p>The City shall publicize the above incentives for market rate housing to developers and/or other interested parties by providing informational fliers at the Community Development Department counter and in the general development application packet.</p>	<p align="center">Policies 2.6.3, 2.6.5</p>	<p align="center">Ongoing</p>	<p>The City Council approved impact fee deferrals for Traffic Impact Fees, Parks and Civic Facility impact fees for the Canyon Ridge apartments. This project provided 5% of the 184 dwelling units as affordable to Low Income residents in perpetuity. Sixty of the Canyon Ridge apartments received occupancy in 2016</p>
<p><b>Program I.2.12: Density Bonus Program</b>                      The City shall continue to offer density bonuses consistent with State law for qualifying affordable housing and senior housing development. The City shall prepare and distribute an informational brochure describing the density bonus provisions.</p>	<p align="center">Policy 2.6.3</p>	<p align="center">Prepare brochure by 2016</p>	<p>The density bonus brochure was posted to the City’s website in 2016. See <a href="http://bit.ly/2iHKLCW">http://bit.ly/2iHKLCW</a> website link.</p>

<p align="center"><b>Program Description (By Housing Element Program Names)</b></p>	<p align="center"><b>Objective</b></p>	<p align="center"><b>Timeframe in H.E</b></p>	<p align="center"><b>Status of Program Implementation</b></p>
<p><b>Program I.2.13: Planned Development Process</b> To promote the development of affordable housing units, the City shall use its planned development process to negotiate alternative development standards, such as alternative parking standards, street improvement standards, maximum density, lot coverage, and height limits.</p>	<p align="center">Policy 2.6.3</p>	<p align="center">Ongoing</p>	<p align="center">There were no affordable dwelling unit project entitlements proposed in 2016.</p>
<p><b>Program I.2.14: Assist in Accessing Grant Funding</b> The City shall offer 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.</p>	<p align="center">Policies 2.6.5, 2.6.6, 2.6.7</p>	<p align="center">Review funding opportunities annually</p>	<p align="center">There were no requests for local, State, or Federal affordable housing funding assistance requests in 2016.</p>
<p><b>Program I.2.15: Incentives for Lot Consolidation</b> The City shall offer incentives, such as reduced or deferred fees, expedited processing, or modified development standards to owners of small and underutilized properties for the consolidation and/or re-use of small lots to create larger parcels with greater affordable housing development potential. The City will post information on its website about available incentives for lot consolidation.</p>	<p align="center">Policy 2.6.3</p>	<p align="center">Identify appropriate incentives and post information on website by 2017</p>	<p align="center">There were no requests for consolidation and/or re-use of small lots to create larger parcels with greater affordable housing development potential in 2016</p>
<p><b>Program I.2.16: Partner with the Housing Authority</b> The City shall 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.</p>	<p align="center">Policy 2.6.6</p>	<p align="center">Ongoing</p>	<p align="center">The City Council approved a 3-year contract with the City of Napa Housing Authority in 2016</p>

<p align="center"><b>Program Description (By Housing Element Program Names)</b></p>	<p align="center"><b>Objective</b></p>	<p align="center"><b>Timeframe in H.E</b></p>	<p align="center"><b>Status of Program Implementation</b></p>
<p><b>Program I.2.17: Inclusionary Housing Program</b> The City shall continue to require all residential ownership projects of five or more above moderate-income units to include affordable units consistent with the Inclusionary Housing Requirements (Municipal Code Chapter 19.28). The City shall amend the Inclusionary Housing Requirements Chapter of the Municipal Code to remove inclusionary requirements for rental housing.</p>	<p align="center">Policy 2.6.8</p>	<p align="center">Amend Ordinance in 2015</p>	<p>The City amended the Inclusionary Housing Ordinance in 2016 to require an Affordable Housing Nexus Fee for rental projects. The ordinance does not prohibit rental project applicants from providing on-site inclusionary housing as an alternative.</p>
<p><b>Program I.2.18: Conduct Nexus Study for Affordable Housing Fees</b> The City shall conduct a nexus study to determine an appropriate and feasible affordable housing impact fee and shall consider adopting fees, as appropriate, for rental housing developments and for non-residential developments (i.e., commercial linkage fee).</p>	<p align="center">Policy 2.6.9</p>	<p align="center">Consider adopting fee in 2015</p>	<p>The Nexus Study and Commercial linkage fee was adopted in 2016.</p>
<p align="center"><b>GOAL 2F: PRESERVATION OF AFFORDABILITY</b></p>			
<p><b>Program I.2.19: Preserve At-Risk Housing</b> The City shall 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. The City shall seek participation from agencies interested in purchasing and/or managing units at-risk. The City shall require property owners to give a nine-month notice of their intent to opt out of low-income use restrictions. The City shall work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.</p>	<p align="center">Policy 2.7.1</p>	<p align="center">Ongoing</p>	<p>The City of Napa Housing Authority worked with the Lodge apartments over affordable units that were scheduled to expire in 2016</p>

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E	Status of Program Implementation
<p><b>Program I.2.20: Monitor Section 8 Status</b></p> <p>In partnership with the Housing Authority, the City shall 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.</p>	Policy 2.7.1	2007-2014	The City of Napa Housing Authority monitors apartments for Section 8 status. There are currently 115 households receiving rental assistance in the City.
<p><b>Program I.2.21: Mobilehome Park Rent Stabilization Program</b></p> <p>The City shall 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), which includes measures for rent stabilization, strict conversion standards, and relocation assistance and compensation to residents if parks are converted to another use.</p>	Policies 2.7.4	Ongoing	Ongoing
<p><b>Program I.2.22: Rental Assistance Program</b></p> <p>The City shall continue support for the Rental Assistance Program at the State and local level by maintaining membership in the Napa Housing Authority.</p>	Policy 2.7.1	Seek funding for rental assistance when available.	The City Housing Authority secured 34 Section 8 vouchers for Homeless Veterans in 2016.

<p align="center"><b>Program Description (By Housing Element Program Names)</b></p>	<p align="center"><b>Objective</b></p>	<p align="center"><b>Timeframe in H.E</b></p>	<p align="center"><b>Status of Program Implementation</b></p>
<p><b>Program I.2.23: Rehabilitation Loan Program Outreach to Elderly Homeowners</b> The City shall conduct targeted outreach to elderly homeowners to inform them of the Residential Rehabilitation Loan Program (Program I.2.6) and PACE Program.</p>	<p align="center">Policy 2.8.1</p>	<p align="center">Prepare outreach materials by 2016</p>	<p>The City conducted a workshop with the City Council on the Pace Program and advertised the program widely with Social Media to all residents. The City successfully expended nearly all Residential Rehabilitation Loan Program funds in 2016.</p>
<p><b>Program I.2.24: Facilitate Construction of Housing for Persons with Disabilities</b> The City shall 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, including developmental disabilities, such as: handicapped accessibility; on-site supportive services and/or daily living assistance; and transportation. The City shall continue to publicize financial and regulatory incentive opportunities to developers 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.</p>	<p align="center">Policies 2.8.1, 2.8.5</p>	<p align="center">Ongoing</p>	<p>The Valley View affordable Senior housing project will provide handicap accessibility and on-site supportive services. The project submitted building permit applications in 2016.</p>

<p align="center"><b>Program Description (By Housing Element Program Names)</b></p>	<p align="center"><b>Objective</b></p>	<p align="center"><b>Timeframe in H.E</b></p>	<p align="center"><b>Status of Program Implementation</b></p>
<p><b>Program I.2.25: Outreach to Developmentally Disabled</b> The City shall work with the North Bay Regional Center to implement an outreach program informing residents of the housing and services available for persons with developmental disabilities. The City shall make information available on the City website.</p>	<p>Policies 2.8.1, 2.8.5</p>	<p align="center">Initiate coordination by 2016</p>	<p>The North Bay Regional Center to information is available on the City website at this address: <a href="http://bit.ly/2k626Np">http://bit.ly/2k626Np</a></p>
<p><b>Program I.2.26: Zoning for Small Group Homes</b> In order to comply with State law, the City shall amend the Zoning Code to add group homes for six or fewer residents (i.e., residential care homes) as a permitted use in the Residential Estate (RE), Medium Residential (RM), and High Residential (RH) Zoning Districts, in addition to the zones where they are already allowed. 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.</p>	<p>Policy 2.8.8</p>	<p align="center">2016</p>	<p>The City is on schedule to amend the zoning code in early 2017</p>
<p><b>Program I.2.27: Zoning for Employee Housing</b> In order to comply with State law (i.e., Health and Safety Code Sections 17021.5 and 17021.6), the City shall amend the Zoning Code to allow employee housing for six or fewer occupants (including farm employee housing) in all zones allowing single family residential, and shall amend the RE zone to permit employee housing of up to 12 units or 36 beds.</p>	<p>Policy 2.8.6</p>	<p align="center">2016</p>	<p>The City is on schedule to amend the zoning code in early 2017</p>

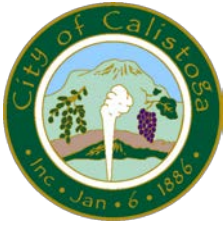


<p align="center"><b>Program Description (By Housing Element Program Names)</b></p>	<p align="center"><b>Objective</b></p>	<p align="center"><b>Timeframe in H.E</b></p>	<p align="center"><b>Status of Program Implementation</b></p>
<p><b>Program I.2.28: Zoning for Single Room Occupancy</b> The City shall amend the Zoning Code to allow single room occupancy (SRO) in the Residential High (RH) zone district, subject to development standards that will allow and encourage the construction of new SROs.</p>	<p align="center">Policy 2.8.1</p>	<p align="center">2016</p>	<p align="center">The City is on schedule to amend the zoning code in early 2017</p>
<p><b>Program I.2.29: Facilitate Construction of Large Units</b> The City shall facilitate the construction of housing that includes three- and four-bedroom units affordable to extremely low-, very low-, and low-income households. The City shall publicize financial and regulatory incentive opportunities to developers interested in the construction of housing that includes larger affordable units by providing informational fliers at the Community Development Department and in all general development application packets.</p>	<p align="center">Policy 2.8.2</p>	<p align="center">Prepare fliers by 2017</p>	<p align="center">The City is on schedule to prepare fliers by 2017</p>
<p><b>Program I.2.30: Farmworker Housing</b> The City shall continue to support regional efforts to address farmworker housing issues. The City shall also offer incentives, such as fee waivers and reduced development standards, for farmworker housing.</p>	<p align="center">Policy 2.8.6</p>	<p align="center">Reach out to developers by 2017 and bi-annually thereafter</p>	<p align="center">The City is on schedule to reach out to developers by 2017 and bi-annually thereafter</p>
<p><b>Program I.2.31: Distribute Homeless Shelter Information</b> The City shall provide information regarding the Napa Valley Shelter System to City personnel and others (e.g., newspapers, churches) likely to be in contact with those needing shelter. Direct personnel to refer such persons as appropriate.</p>	<p align="center">Policy 2.8.9</p>	<p align="center">Ongoing</p>	<p align="center">The City of Napa Housing Authority provides this service on an ongoing basis.</p>

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E	Status of Program Implementation
<p><b>Program I.2.32: Distribute Fair Housing Information</b></p> <p>The City shall provide information about Fair Housing of Napa Valley services to City personnel likely to receive fair housing complaints, and shall direct employees to refer such persons as appropriate. The City shall continue to distribute fair housing information to public agencies and establishments in American Canyon, in City buildings and other public locations (e.g., City hall, fire station, library, post office, community centers), in City mailings to residents, and on the City website.</p>	<p>Policies 2.9.1, 2.9.2</p>	<p>Ongoing</p>	<p>The City of Napa Housing Authority provides this service on an ongoing basis.</p> <p>Fair Housing posters are displayed at City Hall.</p>
<p><b>Program I.2.33: Fair Housing Event</b></p> <p>The City shall annually sponsor a fair housing event in collaboration with Fair Housing of Napa Valley or any similar entity targeted to community organizations serving residents who may experience housing discrimination, rental property owners, real estate industry representatives, and lenders.</p>	<p>Policy 2.9.2</p>	<p>Annually</p>	<p>The City of Napa Housing Authority provides this service on an ongoing basis.</p>

<p align="center"><b>Program Description (By Housing Element Program Names)</b></p>	<p align="center"><b>Objective</b></p>	<p align="center"><b>Timeframe in H.E</b></p>	<p align="center"><b>Status of Program Implementation</b></p>
<p><b>GOAL 2G; ENERGY CONSERVATION</b></p>			
<p><b>Program I.2.34: Encourage Sustainable Building</b> The City shall continue to encourage 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.</p>	<p>Policies 2.10.1, 2.10.3, 2.10.4</p>	<p align="center">Ongoing</p>	<p>The City has an adopted Energy Efficient Climate Action Plan that encourages new residential development and rehabilitation projects to incorporate sustainable building design and siting, construction, and operation</p>
<p><b>Program I.2.35: Energy Conservation Fact Sheet</b> The City shall make available an informational fact sheet for distribution that will describe the energy conservation measures that can be instituted in existing homes for little cost and will save energy and utility expenses.</p>	<p>Policies 2.10.5, 2.10.7</p>	<p align="center">Distribute fact sheet by 2016</p>	<p>The Energy Conservation Fact sheet was prepared and is available on the City’s website. See <a href="http://bit.ly/2jEKR2">http://bit.ly/2jEKR2</a> for a link to the website.</p>
<p><b>Program I.2.36: Adjust Utility Allowances for Green Affordable Housing Units</b> As an incentive for the development of green affordable housing projects, the City shall reduce utility allowances for affordable green housing units, allowing developers to charge more rent.</p>	<p>Policy 2.10.1</p>	<p align="center">2016</p>	<p>The City is on schedule to reduce utility allowances for affordable green housing units in early 2017</p>

<p align="center"><b>Program Description (By Housing Element Program Names)</b></p>	<p align="center"><b>Objective</b></p>	<p align="center"><b>Timeframe in H.E</b></p>	<p align="center"><b>Status of Program Implementation</b></p>
<p><b>Program I.2.37: Annual Housing Element Report</b> The City shall review and report annually on the implementation of Housing Element programs and the City’s effectiveness in meeting the program objectives for the prior calendar year. The City shall present the annual report to the City Council at a public hearing before submitting the annual report to the California Department of Housing and Community Development (HCD) and the Office of Planning and Research (OPR).</p>	<p>Policies 2.11.1, 2.11.2</p>	<p align="center">Annually</p>	<p>The annual Housing Element report is scheduled to be reviewed by the Planning Commission on January 26, 2017 and the City Council at a public hearing on February 7, 2017.</p>
<p><b>Program I.2.38: Maintain Adequate Staffing</b> The City shall maintain City staffing or contracted services at levels that are adequate to ensure the continued prompt consideration of residential development applications.</p>	<p>Policy 2.11.1</p>	<p align="center">Annual review of staffing levels</p>	<p>Review of staffing levels occurred in conjunction with the annual fiscal year budget.</p>



## City of Calistoga General Plan Annual Report – 2016

*Accepted by the Calistoga City Council on March 7, 2017*

### Background

The Calistoga General Plan serves two primary functions. As an information document, it describes existing conditions within the city and provides development projections. As a policy document, the General Plan establishes a vision for the community's future and guidelines for decision-makers through goals, objectives, policies and actions.

Using these guidelines, Calistoga's City Council and Planning Commission, as well as the Active Transportation Advisory Committee take incremental steps toward achieving the larger goals of the City. City staff also implements policies and actions contained in the General Plan through day-to-day operations of the City.

The General Plan includes the following elements:

Land Use (LU)	Open Space and Conservation (OSC)
Community Identity (CI)	Noise (N)
Circulation (C)	Public Safety (PS)
Housing (H)	Geothermal (G)
Infrastructure (I)	Economic Development (ED)
Public Services (P)	

The State requires the City to submit an annual report on the status of its general plan and progress made toward its implementation to the City Council, the Governor's Office of Planning and Research and the California Department of Housing and Community Development. The report also identifies how City decision-making was guided by the General Plan's goals, policies and actions.

### Status of the Calistoga General Plan

The Calistoga General Plan was comprehensively updated in 2003. Several of its seven mandated elements have been comprehensively updated since then:

- Housing Element (2014)
- Circulation Element (2014)
- Public Safety Element (2014)
- Land Use Element (2012)

### General Plan amendments and implementation during 2016

Actions that were taken by the City during 2016 to implement the General Plan are summarized by element in Attachment 1. The General Plan was not amended during 2016.

Significant accomplishments include the following.

#### Community Identity Element

- Installed downtown directory signs to eliminate visual clutter in the downtown

caused by portable signs

#### Circulation Element

- Incorporated bicycling and walking facilities into the Berry Street replacement bridge project
- Applied for and received funding for crosswalk improvements at Lincoln and Brannan
- Continued work on signaling the Foothill/Petrified Forest intersection
- Completed environmental work and construction plans for the Fair Way Extension Multi-Use Path
- Completed three-quarters of sidewalk grinding for trip hazards and continued ADA ramp replacement

#### Infrastructure Element

- Continued to enforce best management practices through a water conservation program. Continued the rebate program for water-efficient appliances and toilets and “cash for grass” replacement of turf with low water-use landscaping. Provided educational seminars to businesses, schools and service organizations.
- Received a State Hazard Mitigation Grant for the Feige Water Tank replacement project

#### Open Space and Conservation Element

- Contributed to the Fairgrounds Opportunity Assessment prepared for the Fair Association
- Appointed two councilmembers to a City-County two-by-two subcommittee to explore a joint powers authority or other governance structures for the Fairgrounds

#### Housing Element

- Approved a 30-unit apartment project targeted to very low- and low-income seniors, to be constructed on a site purchased by the City and leased to a non-profit developer for \$1/year. A 58 percent density bonus and three concessions in the form of deviations from the Municipal Code’s development standards were approved to facilitate the project.
- Administered a HOME-funded residential rehabilitation program to help 23 lower-income households maintain and upgrade their property, lower their energy expenses and provide disabled accessibility
- Applied for and received a \$600,000 CDBG grant to fund additional residential rehabilitation projects

#### Safety Element

- Pursued the retrofit of seven downtown unreinforced masonry buildings (two completed to date, building permits issued for three others)

### Economic Development Element

- Issued building permits for the initial phases of two high-end resort projects
- New restaurants and wineries opened, and expansions and renovations of existing businesses occurred
- Provided financial support to the Calistoga Chamber of Commerce & Visitors Center to, in part, promote overnight stays in the community, off-season events and the patronage of local businesses
- Partnered with Calistoga High School to create an internship program at City offices (Police) to promote job training and employment skill development

### **General Plan amendments and implementation anticipated during 2017**

The Infrastructure, Economic Development and Geothermal Elements of the General Plan will be updated during 2017.

The following significant efforts to implement the General Plan have been completed or are anticipated during 2017.

- Issue a building permit for a 30-unit apartment project targeted to very low- and low-income senior households. All units will be disabled-accessible or adaptable in design.
- Complete 10 residential rehabilitation projects
- Conduct health and safety inspections at one of the mobile home parks
- Issue building permits for the two approved resorts
- Ensure that the remaining seismic retrofits are completed
- Update the City's Emergency Operation Plan
- Conduct a Listo Program (community emergency response team training entirely in Spanish)
- Partner with the Calistoga Unified School District to fund a part-time School Resource Officer program.
- Re-implement the K-9 program
- Construct intake tower improvements at Kimball Reservoir
- Replace the Berry Street Bridge
- Complete reconstruction of the Monhoff Recreation and Teen Center
- Work with Calistoga Rotary to construct a bocce court at Logvy Park
- Undertake a community-wide recreation needs assessment
- Implement the Climate Action Plan, including the installation of an electric vehicle charging station
- Continue engaging with Napa County to create a Joint Powers Authority at the Napa County Fairgrounds that could include a future site for public facilities

### **Annual Review of Land Use Element**

As required by Govt. Section 65302(a), the Land Use Element was reviewed to

determine if any revisions were needed to reflect updated flooding information. The Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (FEMA) depicts areas in the city limits and planning area that are subject to inundation by the 1% annual chance flood, as well as floodway areas that must be kept free of encroachment to minimum increases in flood heights. The FIRM for Calistoga was updated by FEMA in 2008. The revised FIRM does not alter the boundaries of floodway areas within the Planning Area and no other updated flooding information has become available since the initial adopted of the Land Use Element. Therefore, no revisions are required to the Land Use Element.



Attachment 1**Summary of Actions Taken During 2016 to Implement the Calistoga General Plan<sup>1</sup>**

General Plan Action		Status	Actions Taken in 2016
<b>Land Use Element</b>			
1.1-2	Enforce and expand landscape standards within the downtown to promote a human scale, and provide visual interest, protective shading and other natural vegetation features.	Ongoing. Preliminary work on expanded standards conducted with preparation of Urban Design Plan.	Enforced existing standards through development application review
1.1-3	When awarding growth management nonresidential allocations, give preference to the intensification or expansion of existing uses greater than 10 percent in floor area or new construction on vacant, underdeveloped or redeveloped land with necessary public infrastructure in place.	Ongoing	No preferential treatment was required during 2016
3.1-1	Develop standards for new subdivisions to include clustering to promote the preservation of open space.	Not completed	--
<b>Community Identity Element</b>			
1.1-2	Conduct an evaluation of City guidelines, ordinances, and infrastructure standards to ensure they are consistent with community identity features.	Ongoing	--
1.2-1	Prepare and adopt design guidelines for commercial areas.	Incorporated appropriate UDP recommendations into General Plan	Implemented adopted policies during review of proposed projects
1.2-2	Collaborate with merchants to preserve, protect and enhance the downtown [through] beautification and improvement programs.	Ongoing	Initiated downtown sign program to eliminate visual clutter caused by portable signs
1.2-3	Conduct a study of existing street trees in the Downtown Commercial area and develop a plan for their maintenance and replacement.	Study not completed Maintenance ongoing	Adjacent property owners continued to be responsible for street tree maintenance (per CMC 12.10.010)
1.2-4	Prepare a plan for creating a river promenade along the Napa River from the Sharpsteen Museum/Police Station parking lot to the Fire Station parking lot.	Ongoing	Continued working towards construction of path along Napa River adjacent to 1310 Lincoln (AT&T building) to Fire Station parking lot
2.1-2	Design and install signs or markers that are evocative of Calistoga's character at its six entries.	Not completed	--
3.1-1	Encourage pride and awareness of Calistoga's heritage by developing ways to educate and	Ongoing	--

<sup>1</sup> Includes actions that have not been completed, were completed in 2016 or are ongoing.

General Plan Action		Status	Actions Taken in 2016
	sensitize Calistoga residents, business people and visitors to its architectural, aesthetic and visual qualities.		
3.1-2	Conduct studies to consider the designation of official historic districts and to create development regulations for these districts.	Ongoing	--
3.3-1	Encourage individuals and organizations to conduct research on Category B properties, which have potential eligibility for state and federal historic status.	Ongoing	--
3.3-2	Expand the Category A historic resources list to include any Category B properties for which subsequent research has determined they are eligible for state and/or federal listing.	Ongoing	--
3.3-3	Protect and preserve structures of historic, architectural and aesthetic importance that may be affected by development.	Ongoing	Building permits were issued for the Francis House restoration, which is being done in a manner that preserves and enhances its historic features
3.5-1	Commission and implement a Pioneer Cemetery beautification plan to enhance the Cemetery's presence and appearance as a picturesque small-town cemetery.	Not completed	--
Circulation Element			
1.1-3	Investigate the need for and feasibility of closing Brannan Street to through traffic, or implementing other traffic calming measures in order to prevent or reduce the use of this local street for regional through traffic.	Ongoing	Radar speed indicator signs were installed and the Police Department is actively monitoring for speeding
1.3-2	Prepare an Official Plan Line for the extension of Money Lane.	Ongoing	Required two parcel maps to construct approximately 500 feet of Money Lane west of Mora. This included aligning the intersection at Mora.
1.4-1	"Complete Streets" improvements shall be incorporated in such projects as construction, reconstruction, retrofit, maintenance and alteration of streets, roads and bridges.	Ongoing	Incorporated bicycling and walking facilities into the design for the Berry Street Bridge replacement
1.4-2	In the design of new streets and the maintenance and improvements to existing streets, incorporate street shade trees, planting strips, crosswalks, pedestrian signals, street furniture, bicycle parking, traffic calming measures and other features that promote safe and comfortable travel for all users to the maximum feasible extent.	Ongoing	Funding received for crosswalk improvements at Lincoln and Brannan  The Craftsman Inn expansion project was required to construct a sidewalk from the western crosswalk at the intersection of Lincoln and Foothill to the

General Plan Action		Status	Actions Taken in 2016
			project site The Francis House restoration project was required to construct sidewalks along both frontages
1.4-4	The Active Transportation Advisory Committee shall review transportation projects early in the planning and design stage, to provide comments and recommendations regarding Complete Streets features to be incorporated into the projects.	Ongoing	There were no projects at this level of review during 2016
1.5-2	Pursue improvement of the excess Caltrans right-of-way along the southern edge of Highway 29 (east of Lincoln Avenue) to provide a park-and-ride lot for carpoolers and/or a rest area.	Not completed	--
2.1-1	Collect in-lieu parking fees to support the funding of downtown parking facilities.	Ongoing	No projects required in-lieu parking fees during 2016
2.1-2	Allow adjustments to on-site parking requirements when substantiated through a professionally-prepared parking study.	Ongoing	No adjustments to on-site parking requirements were requested during 2016
2.1-3	Examine Municipal Code downtown parking requirements to determine if they are consistent with actual demands, especially those related to general office and multi-family housing. Revise the requirements as necessary.	Not completed	--
2.2-1	Conduct a parking study that evaluates the downtown parking supply against current and projected demand, and makes recommendations regarding the development of and locations for additional downtown parking.	Not completed	--
2.2-2	Conduct a study to determine whether to revise downtown parking time limits with the goal of maximizing available parking for short-term visitors.	Not completed	--
3.2-1	Implement the sidewalk improvement program contained in the Active Transportation Plan.	Ongoing	Sidewalks were replaced along various property frontages as part of City's 50/50 cost share split policy. Completed three-quarters of sidewalk grinding for trip hazards Continued ADA ramp replacement projects Sidewalk installations were required for the Francis House

General Plan Action		Status	Actions Taken in 2016
			restoration. Construction plans were prepared for the installation of a sidewalk at Logvy Park along Washington to connect to the Boys and Girls Club
3.2-2	Incorporate the expansion of the sidewalk network into the City's capital improvement planning, with priority given to collector streets.	Ongoing	Evaluated Cedar and Lake sidewalk improvements
3.2-3	Seek funding from federal and state grant programs to implement sidewalk construction.	Ongoing	Applied for CDBG funding for Logvy Park sidewalk
3.2-5	Implement a publicity program in cooperation with the Chamber of Commerce and the tourist industry to encourage visitors to park their cars once and spend their time in Calistoga on foot.	Not completed	--
3.2-6	Conduct a feasibility study with Caltrans to determine the ability to improve pedestrian circulation along Foothill Boulevard.	Not completed	--
3.3-1	Implement the bicycle facility improvements included in the Active Transportation Plan.	Ongoing	Completed environmental and design work for the Fair Way Extension Multi-Use Path Continued coordinating with NVTa and the Napa Vine Trail Coalition to construct the segment between St. Helena and Calistoga
<b>Infrastructure Element</b>			
1.2-1	Implement the capital improvement recommendations contained in the Water Facilities Plan.	Ongoing; about half are completed	Received grant funding for Feige Water Tank replacement
1.3-1	Develop and provide incentives for existing and future customers to reduce water consumption.	Ongoing	Continued rebate program for water-efficient appliances and toilets, and "cash for grass" replacement of turf with low water-use landscaping Provided low flow devices for faucets and showers, and conducted water efficiency audits
1.3-2	Develop and institute a City-sponsored program of mandatory water conservation measures for new development. Develop a voluntary program for existing developments	Completed	Implemented water conservation Building Code measures and the State Water-Efficient Landscape Ordinance for new development

General Plan Action		Status	Actions Taken in 2016
	based on compelling incentives to achieve specific targets for water conservation.		Continued a Stage II Water Conservation Mandate for best management practices
2.1-3	Prepare a wastewater master plan to identify current deficiencies, quantify needs, enumerate necessary improvements and establish priorities.	Not completed. Study will be performed once field data is collected.	Continued conducting GIS survey to locate all sewer utilities and flow line grades
2.2-3	Conduct a study to assess the costs and benefits of phasing out of clay and concrete pipe and replacing it to reduce the seasonal inflow/ infiltration problem.	Ongoing	Performed "smoke testing" to identify sources of infiltration
2.5-3	In the next Wastewater Master Plan, incorporate the evaluation of options to separate and/or eliminate boron from the primary wastewater stream to reduce the level of boron in reclaimed water, making it a viable source of water for local vineyards.	Not completed	Installed meters to measure geothermal discharges from spas and resorts
3.3-1	Conduct a health and safety study and develop regulations, if appropriate, that address the following issues: <ul style="list-style-type: none"> <li>• Boron concentrations in waterways.</li> <li>• Boron concentrations in reclaimed water and its effect on plant-life.</li> <li>• Geothermal waters and their chemical constituency.</li> <li>• Water reuse alternatives.</li> </ul>	Ongoing	Sampled boron around the city to determine sources and concentrations
4.1-1	Complete master planning of the storm drainage system throughout the City in order to accurately evaluate the storm drainage flows and comprehend improvement requirements.	Ongoing	Completed plans for Fairgrounds storm drain repair and completed all state and federal permitting
4.1-2	Conduct a study to adjust storm drainage system requirements in light of development patterns.	Ongoing	Continued to update storm drain mapping
4.2-1	<ul style="list-style-type: none"> <li>• Replace stormwater pipes, notably on the Fairgrounds and near the Chateau Calistoga and Calistoga Springs mobile home parks.</li> <li>• Repair or replace the drainage ditch on the Fairgrounds, and storm drains on Grant St.</li> </ul>	Ongoing	Major improvements were constructed in Grant Street Began preparing plans to extend the improvements under the Fair Grounds race track
4.2-2	Undertake study to determine the optimal replacement of undersized pipes and the installation of new pipes between Foothill and the Napa River.	Not completed	--
<b>Public Services Element</b>			
1.2-3	Monitor traffic conditions and development in Calistoga to determine if the location of the	Ongoing	Monitored conditions and determined that no changes in

General Plan Action		Status	Actions Taken in 2016
	fire station needs to be changed.		traffic or development warrant the station's relocation
1.3-2	Maintain a regular program of fire inspection for commercial and industrial buildings and require building owners to address identified deficiencies.	Ongoing	Conducted annual inspections and required the correction of deficiencies
2.1-2	Continue to increase efficiency in the City Police Department.	Ongoing	Produced monthly activity reports to document and track response times to calls for service. Upgraded 9-1-1 emergency phone system in Dispatch Center.
2.3-1	Disseminate information on crime prevention to the community.	Ongoing	Provided information on City's Website and through community meetings. Utilized the Nixle alert system to notify community of crime and safety information. Implemented CPD social media app to inform community.
2.3-2	Monitor Calistoga's crime rates and types of crime to determine the most appropriate methods to target and reduce crime in the City.	Ongoing	Developed and produced Monthly Police Activity Reports to inform and identify crime trends and allocate resources based on calls for service and criminal activity
3.2-1	Encourage community-wide rummage sales and joint garage sales.	Ongoing	Sponsored a community-wide garage sale in April
5.1-1	Maintain or expand City funding of library operations as the City budget allows.	Ongoing	Worked to ensure that the city received its appropriate share of library funding
<b>Open Space and Conservation Element</b>			
1.1-1	Prepare and maintain an updated list of rare, threatened and endangered species known or suspected to occur in the Planning Area, as well as special status species.	Ongoing	Updated lists through environmental review documents
1.1-2	Develop and adopt guidelines establishing wildlife corridors, biological habitat preservation techniques, and wetlands restoration methods.	Not completed	--
1.1-4	Develop and adopt guidelines to enforce regulations concerning the protection of special status species.	Ongoing	Required special status species protection through development project review
1.3-3	Continue to disseminate information on the benefits of using native and drought-tolerant	Ongoing	Disseminated information through handouts and a

General Plan Action		Status	Actions Taken in 2016
	plant species for both water conservation and native species preservation purposes.		dedicated Water Conservation Program website
1.3-4	Consider implementation of a tree planting program to ensure the development and maintenance of an expanding "urban forest" in Calistoga.	Not completed	--
1.4-1	Seek funding for open space acquisition from federal, state and regional agencies.	Ongoing	--
2.3-1	Introduce a landscape maintenance program for publicly-managed lands and rights-of-way that seeks to minimize pollutant runoff, e.g. by reducing the use of chemical pesticides, fertilizers and similar products through the use of viable alternative techniques.	Ongoing	Adopted storm water ordinance that requires post development run-off be processed through on-site treatment for pollutant control.
2.4-1	Develop a comprehensive, long-term management plan for the Napa River in Calistoga.	Not completed	Cooperated with the Napa County Resource Conservation District on habitat studies and erosion stabilization along the Napa River
4.1-1	Initiate a comprehensive plan for the development of parks, including the identification of sites for future parks and recreation facilities.	Not completed	Worked with community groups to relocate the dog park and community gardens Continued rehabilitation of the Monhoff Recreation Center
4.1-3	Allocate a portion of increased tax revenues from new development to help fund recreational facilities.	Ongoing	--
4.1-4	Conduct a facilities study of the City's public buildings and uses to assess current and future needs for additional facilities.	Not completed	--
4.2-1	Formalize the skate park as a permanent recreational facility.	Not completed	--
4.2-2	Continue to develop the Logvy Community Park as a recreational open space resource for the City.	Ongoing	Worked with Calistoga Rotary to develop a bocce court Prepared plans for the sidewalk along Washington Street
4.3-1	Institute a formal chamber for the City Council and a meeting area for other City decision-makers.	Ongoing	Engaged with Napa County to create a Joint Powers Authority at the Napa County Fairgrounds that could include a future site for public facilities
4.4-1	Explore ways to provide facilities at or near the Oat Hill Mine trailhead, particularly public parking and restrooms for trail users.	Ongoing	Worked with Napa County and Vine Trail to explore means of providing facilities

General Plan Action		Status	Actions Taken in 2016
4.4-2	Develop public recreational opportunities along the Napa River and its tributary creeks.	Ongoing	Continued working to provide an access easement along the river near 1510 Lincoln
4.4-3	Seek state and federal funding for riverfront recreation facilities, such as trails, and downtown riverfront enhancement.	Ongoing	--
4.5-2	Explore with the Fair Board the creation of a Joint Powers Authority to develop policies aimed at reducing potential adverse effects from events held at the fairground, such as noise, parking shortages and trash.	Ongoing	Held a joint Board of Supervisors/ City Council meeting to discuss future of Napa County Fairgrounds Contributed to the Fairgrounds Opportunity Assessment prepared for the Fair Association Appointed two councilmembers to a City-County two-by-two subcommittee to explore a joint powers authority or other governance structures for the Fairgrounds
5.2-3	Conduct a study to develop policies which specifically address the visual impacts of telecommunications antennas and other facilities on Calistoga's viewsheds.	Not completed	Evaluated potential impacts as part of applications for proposed projects
5.3-2	Review and comment on proposed development in areas outside the city limits in order to encourage visually compatible development on adjacent County lands.	Ongoing	Staff reviewed and provided comments on development proposals located within Calistoga's Planning Area
<b>Noise Element</b>			
1.1-1	Revise the Noise Ordinance so that it contains quantitative measures to maintain Calistoga's existing low level of noise, as well as measures to address localized, temporary noise sources such as leaf blowers, lawn mowers and garbage trucks.	Not completed	--
1.3-1	Work with the Napa County Fair Board to minimize noise by limiting or changing the sprint car races held at the Fairgrounds.	Ongoing	Contributed to the Fairgrounds Opportunity Assessment prepared for the Fair Association, which explored
<b>Safety Element</b>			
1.1-2	Work with owners of seismically-unsafe buildings and structures, including unreinforced masonry buildings, to adequately reinforce them	Ongoing	One URM building was retrofitted during 2016. Building permits for retrofits have been issued for three other buildings. Time extensions for the submittal



General Plan Action		Status	Actions Taken in 2016
			of building permit applications were approved for the two remaining buildings due to extenuating circumstances.
2.1-2	Encourage property owners in Calistoga to purchase National Flood Insurance to reduce the financial risk from flooding and mudflows	Not completed	--
2.2-1	Maintain an evacuation plan for all land within areas subject to inundation downstream from Kimball Dam that could fail as a result of an earthquake.	Ongoing	Maintained evacuation plan
2.2-2	Encourage the state and federal governments to develop dam safety programs, including the preparation of contingency plans for urbanized areas in the proximity of dams.	Ongoing	No opportunities to interact with these authorities during 2016
3.1-1	Enforce wildland fire control measures required by the Fire Code	Ongoing	Enforced measures through building permit review Cal Fire crews removed brush in Urban Interface areas
3.2-1	Prepare a community wildfire risk assessment that identifies likely severe-case wildfire characteristics; identifies sub-standard conditions, inadequate access and insufficient water flow; and actions that could be taken to avoid wildfires and minimize wildfire damage.	Ongoing	Conducted property inspections of all properties in the Wildland Urban Interface areas
3.3-1	Educate residents about defensible space planning and construction, fire-safe landscaping, fire-wise construction, emergency supplies and evacuation, wildfire behavior and "fire hardening" their homes	Ongoing	Distributed informational handouts on defensible space to all property owners in the Wildland Urban Interface areas
3.3-2	Work to establish a Fire Safe Council and the preparation of a community action plan that prioritizes hazard mitigation actions and provides a sustained program of wildfire mitigation	Ongoing	--
3.3-3	Support events that involve residents in vegetation clean-up	Ongoing	Publicized free chipping service to residents of Very High Fire Hazard area
3.3-4	Seek fire safety grants to fund wildfire mitigation activities such as vegetation management	Ongoing	--
3.4-1	Work with Cal Fire to develop a coordinated plan that effectively addresses wildfires in the city and its environs	Ongoing	Continued strategic planning

General Plan Action		Status	Actions Taken in 2016
3.4-2	Participate in countywide local hazard mitigation planning efforts and the implementation of fire hazard mitigation actions	Ongoing	Participated in countywide hazard mitigation planning
3.5-1	Seek funding for and prepare a burn area recovery plan that provides for revegetation; control of noxious weeds; restoration of native species and wildlife habitats; minimizes flooding, sediment flows and landslides; protects water quality and reduces other risks	Ongoing	--
3.5-2	Plan for the disposal of debris and ash, building inspections, and building and grading permits post-wildfire	Not completed	--
4.1-2	Work with property owners to remediate hazardous waste sites.	Ongoing	Met quarterly with Napa County Environmental Division Agency to coordinate efforts countywide
5.1-1	Conduct periodic mock exercises using emergency response systems to test the effectiveness of City procedures.	Ongoing	--
5.2-1	Support earthquake preparedness activities.	Ongoing	Participated in Community Emergency Response Team training
5.2-2	Prepare and distribute a city emergency services plan to the general public and affected agencies.	Ongoing	--
5.2-3	Encourage schools, mobile home park associations and other interested groups to teach first aid and disaster preparedness.	Ongoing	Provided CPR and First Aid Training for youth sport programs Participated in Community Emergency Response Team training
<b>Geothermal Element</b>			
1.1-1	Investigate the extent and rate of use of volcanic ash through a quantitative study. Include an analysis of sources of volcanic ash outside the City to determine the relative importance of the local supply. If found necessary through this study, adopt regulations to prevent the overly-rapid depletion of volcanic ash.	Ongoing	Held discussions with several spa/resort owners to encourage them to reduce use of volcanic ash. Test results indicate the discussions have resulted in lower concentrations of volcanic ash constituents.
1.2-1	Conduct a study to consider metering of groundwater dischargers to help determine annual use of the geothermal resources.	Ongoing	Completed installation of meter at Calistoga Spa Assisted Golden Haven Spa in its pursuit of a heat exchanger/reinjection well project to reduce its geothermal water discharge

General Plan Action		Status	Actions Taken in 2016
1.2-2	Seek funding for studies which monitor the groundwater aquifer quantity and quality in Calistoga and vicinity.	Ongoing	Napa County completed a water availability assessment documenting that there is sufficient ground water for agricultural needs Reviewed well logs in the Calistoga area and concluded that it is not practicable to construct a public supply well
1.3-1	Coordinate with the California Energy Commission to further explore geothermal resources and the creation of a geothermal heating district.	Not completed	--
<b>Economic Development Element</b>			
1.2-1	Develop an economic development strategy to recruit new businesses to Calistoga.	Adopted Economic Vitality Group's Summary Report in 2006 and directed staff to pursue its implementation	Indian Springs Resort expansion completed. Silver Rose rough grading nearly completed. New restaurants and wineries opened, and expansions and renovations of existing businesses occurred.
1.2-4	Direct a significant amount of the City's financial support of the Chamber of Commerce to activities supporting community-based economic development objectives in order to promote a balance between visitor accommodation and local-serving businesses.	Ongoing	Provided financial support to the Calistoga Chamber of Commerce & Visitors Center to, in part, promote overnight stays in the community, off-season events and the patronage of local businesses
1.2-5	Study the possibility of establishing a business incubator program to provide support services to start-up companies suitable for and in character with the community.	Not completed	--
2.1-1	Work with the visitor accommodation industry and the school district to collaborate on training in administration and management skills for workers in lower-paying positions.	Not completed	--
2.1-2	Work with organizations to promote literacy, English language fluency, job training, employment skill development, and job placement for residents with limited employment skills.	Ongoing	Provided support to the UpValley Family Center, which provides education services Partnered with Calistoga High School to create internship program at City offices (Police)
2.1-3	Seek funding or other support for programs that connect unemployed Calistoga residents with appropriate jobs in southern Napa County.	Not completed	--

General Plan Action		Status	Actions Taken in 2016
2.1-5	Encourage the Napa County Transportation & Planning Agency to expand public transportation opportunities to better connect Calistoga residents with larger population and employment centers down-valley from the community, e.g. by scheduling service to meet the needs of shift workers.	Completed	No action required
<b>Housing Element</b>			
1.1-1	When reviewing proposed residential development projects and proposals to downzone residential properties or reclassify residentially-designated property to other uses, consider the potential impact on the ability of the City to provide adequate sites for residential development for all economic segments of the community and achieve its quantified housing objectives.	Ongoing	No such projects or proposals were reviewed in 2016
1.1-3	When awarding Growth Management System allocations, give preference to the construction of residential units on vacant, under-developed or redeveloped land with necessary public infrastructure already in place.	Ongoing	No preferential treatment was required because sufficient allocations were available for all residential development
1.1-4	When awarding Growth Management System allocations, give preference to residential units that are proposed as part of a mixed-use development project.	Ongoing	No preferential treatment was required because sufficient allocations were available for all residential development
1.1-5	Ensure that any amendments to the Housing Element or other General Plan elements maintain internal consistency within the General Plan as a whole.	Ongoing	The General Plan was not amended during 2016
1.2-1	Encourage new residential development to be built with no less than 50% of the maximum number of dwelling units prescribed by the General Plan for specific properties, subject to conformance with the City's residential design guidelines and the General Plan's residential design policies.	Ongoing	Awarded the Calistoga Senior Apartments project a 58% density bonus
1.2-2	Consider amendments to the Zoning Code's regulations for second residential units to promote their development.	Completed	Drafted amendments to implement new state law promoting accessory dwelling units
1.2-4	Allow alternative housing arrangements through the approval of rezonings to the Planned Development District.	Ongoing	No applications for rezoning to PD were received
1.3-1	Update the Capital Improvement Program to ensure that sewer, water, and street improve-	Ongoing	Included updated CIP in annual budget, including sewer, water,

General Plan Action		Status	Actions Taken in 2016
	ments facilitate residential development.		and street improvements
1.3-2	Provide periodic reports on the available water supply and wastewater treatment capacity, and awarded and available Growth Management System allocations.	Ongoing	Presented report to City Council on July 19, 2016
1.3-4	Periodically review and update development-related impact fees to ensure that fees are commensurate with the cost to the City for providing required infrastructure.	Ongoing	Reduced impact fees for accessory dwelling units were considered by the City Council
1.3-5	Consider using the Affordable Housing Fund to subsidize all or part of the water and wastewater connection fees for affordable housing projects.	Ongoing	No project opportunities for subsidies were available
2.1-2	When awarding Growth Management System allocations, give preference to the construction of dedicated housing that is affordable to extremely low-, low- and moderate-income households.	Ongoing	No preferential treatment was required because sufficient allocations were available for all residential development
2.1-3	Maintain the Affordable Housing Fund as a source of funding for housing affordable to extremely low-, low- and moderate-income households.	Ongoing	--
2.1-4	Allocate, as economic resources permit, a portion of any tax revenue resulting from new development, including transient occupancy tax (TOT), to support housing opportunities for extremely low-, low- and moderate-income households, including for use in land banking, development of affordable housing, or other uses that will lead to more affordable housing.	Ongoing	--
2.2-1	Use local funding to leverage funding available from federal, state, county and private funding sources for affordable housing and housing for special needs groups.	Ongoing	--
2.2-2	Assist developers in seeking funding for affordable housing	Ongoing	--
3.1-1	Where the loss of affordable housing occurs through demolition or conversion, these units shall be replaced on-site or elsewhere. The City Council may allow the payment of an in-lieu fee.	Ongoing	Required payment of an in-lieu fee for dwelling converted to another use (Craftsman Inn expansion)
3.1-2	Consider adopting a mobile home park conversion ordinance to require the assessment of impacts, public hearings and relocation assistance before a mobile home	Not completed	--

General Plan Action		Status	Actions Taken in 2016
	park can be converted to another use.		
3.1-3	Continue to actively enforce the Zoning Code's prohibition of vacation rentals (i.e., the renting of homes for fewer than 30 days)	Ongoing	Monitored vacation rental web sites and advised property owners of prohibition
3.2-2	Continue to administer the Mobile Home Rent Stabilization Ordinance and defend it against legal challenges. Monitor the effectiveness of the Ordinance and revise if necessary to maximize its effectiveness.	Ongoing	Administered Ordinance
4.1-1	When awarding Growth Management System allocations, give preference to the construction of housing that will assist one or more special-needs groups.	Ongoing	No preferential treatment was required because sufficient allocations were available for all residential development
4.1-3	Collaborate with Napa County, the agricultural industry and non-profit organizations to assess the need, plan for, fund and develop farmworker housing to meet the needs of permanent and seasonal laborers.	Ongoing	--
4.1-4	Collaborate with Napa County and non-profit organizations to assess the needs of the homeless by participating in efforts to survey this population, and providing funding or other support to ensure the provision of shelters on a regional basis.	Ongoing	Provided funding to Community Action Napa Valley for operation of homeless shelters and Hope Center, and to Calistoga Family Center to help maintain housing referral services
4.1-5	Provide information about the 211 phone system, which provides assistance to persons in need of emergency shelter.	Ongoing	Provided flyers at City Hall and on Housing Resources page on the City's web site
4.1-6	Maintain an up-to-date Housing Resources page on the City's web site that provides information on the City's housing programs and links to the web sites of local housing organizations and housing agencies.	Ongoing	Maintained Housing Resources page
4.1-7	As part of the project review process, provide incentives to market-rate rental housing projects of 10 or more units that provide 3- and 4- bedroom units.	Ongoing	No applications for such projects were received
4.1-9	Encourage developers of affordable housing projects to designate a share of the units for the disabled, including developmentally-disabled persons.	Ongoing	Approved 3 units in the Calistoga Senior Apartments project as fully-accessible; the remainder will be designed as adaptable to the disabled
4.2-2	Allocate, as economic resources permit, a portion of any tax revenue resulting from new development, including transient occupancy tax (TOT), to support housing opportunities for special-needs population groups.	Ongoing	--

General Plan Action		Status	Actions Taken in 2016
4.3-1	Use local funding to leverage funding available from federal, state, county and private funding sources for special needs groups.	Ongoing	No opportunities were available for leveraging such funding
4.3-2	Maintain a Housing Resources page on the City's web site that provides information on resources for special-needs population groups and links to the web sites of local housing organizations and housing agencies.	Ongoing	Maintained Housing Resources page
4.4-3	Seek grants to retrofit existing housing to provide disabled accessibility.	Ongoing	Applied for and received CDBG residential rehabilitation grant, which may be used for such retrofits
4.4-4	Inform the public about the City's reasonable accommodations provisions that allow modifications to the City's development standards for persons with disabilities seeking equal access to housing.	Ongoing	Advised public of reasonable accommodations provisions when appropriate
5.1-2	Provide funding and cooperate with volunteer groups such as Rebuilding Calistoga to help lower-income households maintain and upgrade their property.	Ongoing	Contributed \$15,000 to Rebuilding Calistoga Applied for and received CDBG residential rehabilitation grant for lower-income households
5.1-4	Develop and adopt a procedure as part of the City's Code Enforcement Program for the City to intervene when a property is becoming seriously deteriorated, especially if it is of historic significance.	Not completed	--
5.1-5	Maintain an annual inspection program to enforce health and safety codes and abate unsafe living conditions in the City's multi-family housing complexes and mobile home parks.	Ongoing	Inspected the Rancho de Calistoga Mobile Home Park and pursued correction of identified violations
5.2-1	Maintain streets, sidewalks and other municipal systems in older residential neighborhoods in good repair.	Ongoing	Completed construction of Grant Street underground drainage improvements Completed plans for Fairgrounds storm drain repair and all state and federal permitting Completed three-quarters of sidewalk grinding for trip hazards Continued ADA ramp replacement projects
6.1-4	Amend the Zoning Code to allow reduced parking for senior housing.	Not completed. Such parking reductions are allowed by CMC	--

General Plan Action		Status	Actions Taken in 2016
		Chapter 17.08.	
6.1-5	Amend the Growth Management System to allow for longer time extensions under appropriate circumstances and when certain performance standards have been met.	Not completed	--
6.1-6	Amend the Growth Management System to allow the rollover of unused allocations between five-year housing cycles.	Completed	Adopted Resolution 2016-78, which authorizes allocations to be drawn from unused allocations in previous five-year cycles
7.1-1	Provide bilingual information about fair housing at public locations, including displaying printed materials at City Hall, providing printed materials to the UpValley Family Center, and including links to fair housing resources on the Housing Resources page of the City's web site.	Ongoing	Provided bilingual information about fair housing at prescribed locations
7.1-2	Provide financial support to, and work with local organizations, such as Fair Housing Napa Valley and the UpValley Family Center, to provide multi-lingual landlord-tenant education, conciliation and the intake of discrimination complaints, investigation and enforcement.	Ongoing	Provided funding to Fair Housing Napa Valley and UpValley Family Center
7.1-3	Include a Fair Housing Marketing Plan as part of housing opportunities created through the City's affordable housing programs.	Ongoing	Implemented fair housing practices as part of the HOME residential rehabilitation program
7.1-4	Continue to implement fair housing practices in affordable housing programs, such as the HOME residential rehabilitation program.	Ongoing	Implemented fair housing practices as part of the HOME residential rehabilitation program
8.1-1	Publicize the availability of weatherization and energy-efficiency programs.	Ongoing	Publicized CalFirst and HERO programs
8.1-2	Ensure efficient water use for irrigation by adopting the State's standards for water-efficient landscape design.	Ongoing	Enforced State standards
8.1-3	Fund energy conservation improvements through local rehabilitation programs to assist lower-income house-holds in lowering energy expenses.	Ongoing	Included energy conservation improvements as part of the HOME residential rehabilitation program

#### Quantified Housing Objectives

The City took the following actions during 2016 towards meeting its regional share of new housing for the 2015-2022 planning period.



- Issued building permits for 4 above-moderate income units and finalized building permits for 2 above-moderate income units.
- Approved a 30-unit apartment project targeted to very low- and low-income seniors, to be constructed on a site purchased by the City and leased to the non-profit developer for \$1/year. A 58 percent density bonus and three concessions in the form of deviations from the Municipal Code's development standards were approved to facilitate the project.
- Approved a 25 percent density bonus and two concessions in the form of deviations from the Municipal Code's development standards to facilitate the development of two duplexes, two of which will be restricted to low-income households.

The following table shows the unmet need for housing during the planning period. (Table does not include senior apartment or duplex projects, which are planned for construction in 2017).

<b>Progress Made Towards Fulfilling Calistoga's Share of Regional Housing Needs, 2015 - 2022</b>			
<b>Income group</b>	<b>Need</b>	<b>Provided to date</b>	<b>Remaining need</b>
Extremely low ( $\leq 30\%$ of AMI <sup>1</sup> )	3	6	0
Very low (31-50% of AMI)	3	28	0
Low (51- 80% of AMI)	2	13	0
Moderate (81 - 120 % of AMI)	4	1	3
Above Moderate (>120 % of AMI)	15	4	11
<b>Total units</b>	<b>27</b>	<b>2</b>	<b>--</b>

<sup>1</sup> Area median income established by HUD on an annual basis

**CITY OF NAPA CITY COUNCIL  
AGENDA REPORT**

Administrative Report  
Agenda Item No.  
Date: March 21, 2017

To: Honorable Mayor and Members of City Council  
From: Rick Tooker, Community Development Director  
Prepared by: Michael Walker, AICP, Senior Planner  
Subject: 2016 Annual Housing Element Progress Report

**ISSUE STATEMENT:**

Consideration of the 2016 Annual Housing Element Progress Report

**DISCUSSION:**

The City's General Plan helps to guide decision-making by residents, property owners, business interests, and elected and appointed officials about public and private land use and development that shape Napa's physical environment, including decisions relating to housing. As required by state law, an annual report must be submitted to the City Council, and ultimately be forwarded to the Governor's Office of Planning and Research and to the California Department of Housing and Community Development, identifying the progress made with various housing programs contained in the General Plan, including local efforts to remove governmental constraints to the maintenance, improvement and development of housing.

This 2016 Annual Housing Element Progress Report ("Report") identifies the actions undertaken by the City in the previous year to carry out the Housing Element's implementation programs. This is the second year of the 5<sup>th</sup> Cycle Housing Element, covering years 2015 through 2023.

Housing Element Implementation

The City adopted an updated Housing Element in March 2015 in compliance with the revision cycle established by state law. The Housing Element identifies key housing goals, policies, quantified objectives and scheduled implementation programs aimed at preserving and enhancing residential neighborhoods, sustaining the community's character and environmental resources, and efficiently planning for the future use of

remaining undeveloped or redeveloped properties so that they fulfill the City's fair share of the regional housing need. The implementation programs, as described in the Report, are intended to address these issues.

The City has made a concerted effort to follow through on the programs of the Housing Element and to further expand and more efficiently respond to its housing needs in coordination with other City goals. Actions taken by the City of Napa during 2016 to implement the Housing Element are summarized by the Housing Element Program in Attachment 1. This summary includes implementation of programs that are required on an ongoing basis, as well as those that are identified for implementation within the eight year term of the Housing Element.

Program accomplishments for the 2016 calendar year include:

- Adoption of updated accessory second unit standards. Under the new standards, 16 applications for ASUs were submitted
- Initiation of further amended Accessory Dwelling standards in response to new State laws.
- Affordable Housing Impact Fee Ordinance update approved by City Council in June, 2016.
- Forty new affordable units completed in spring 2016 (ribbon cutting in June, 2016).
- Assisted eight low-income first time home buyers with purchases (six single-family homes and two mobile homes).
- Rehabilitated 23 low- and very-low income owner-occupied units through the City's Owner Occupied Rehab Program.
- Construction began on eight affordable units as part of the mixed-income Napa Creek Village Project (six Low and two Median income units).
- CDBG funds were utilized to fund ADA improvements to sidewalks in low-income neighborhoods and for rehab of Rainbow House, which provides shelter for young mothers and their children.
- City funded existing emergency shelter operations and participated in the Continuum of Care program. City and County continued to work with national experts to re-design the homeless system to be a housing-focused system.
- Approved Development and Loan Agreement with Satellite Affordable Housing Associates for the development of 50 affordable rental units on excess right of-way owned by the City.
- Transferred excess right-of-way to Habitat for Humanity for development of a single family home affordable to a low-income homebuyer.

#### Permit Activity

The State Department of Housing and Community Development (HCD) requires that the City report on new residential Building Permits issued during each year within the Housing Element cycle by income level (see Table B in Attachment 1). The total number of Building Permits issued in 2016 for new residential units was 143, including six low-income and 2 moderate-income units as part of the Napa Creek Village apartment

community, and 132 units in the above-moderate affordability category. Building permits were also issued for three Accessory Dwelling Units.

#### Project Activity

In addition to the permit activity that is reported to HCD, Planning staff has also tracked activity for residential projects in 2016. Residential projects approved by the Planning Commission and/or City Council in 2016 have totaled 674 new residential units, including 563 multifamily units (11 affordable), 16 single-family dwellings, 87 single-family lots, and eight accessory dwelling units. Further, projects submitted in 2016 and under review total 115 new residential units, including 75 multifamily units, 14 single-family dwellings, eight single-family lots, and 18 accessory dwelling units (16 of which were submitted after the new Ordinance became effective).

#### Actions in the Coming Year

The City will finalize the amendments to the Accessory Dwelling Unit Ordinance in response to the new State laws. As required by the new laws, the Ordinance will be submitted to the State for review.

In the second half of 2017, staff will prepare and circulate an RFP to select a firm to complete the General Plan Update and associated EIR. Concurrently, a General Plan Committee will be formed to guide policy development and visioning. It is anticipated that the overall update will be a 2-to-3 year process.

#### **FINANCIAL IMPACTS:**

No direct financial impacts to the City have been identified with the recommended action to forward the 2016 Annual Housing Element Progress Report to HCD.

#### **CEQA:**

The Community Development Director has determined that the Recommended Action described in this Agenda Report is not subject to CEQA, pursuant to CEQA Guidelines Division 15061(b)(3).

#### **DOCUMENTS ATTACHED:**

1. 2016 Annual Housing Element Progress Report

#### **NOTIFICATION:**

Legal notices of report were published in the Napa Valley Register at least 10 days prior to the hearing date.

#### **RECOMMENDED ACTION:**

City staff recommends that the City Council move, second and approve each of the actions set forth below, in the form of the motion stated as:

Move to:

Accept the 2016 Annual Housing Element Progress report and direct staff to file the report with HCD.

**CITY MANAGER** \_\_\_\_\_

## ANNUAL ELEMENT PROGRESS REPORT

### *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction** City of Napa

**Reporting Period** 1/1/2015 - 12/31/2016

**Table A 2015-2023**  
**Annual Building Activity Report Summary - New Construction**  
**Very Low-, Low-, and Mixed-Income Multifamily Projects**

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development  See Instructions	Deed Restricted Units  See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
Napa Creek Village				6	2	40	48		8		
(9) Total of <b>Moderate and Above Moderate</b> from Table A3 ▶▶											
(10) Total by income Table A/A3 ▶▶				6	2	40	48				
(11) Total <b>Extremely Low-Income</b> Units*											

\* Note: These fields are voluntary

**Table B**

## ANNUAL ELEMENT PROGRESS REPORT

### *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction** City of Napa

**Reporting Period** 1/1/2015 - 12/31/2016

### Regional Housing Needs Allocation Progress

#### Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	185										185
	Non-deed restricted											
Low	Deed Restricted	106		6							6	100
	Non-deed restricted											
Moderate	Deed Restricted	141		2							2	139
	Non-deed restricted											
Accessory Dwelling Units			3	3							6	
Above Moderate		403	96	132							228	175
Total RHNA by COG. Enter allocation number:		835	99	143							242	599
Total Units ▶ ▶ ▶												
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

**General Comments:**

Number	Implementing Program Title	Time Frame	Objective	Status
<b>Goal H1 — Napa Is A Vital and Diverse Community</b>				
Program H1.A	<p><b>Adequate Sites</b> The City shall continue to provide and maintain adequate sites consistent with State law.</p>	Ongoing; 2015-23	<i>Maintain adequate sites</i>	Ongoing
Program H1.B	<p><b>Future Land Use Planning</b> The City shall address long-term housing needs in collaboration with the community through future Specific Plans or other Land Use plan updates, targeting major transportation corridors near services, large sites over 20 acres where services and transit can potentially be incorporated, and sites identified for potential <i>future</i> change in this Housing Element. All such plans shall specifically consider appropriateness of sites for multi-family use.</p>	2016-18	<i>Adopt General Plan Update</i>	Began General Plan Update timeline
Program H1.C	<p><b>Local Housing Need</b> To adequately provide housing for a variety of household types, including families and lower income households, and ensure the wise use of land resources, the City may require an applicant for development of land designated for higher density development (15 units per acre or more) to demonstrate how their project addresses local housing needs. The City may then consider actions or conditions to discourage development that is not responsive to local needs or other measures as appropriate.</p>	As projects are submitted	<i>Prioritize land resources for population groups with the highest need. Evaluate local housing needs for special population groups, given limited land supply</i>	
Program H1.D	<p><b>Jobs-Housing Analysis</b> During Specific Plans and major General Plan updates, the City shall analyze anticipated housing and job types, numbers and incomes and develop strategies to further address housing and jobs linkages.</p>	As plans are developed	<i>Improve linkages between housing and employment development</i>	
Program H1.E	<p><b>Job Impact Analysis</b> The City shall require analysis of the impact of major non-residential development proposals (over 100 employees) on increased housing demand and may require mitigation measures (above housing impact fee requirements) to provide better housing and jobs balance in the</p>	As major projects are proposed and reviewed	<i>Heightened link between jobs and housing</i>	



Number	Implementing Program Title	Time Frame	Objective	Status
	City of Napa. If an impact is identified, appropriate mitigation may be required, including, but not limited to: the provision of new housing units, payment of in lieu fees, or an alternative equivalent action.			
Program H1.F	<p><b>Housing Sites Study of Surplus Institutional Lands</b> As part of the next General Plan update, the City shall initiate a Housing Sites study to review whether any surplus or potentially surplus institutional lands are appropriate for residential/non-residential mixed-use development and/or affordable housing, and follow-up actions, such as prioritizing sites for purchase. As part of the study, the City will consider the application of the Affordable Housing Overlay zoning district to City-owned surplus lands.</p>	2016-18	<i>Completion of Housing Sites analysis for surplus or potentially surplus institutional lands and follow-up actions</i>	
<b>Goal H2 — We Have A Variety of Housing Types and Choices</b>				
Program H2.A	<p><b>Adequate Sites for Multi-Family Use.</b> Before the next Housing Element update, the City shall analyze multi-family and mixed-use sites capacities and identify potential sites for multi-family use or where increased multi-family densities may be appropriate. Criteria shall include proximity to transit, services and jobs, environmental site constraints, and neighborhood "fair share." Additionally, during the next comprehensive update of the General Plan, the City will consider designating major commercial corridors, such as the Soscol Gateway and Tannery Bend areas for higher density housing and mixed use development. This program was designated as a priority by the Housing Element Advisory Committee.</p>	2020-23	<i>Completion of Sites study for future Housing Element</i>	
Program H2.B	<p><b>New Rental Units</b> The Housing Division and the Housing Authority shall assist with the construction of new affordable rental units for very low and low income renter households (including but not limited to service workers, farmworkers, developmentally disabled, seniors, etc.) by prioritizing applications of others for tax credits and other federal/state funding, providing loans from the local Housing Trust fund and land banking sites. This program was designated as a priority by the Housing</p>	Ongoing; 2015-23	<i>220 Units</i>	40 units currently under construction by Napa Valley Community Housing

Number	Implementing Program Title	Time Frame	Objective	Status
	Element Advisory Committee.			
Program H2.C	<p><b>New Ownership Units</b>            The Housing Division and Housing Authority shall assist construction of new affordable ownership units for first time low and moderate income homebuyers. Types may include but are not limited to Self-Help (where the future owner/resident provides labor toward the development of the units and/or assists in sharing the cost of building the units) and Community-Help new housing, such as Habitat for Humanity. City actions may include but are not limited to supporting applications by affordable housing providers for federal/state funding, providing loans from the local Housing Trust fund, land-banking sites, funding assistance, priority processing, fee deferrals, and granting incentives under the density bonus ordinance.</p>	Ongoing; 2015-23	<i>15 Ownership housing units</i>	Finalized Habitat For Humanity 1 unit project
Program H2.D	<p><b>First Time Homebuyer Programs</b>            The City Housing Division shall continue to assist provision of home ownership opportunities for low and/or moderate income first-time home buyers through financing assistance, public/private partnerships, and outreach and counseling programs.</p>	Ongoing; 2015-23	<i>Assist 80 low income households to become first time homebuyers</i>	8 low-income households were assisted in CY2016
Program H2.E	<p><b>Identify Potential Acquisition Sites</b>            The City shall locate sites for possible acquisition by the City Housing Authority, and/or an affordable housing developer for affordable projects. The City may determine that it is appropriate to lease land, rather than sell it.</p>	Ongoing; 2015-23	<i>Identify and acquire 1-2 sites</i>	
Program H2.F	<p><b>Affordable Housing Overlay Zones.</b>            The City shall amend the ordinance governing the "Affordable Housing Overlay Zones" as set forth under Napa Municipal Code Chapter 17.36 in order to bring its provisions into compliance with the requirements of the holding in <u>Palmer/ Sixth Street Properties L.P. v City of Los Angeles</u>, 175 Cal.App.4<sup>th</sup> 1396 (2009) to clarify that any inclusionary requirements imposed under the Chapter shall not apply to rental developments, in order that the overlay may be used as a zoning tool to increase affordability of owner-occupied housing on an</p>	2016-18	<i>Modify Zoning Overlay District</i>	

Number	Implementing Program Title	Time Frame	Objective	Status
	<p>expanded number of sites. As a part of this review, the City shall review the minimum site size criteria and review the zoning map to identify potential additional sites for rezoning under the AH Overlay designation. The City shall consider options to maximize its benefit; for example — on Low Density sites —would current second unit provisions, or other options such as requiring small homes on some percentage of the lots, provide a greater affordable housing benefit?</p>			
Program H2.G	<p><b>Long-Term Affordability Agreements and Monitoring.</b> The City shall continue to implement long-term agreements and/or deed restrictions with developers of affordable units that: govern unit affordability, monitor the continuing affordability of such units, and provide incentives for renewal of affordability agreements where feasible. Units currently restricted under City and other agreements are listed in Section 5 of this Housing Element. The City's list of units for monitoring includes those multi-family rental units funded and restricted under Federal, State and/or local housing programs.</p>	Agreements as projects occur; Monitoring in an ongoing activity	<i>Approve long term agreements for new affordable units and provide monitoring of these agreements and projects funded under Federal, State or local housing programs</i>	Monitoring conducted annually
Program H2.H	<p><b>Sustainable Development and Practices</b> In addition to continuing sustainable development patterns, the City shall continue to update its energy efficiency building, recycling and similar standards to continue to meet State standards. When appropriate, the City will require projects to exceed, rather than meet, State standards for energy efficiency, water conservation, and recycling.</p>	Ongoing; 2015-23	<i>Review and update every two years to continue to meet State standards</i>	
Program H2.I	<p><b>Preferences in Affordable Housing.</b> The City will study the possibility of establishing eligibility preferences for people who live and work in Napa, consistent with State and Federal fair housing laws.</p>	2016-18	<i>Study and possible development of administrative regulations to provide eligibility preferences for people who live and/or work in</i>	Researching feasibility under Fair Housing laws

Number	Implementing Program Title	Time Frame	Objective	Status
			<i>Napa for affordable housing programs</i>	
Program H2.J	<b>Duplex and Triplexes in Other Areas.</b> The City shall consider a Zoning Amendment to allow duplexes and/or triplexes, as a conditionally permitted use, in the Single-Family Residential zoning district, when the proposal is consistent with the General Plan.	2016-17	<i>Zoning Amendment</i>	
<b>Goal H3 — We Have Great Neighborhoods Offering a Variety of Nearby Services and Activities</b>				
Program H3.A	<b>Design Review.</b> The City shall continue to use and will periodically review the residential design review guidelines and process to assure higher quality infill multi-family housing. The City encourages project designers to meet with neighbors during the early design stages of larger projects and will establish procedures defining when early meetings are mandatory.	Ongoing; 2015-23	<i>Implement design guidelines and meeting process</i>	
Program H3.B	<b>Use of Planned Development Zoning.</b> The City shall continue to use Planned Development regulations to promote design flexibility for residential developments, particularly for those located in unique settings.	Ongoing; 2015-23	<i>Promote design flexibility</i>	Planned development zoning used to accommodate Harvest Village, a cottage home project
Program H3.C	<b>Housing Mix.</b> The City shall establish baseline housing mix information by neighborhood, and evaluate progress in achieving second units, residential care facilities, shared housing (to the extent it is regulated) and multi-family uses in all residential and mixed use areas of the City. Based on results of the review and community workshops, additional strategies may be formulated to increase the "fair share" mix.	<i>Incorporate such research and review as part of next overall General Plan update</i>	<i>Monitor and potentially increase mix of housing throughout the City of Napa</i>	
Program H3.D	<b>New Second Units.</b> The City shall continue to encourage new subdivisions to include second units and to encourage other second units.	Ongoing; 2015-23	<i>36 units; 14 very low income; 13 low income; 9 moderate income</i>	2 ASU provided in Harvest Village project

Number	Implementing Program Title	Time Frame	Objective	Status
Program H3.E	<p><b>Second Unit Standards and Fees.</b> To encourage additional second units, the City will consider revisions to its second unit standards and fees — including eliminating owner occupancy requirements; modifying parking standards; eliminating whole house sprinkler requirements for attached second units; and, given their small sizes, moderating the disincentive of higher fees by using non-fee revenue derived from other sources to subsidize the costs of second units – and encourage other service agencies to do the same. The City will also evaluate possible use of the Housing Trust Fund to write-down some fees/costs, such as sewer/water hook-ups, as an incentive to creating second units. Further, the City will consider a more comprehensive second unit strategy that could, for example, provide prototypes, construction documents and financing assistance.</p>	2016	<i>Revise Ordinance including work with service providers</i>	Finalized Update to Accessory Dwelling Unit Ordinance and initiated further amendments in response to new state laws.
Program H3.F	<p><b>Amnesty Program.</b> The City shall consider an amnesty program for illegal second units.</p>	2020	<i>Consider and potential development of Amnesty Program</i>	Presented options to Planning Commission and City Council as part of the Ordinance update.
Program H3.G	<p><b>Rental and Owner Rehabilitation Programs.</b> The City shall continue to rehabilitate substandard residential units for extremely low, very low and low income renters and owners using available subsidies in addition to code enforcement. Such rehabilitation programs focus on health and safety improvements including improved energy conservation. The City also encourages public-private partnership rehabilitation programs such as "Rebuilding Together."</p>	Ongoing; 2015-23	<i>Rehabilitate 40 substandard rental units for extremely low, very low and low income renters. Assist rehabilitation of 168 units of substandard owner occupied housing for very low and low income households</i>	Rehabilitated 23 owner-occupied units for low-income and very low-income households in 2016
Program H3.H	<p><b>Code Enforcement.</b> The City shall continue to strengthen code enforcement by appropriate City departments. Code enforcement efforts should be proactive, as</p>	Ongoing; 2015-23	<i>Improve community health and safety</i>	

Number	Implementing Program Title	Time Frame	Objective	Status
	well as reactive, in targeting specific problem sites or areas.			
Program H3.I	<b>Targeted Neighborhood Improvement.</b> As the need arises and funding permits, the City should initiate use of a multi-agency resource team working with neighborhood groups to improve and clean up areas of the City.	Ongoing; 2015-23	<i>"Cleanup" of neighborhoods experiencing deterioration</i>	
Program H3.J	<b>Historic Area Process.</b> The City shall continue to encourage maintenance and preservation of historic homes and structures through Historic Preservation policies, ordinances and design guidelines.	Ongoing; 2015-23	<i>Provide information to public on appropriate historic remodel techniques; Cultural Heritage Commission Certificates of Appropriateness; Historic survey update</i>	Implementation of new Historic Preservation Ordinance and Inventory
Program H3.K	<b>Transportation Element Amendments.</b> The City shall propose a stronger General Plan policy or policies and implementation program(s) to strengthen concurrency of development with infrastructure, especially streets and public transportation.	Address as part of overall General Plan update	<i>General Plan Amendment</i>	
Program H3.L	<b>Capital Improvement Programs for Neighborhood Improvement.</b> The City shall continue to use Capital Improvement Program funds, and Community Development Block Grant (CDBG) funds to a limited extent, to assist in neighborhood improvement efforts.	CIP during budget review; and CDBG 5 year plan and annual reviews	<i>Improvement of neighborhood quality through specific improvements as outlined in CIP and CDBG Consolidated Plan</i>	CDBG Funds were utilized in 2016 to fund ADA improvements to sidewalks in low-income neighborhoods and for rehab of Rainbow House
Program H3.M	<b>Parks and Recreation Element Update.</b> The City shall, during the next General Plan Update, consider establishing a high priority for City park and recreation improvements	2016-18	<i>Assure adequate parks to serve higher density</i>	

Number	Implementing Program Title	Time Frame	Objective	Status
	near underserved higher density residential and mixed-use areas and follow Parks Master Plan recommendations regarding including community gardens and community buildings in existing or planned parks.		areas	
Program H3.N	<b>Retain Federal, State and Locally Subsidized Affordable Units.</b> The City shall, when feasible, continue to make it a priority to assist in retention of Federal, State and locally subsidized affordable housing when such units are threatened.	Ongoing; 2015-23	<i>None at present; no units are at risk</i>	No units threatened in 2016
Program H3.O	<b>Rental Acquisition and Maintenance.</b> The City shall acquire or assist acquisition of existing market rate substandard rental housing to rehabilitate and restrict it as rentals for extremely low, very low and low income households. This program shall include development of requirements for high quality ongoing property management and maintenance. This program was designated as a priority by the Housing Element Advisory Committee.	Ongoing, 2015-2023; property management and maintenance standards shall be developed by the time first units are ready for occupancy	<i>Acquire or assist 15 units at Riverside and 31 added units of existing rental housing=46 units; maintain them as affordable. Develop standards for high quality ongoing property management and maintenance</i>	None in 2016 (Riverside was previously determined to be financially infeasible)
Program H3.P	<b>Mixed-Use Livability.</b> The City shall develop guidelines or standards for residential mixed-use developments that address gaps in other City guidelines or standards to provide a quality living environment.	2018-20	<i>Mixed-Use review; new standards, guidelines as needed</i>	
<b>Goal H4 — We Have Housing Linked with Services for Our Special Needs Populations</b>				
Program H4.A	<b>Emergency Shelters.</b> The City shall continue to assist in funding existing emergency shelter operations, including the winter shelter, and assist in acquisition of shelters for domestic violence victims and their children and other unmet emergency shelter needs and — through the Continuum of Care — assist coordination of available social services to address	Ongoing; 2015-23	<i>Emergency Shelters to meet Continuum of Care identified unmet Needs</i>	City funded existing emergency shelter Operations in 2016 & actively participated In the COC. City & County continued to work with national experts to redesign homeless system to be housing

Number	Implementing Program Title	Time Frame	Objective	Status
	special needs. As needed, prepare written operation standards consistent with State Law.			focused system.
Program H4.B	<b>Permanent Supportive /Transitional Housing.</b> The City will assist in meeting needs for additional permanent supportive and transitional housing for previously homeless.	2015	<i>Rehabilitate 8 bedroom home for new transitional housing for homeless families</i>	
Program H4.C	<b>Support Services.</b> The City shall continue to proactively promote, support and implement additional support facilities and services to homeless persons and non-homeless persons with special needs. A major intent of the program is to reduce barriers that hinder clients' ability to obtain and retain housing, and increase the success of shelter/transitional programs.	Day Services Center continuation in the community; other services are ongoing contingent on funding	<i>Retain existing and support and assist implementation of added support facilities and services</i>	
Program H4.D	<b>Rental Assistance for Special Needs.</b> The City Housing Authority shall continue to provide rental assistance for homeless persons and persons with special needs to the extent federal funding is available.	Ongoing; 2015-23	<i>Maintain 10 Shelter Plus Care vouchers/year, 30 Mainstream vouchers for disabled/year and 100 Non Elderly Disabled (NED) Vouchers</i>	SPC & Mainstream vouchers were maintained in 2016
Program H4.E	<b>Capital Improvements for Non-Profit Facilities.</b> The City shall continue to support the rehabilitation of non-profit facilities per the CDBG Consolidated Plan and its annual plans.	CDBG allocations	<i>Provide funds to assist in maintenance of non-profit facilities serving low income and special needs groups</i>	Rainbow House received CDBG funding to make improvements to its shelter for young mothers and their children



Number	Implementing Program Title	Time Frame	Objective	Status
Program H4.F	<p><b>Encourage Well Managed New SRO Permanent Housing.</b> The City shall amend the SRO Ordinance to assure excellent management of new single room occupancy permanent housing for lower income households and the City will encourage new SRO developments that meet standards.</p>	Ordinance revision by 2016; units by 2023	<i>Revise SRO Ordinance; 20 units for extremely low and low income</i>	
Program H4.G	<p><b>Rehabilitate Existing Facilities for SRO's.</b> The City Housing Authority shall support efforts to rehabilitate existing facilities to provide SRO housing for special needs persons and groups. There is a lack of SRO units in the City for individuals with support service needs related to mental illness, alcohol and drug abuse, AIDS and other related diseases and disabilities, as well as for other very low income persons (including but not limited to service workers, farmworkers, developmentally disabled, etc.).</p>	Ongoing; 2015-23	<i>Rehabilitate 20 units of housing to SRO units</i>	
Program H4.H	<p><b>Coordination with Napa County and Other Actions to address Farmworker Housing.</b> The City shall continue to work with the County to address the housing needs of farmworkers. Seasonal farmworker housing is typically located in vineyard areas while the City has been a source of permanent rental housing. The City shall assist farmworkers in finding available housing by:</p> <ol style="list-style-type: none"> <li>Distributing bilingual information through organizations, agencies and at public locations.</li> <li>Implementing related lower income housing programs (such as H2.B. 2.E, 4.D, 4.F, 4.G).</li> <li>At least annually, and more often as needed, coordinating (through emails, phone calls or meetings) with Napa County and non-profits, such as Napa Valley Community Housing, California Human Development Corporation, the Continuum of Care Committee and Housing Committee of the Napa Valley Coalition of Non Profit Agencies that provide, or may provide services or housing for farmworkers when new funding opportunities arise, in</li> </ol>	Ongoing, 2015-2023 or as specifically noted in program	<i>Promote access to new permanent housing in the City by distributing bilingual information when new affordable rental opportunities are available, implementing related programs, and coordinate with and assist County and non-profit agencies and developers. Facilitate development of 25 units (accomplished</i>	

Number	Implementing Program Title	Time Frame	Objective	Status
	<p>response to potential project applications or during periodic meetings to discuss joint housing strategies.</p> <p>d. When developers meet with Staff, assisting developers seeking to provide a portion of their units for farmworkers through such means as identifying appropriate sites, providing funding or technical assistance for outside funds, and permit streamlining through the entitlement process (as was done with Magnolia Apartments, which provides 14 units of farmworker housing).</p> <p>e. At least bi-annually, or more often as funding is available, considering incentives such as added "points" during an RFP process for inclusion of farmworker units when City funding is involved in lower income development applications.</p>		<p><i>as part of programs H2.B, H4.F or other programs providing new lower income housing) for farmworkers and equivalent income households during planning period</i></p>	
Program H4.I	<p><b>Housing for Developmentally Disabled Persons.</b> The housing needs of persons with disabilities, in addition to basic affordability, range from slightly modifying existing units to requiring a varying range of supportive housing facilities. To facilitate the development of units to accommodate persons with developmental disabilities, the City shall reach out to developers of supportive housing to encourage development of projects targeted for persons with developmental disabilities. The City will also continue to support North Bay Housing Coalition to provide funding and technical assistance, when feasible, to complete repairs and improvements to two of their shared housing projects in Napa. The City will also work with the North Bay Housing Coalition to administer the Section 8 Mainstream Program.</p>	Establish a partnership with the Regional Center by 2016, Assist developers as funding is available	<p><i>Assist developers to apply for available State and Federal monies in support of housing construction and rehabilitation targeted for persons with disabilities, including developmental disabilities. Initiate a cooperative outreach program with the North Bay Regional Center to inform people when new housing becomes available</i></p>	Housing Division provided ADA Improvements as part of its Emergency grant/rehab programs

Number	Implementing Program Title	Time Frame	Objective	Status
			<i>for developmentally disabled persons. Continue to partner with the North Bay Housing Coalition to rehabilitate units for the developmentally disabled and provide access to Section 8 vouchers</i>	
<b>Goal H5 — We Have A Strong Sense of Community and Responsibility</b>				
Program H5.A	<p><b>Universal Design.</b> The City shall continue to ensure incorporation of California Title 24 Accessibility Regulations in new and rehabilitation projects, and consider adoption of a Universal Design ordinance extending these benefits to more housing types by, for example, requiring some percentage of units to contain universal design features (utilizing the State HCD model ordinance) and/or require developers to offer some accessible design features to buyers.</p>	2016	<i>Add Universal Design provisions to zoning ordinance</i>	
Program H5.B	<p><b>Traffic Impact Overlay.</b> The City shall monitor “traffic impact” (:TI) overlay district requirements when new residential mixed-use developments are proposed to identify whether they are creating significant obstacles to residential mixed use development and, if so, pursue modifications to the :TI Overlay.</p>	Ongoing; 2015-23	<i>Monitor as new developments are proposed. Pursue modifications to the :TI Overlay as needed</i>	
Program H5.C	<p><b>Priority Processing.</b> The City shall adopt a policy, applicable to all departments, giving priority both before and after discretionary approvals, to 100% affordable projects or projects providing affordable housing onsite over other applications received earlier and potentially over City projects</p>	2017	<i>Develop administrative policy for project processing during and after approvals</i>	

Number	Implementing Program Title	Time Frame	Objective	Status
	not involving immediate health or safety matters.			
Program H5.D	<p><b>Affordable Housing Fees.</b> The City shall continue to permit deferral of fees for affordable housing until project occupancy.</p>	Ongoing; 2015-23	<i>Retain ability to defer fees</i>	
Program H5.E	<p><b>Fair Housing.</b> The City shall continue to assist funding of fair housing programs operated by Fair Housing Napa Valley (FHNV) or other agencies, such as rent mediation, counseling tenants/landlords, property owners and real estate professionals in reaching voluntary conciliation; assisting tenants in filing official fair housing complaints with state and federal enforcement agencies; providing information on fair housing laws at general public, housing provider, tenant, social service organizations, other workshop trainings, and during individual counseling; and dispersing informational brochures at the foregoing places as well as at many locations throughout the County. Fair Housing specifically provides fair housing education, training and counseling to low income limited English proficiency persons (for example, at ESL Adult School classes); City funding assistance will continue to require such efforts.</p>	Ongoing; 2015-23	<i>Retain Fair Housing agency</i>	City continued to fund Fair Housing in 2016
Program H5.F	<p><b>Database Monitoring.</b> The Planning Division of the City Community Development Department shall continue to update land use and other planning-related databases annually and integrate this in the City's GIS system in order to be able to:</p> <ol style="list-style-type: none"> <li>Monitor conversions/loss of units to other uses;</li> <li>Monitor housing development and needs achievements on an ongoing, rather than a periodic basis;</li> <li>Monitor the supply of vacant and underutilized land (residential and non-residential) on an ongoing, rather than a periodic basis.</li> </ol>	Ongoing; 2015-23	<i>Incorporate permit tracking and land use databases into GIS system</i>	

Number	Implementing Program Title	Time Frame	Objective	Status
Program H5.G	<b>Legislation.</b> City and Housing Authority Staff shall continue to review and take positions, as needed, on pending legislation affecting housing and planning.	Ongoing; 2015-23	<i>Monitor and support key legislation</i>	Continued to review legislation & took action as appropriate
Program H5.H	<b>Housing Transfer Agreements.</b> The City shall, as needed and as mutually agreeable, continue to negotiate housing transfer agreements with Napa County to meet common goals — particularly agricultural protection, revenue neutrality, impact mitigation and voter acceptance.	Ongoing; 2015-23	<i>Assist County in meeting Housing Needs</i>	No new transfer agreements in 2016
Program H5.I	<b>Cities/County Coordination.</b> The City shall continue to work collaboratively with the County and other cities on Countywide housing and other planning issues.	Ongoing; 2015-23	<i>Improve coordination on City/County housing issues</i>	Continued to work with County & other cities on housing issues
Program H5.J	<b>Community Outreach Efforts.</b> The City shall increase Community outreach and educational efforts, including use of the City's website, by:  a. Continue to assist residents through a "neighborhood resources" section on the City's website. b. Adopting clear Neighborhood Notice and Meeting Procedures for housing development applications. c. Using Specific Plan processes to create broad community based visions that include opportunities for housing. d. Expanding user friendly materials and information on the Planning process, timelines and guidelines. e. Providing Staff outreach/education/referrals about affordable and special needs housing, housing design and density, fair housing, available housing assistance programs. f. Expanding outreach and materials/handouts to non-English speaking sectors of the population. g. Researching and informing the non-profit community of new funding sources and programs when they come up.	a. Ongoing b. 2015 c, d) As Specific Plans are developed e) Ongoing f) Ongoing g) Ongoing	<i>Outreach and education</i>	Provide Notice of Application to property owners within 500 feet for all project applications

Number	Implementing Program Title	Time Frame	Objective	Status
Program H5.K	<p><b>Use of Funds.</b> The City shall continue to utilize existing and future housing impact fees, and other sources such as local revenue bonds, and continue to apply for State and federal funds to be used for the development of housing that is affordable to very low, low and moderate income households, special needs housing and support services, first time homebuyer programs, retention of existing subsidized units as affordable, assisting very low and low income renters, rehabilitation of existing very low and low income units. When the City issues a Notice of Funding Availability (NOFA) projects that meet the following criteria will be prioritized:</p> <ul style="list-style-type: none"> <li>• Incorporate cost efficient methods for home construction and operation, including value engineering;</li> <li>• Address State requirements for minimum unit sizes unless applicant can justify alternative sizes;</li> <li>• Include energy/water efficient and sustainable building methods and materials; and</li> <li>• Locate within close proximity to transit, employment, and services.</li> </ul>	Ongoing; 2015-23	<i>Implementation of Housing Programs</i>	Approved Development and Loan Agreement with Satellite Affordable Housing Associates for the development of 50 affordable rental units on excess right-of-way owned by the City
Program H5.L	<p><b>Maximize Rental Subsidies.</b> The City shall continue to use, to the fullest extent possible, available Federal subsidies to residents through the Section 8 or other rental assistance programs. The Housing Authority will provide information to local residents on the use of any new housing assistance programs which become available.</p>	Ongoing; 2015-23	<i>Maintain existing allocation of up to 1,378 Section 8 Rental Vouchers Countywide (including Program 4.D special needs vouchers)</i>	Utilized 100% of Section 8 allocation in 2016
Program H5.M	<p><b>Public/Private Partnerships.</b> The City shall continue to encourage use of private resources as available to help meet identified housing needs and will actively pursue partnerships and ongoing communication with housing agencies/service providers.</p>	Ongoing; 2015-23	<i>Use of private resources to achieve housing element goals</i>	Continued to encourage private resources for affordable housing – Especially through use of Housing Density Bonus program. Participated in Non-Profit Coalition

Number	Implementing Program Title	Time Frame	Objective	Status
Program H5.N	<p><b>Water and Sewer Service Provider Coordination.</b>            In accordance with Government Code Section 65589.7, as revised in 2005, immediately following City Council adoption, the City will deliver a copy of the 2015-2023 Housing Element to all public agencies or private entities that provide water or sewer services to properties within the City of Napa.</p>	By January 31, 2016	<i>Ensure that water and sewer providers are aware of the City's plans for residential development throughout the City</i>	Distributed June 18, 2015

P — Community Development Department, Planning Division

CA — City Attorney

F—Finance

CM — City Manager

ED — Economic Development

RA — Redevelopment Agency

HA -- Housing Authority

H -- Community Development, Housing Division

P/NP — Private or Non-Profit Organizations

PW — Public Works Department

CC — City Council

CE — Code Enforcement

NC — Napa County



March 22, 2017

California Department of Housing and Community Development (HCD)  
Division of Housing Policy Development  
P.O. Box 952053  
Sacramento, CA 94252-2053

Re: Town of Yountville Housing Element 2016 Annual Progress Report

Dear Colleague,

The Town of Yountville is formally submitting its 2016 Housing Element Annual Progress Report in conformance with Government Code section 65400. The report was reviewed and accepted by the Town Council at its meeting of March 7, 2017.

If you have any questions, I may be reached at 707-944-8851 or [sliston@yville.com](mailto:sliston@yville.com).

Sincerely,



Sandra Liston  
Planning & Building Director

cc: Governor's Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044





**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
(CCR Title 25 §6202 )

Jurisdiction: Town of Yountville  
Reporting Period: 1/1/2016 - 12/31/2016

**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c) (7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate	1			1		2	

\* Note: This field is voluntary



**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

Jurisdiction      Town of Yountville  
Reporting Period      1/1/2016 - 12/31/2016

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
1. Continue to create a range of use types in the mixed residential (RM) zoning district		Achieve single-family residential and multi-family development.	Ongoing	Ongoing, implemented as projects are proposed.
2. Retain Zoning Ordinance provisions limiting single-family lot sizes and residence sizes.		Keep house sizes relatively small with incentive for increased size upon providing affordable housing units.	Ongoing	Ongoing, implemented as projects are proposed.
3. Continue to review the design of proposed multi-family development.		Streamline the process to approve affordable housing projects.	Ongoing	Ongoing, implemented as projects are proposed.
4. Continue to implement the Town's inclusionary housing program; consider modifications to provide greater flexibility in the payment of in-lieu fees; add a minimum length of term requirement on affordable units.		Obtain affordable housing and funding for affordable housing.	Ongoing	Ongoing, implemented as projects are proposed. In 2010 the Town obtained 27 new affordable housing units, in 2011 obtained 25 new affordable housing units, in 2013 obtained 2 new affordable housing units, and in 2014 obtained 4 new affordable housing units. In 2016, approved commercial projects resulted in assessment of \$156,000 in fair-share housing fees.
5. Continue to retain the current Agricultural (A) zoning on the Pelissa property.		Maintain an appropriate buffer between the urban uses in the Town and the agricultural uses in the County.	Ongoing	Ongoing.
6. Continue to ensure adequate water capacity for new residential projects.		Ensure adequate water to supply all new growth.	Ongoing	Ongoing, review capacity as new projects are proposed. Adopted Climate Action Plan in September with policies to reduce water use.
7. Continue to allow the flexibility to align new streets to better accommodate preferred designs.		Provide flexibility for better design.	Ongoing	Ongoing, implemented as projects are proposed.
8. Maintain an inventory of sites available and appropriate for residential development for households at all income levels.		Evaluate the availability of sites appropriate for lower-income housing and rezone sufficient sites to accommodate RHNA, if necessary.	Ongoing	Ongoing, implemented as projects are proposed.

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

Jurisdiction	Reporting Period	1/1/2016 - 12/31/2016	Town of Yountville
9. Continue to allow design flexibility and encourage a variety of home designs in the Town's Design Ordinance.	Provide flexibility in developing the building envelope.	Ongoing	Ongoing, implemented as projects are proposed.
10. Continue to allow the construction of single-family dwellings on lots as small as 4,000 square feet.	Achieve housing units.	Ongoing	Ongoing, implemented as projects are proposed.
11. Continue to allow live/work units in commercial zones.	Achieve variety in housing types.	Ongoing	Ongoing, implemented as projects are proposed.
12. Continue to offer a density bonus to encourage construction of affordable housing.	Achieve affordable housing units.	Ongoing	Ongoing.
13. Continue to implement the Affordable Housing Overlay Zone.	Provide affordable housing.	Ongoing	Ongoing.
14. Continue to provide information regarding the Town's second unit regulations.	Facilitate development of second units.	Ongoing	Ongoing, review potential revisions annually. Adopted an urgency ordinance in December amending the Municipal Code to conform to State statutorily mandated second unit ordinance requirements.
15. Continue to implement the Town's Local Preference Policy for affordable housing sales and rentals.	Give priority opportunities to Town residents and employees.	Ongoing	Ongoing, implemented as affordable housing units become available.
16. Continue to coordinate with Housing Authority of City of Napa and Napa Valley Community Housing to administer and monitor affordable housing in the Town.	Retain affordable housing units.	Ongoing	Ongoing, meet annually to discuss affordable housing administration and monitoring. Received HACN annual report in January.
17. Continue to pursue opportunities to create affordable housing with Napa Valley Community Housing.	Provide additional housing units.	Annually	Provide site information and apply for funding, or as needed.
18. Contribute funding from the Town's Housing Opportunity Fund.	Create or assist with the provision of affordable housing.	Annually	Develop a priority list for use of Housing Opportunity funds, or consider funding proposals as they are received.
19. Review Permit fees and processes to minimize costs to construct affordable housing units.	Reduce the per-unit cost of multi-family development.	Annually	Review fees and modify/waive fees on a project-by-project basis.
20. Maintain standards for residential development in commercial zones.	Provide opportunities for residential units in commercial zones.	Ongoing	Ongoing, implemented as projects are proposed.
21. Where conversion of residentially zoned land to commercial uses is permitted, require provisions for adequate affordable housing to compensate for the loss of residential units.	Achieve affordable housing units.	Ongoing	Ongoing.
22. Maintain information about vacant parcels at Town Hall.	Provide info on the Town's review process, regulations and standards, and fees.	Ongoing	Ongoing.

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
(CCR Title 25 §6202 )

Jurisdiction	Reporting Period	1/1/2016 - 12/31/2016	Provide public information.	Ongoing	Ongoing, continue to make information available at Town Hall and incorporate information on the Town's website.
Town of Yountville	23. Continue to provide information regarding second units/new affordable units and programs to assist low and mod income households.	Provide housing assistance.	Ongoing	Review potential programs.	
	24. Work with Housing Authority of City of Napa to participate in assistance programs.	Maintain existing housing stock.	Ongoing	Ongoing.	
	25. Continue to regulate the conversion of existing residential units to condos and prevent the conversion of housing to B&B establishments.	Maintain mobile homes.	Ongoing	Ongoing.	
	26. Continue to maintain the Town's mobile home park (MHP) zoning.	Prevent the loss of existing affordable housing units.	Ongoing	Ongoing.	
	27. Continue to require the preservation or replacement of existing affordable housing units that may be lots due to new construction.	Improve existing housing stock.	Ongoing	Ongoing.	
	28. Work with the Housing Authority of City of Napa to use HOME and Housing Opportunity Funds to support housing rehabilitation efforts.	Support upgrades and improvements to the Veterans Home facility.	Ongoing	Ongoing.	In May, the Town adopted resolution approving policy guidelines for HOME and CalHOME Owner Occupied Rehabilitation Programs. By end of year, there were 5 completed (totalling \$72,600) and three in progress (\$70,000) HOME projects and 7 completed (\$125,900) and 3 in progress (\$37,500) CalHOME projects.
	29. Work with the Veterans Home of Yountville, California Department of Veterans Affairs, and other parties to refine concepts for changes/upgrades to the Veterans Home facility, envisioned in the Facilities Master Plan.	Provide services to seniors.	Ongoing	Ongoing.	Check in quarterly, or be available for meetings as plans are further developed.
	30. Continue the Town's efforts to provide services to seniors.	Preserve senior housing in mobile home parks.	Ongoing	Ongoing.	
	31. Continue to implement the Mobile Home Parks Overlay Zone.	Assist with the provision of housing and services for special needs, including the homeless, disabled and developmentally disabled persons, and farmworkers.	Annually	Contributed \$2,400 to CANV Homeless Shelter, \$5,000 to Napa Valley Community Housing Farmworker Housing Project, and \$6,000 to Fair Housing Napa Valley.	
	32. Continue to contribute annually to local and regional housing agencies.				

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

Jurisdiction	Reporting Period				
Town of Yountville	1/1/2016 - 12/31/2016				
33. Work with Napa County representative to address farmworker housing needs and coordinate the construction of farmworker housing in the community.	Address the need for farmworker housing.	Annually	Monitor as information becomes available and provide support and assistance as needed.		
34. Monitor the potential closing of the Sonoma Developmental Center and coordinate with other local jurisdictions and housing/service providers.	Provide support and assistance with the relocation of former residents, as needed.	Annually	Monitor as information becomes available and provide support and assistance as needed.		
35. Continue to require the planting of street trees as part of residential projects to provide cooling during the summer months.	Effort to reduce heat island effect.	Ongoing	Ongoing, implemented as projects are proposed.		
36. Continue to implement CalGreen building standards and Water Efficient Landscape Standards and promote the availability of HERO program financing.	Encourage resource efficiency in residential project and promote the availability of low-cost financing for water/energy efficiency programs.	Ongoing	Ongoing, as projects are proposed. In March, joined Marin Clean Energy to implement Community Choice Aggregation. In September, adopted ordinance adding Water Efficient Landscaping Chapter to the Municipal Code.		
37. Refer fair housing complaints to appropriate agencies.	Provide fair housing assistance.	Ongoing	Ongoing.		
38. Provide an annual report to the California Department of Housing and Community Development.	Comply with State requirements	Annually	Develop annual report to the state outlining progress in implementing the provisions of the Housing Element.		

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

Jurisdiction      Town of Yountville  
Reporting Period      1/1/2016 - 12/31/2016

General Comments:





Report to the City Council  
Council Meeting of August 22, 2017

**Agenda Section:** New Business

**Subject:** St. Helena 2035 General Plan Environmental Impact Report (EIR) Update

**CEQA Determination:** Not a CEQA project

**Prepared By:** Noah Housh, Planning & Community Improvement Director

**Reviewed By:** Mark Prestwich, City Manager

**Approved By:** Mark Prestwich, City Manager

---

---

**BACKGROUND**

In approximately May 2007, the City initiated a comprehensive update of the existing 1993 General Plan. A City Council approved sub-committee was created and significant public participation in the process was invited through public workshops, meetings, surveys and written comments.

In May 2008, requests for consultant services to assist the City with drafting the General Plan Update and associated General Plan EIR were sent and received by City staff. These requests anticipated an approximately 2-year process for these documents to be drafted and presented for review and action by the Planning Commission and City Council.

In September 2010, a final draft of both documents was completed by the planning consulting firm LSA, and the documents were brought to the Planning Commission and City Council for their review and action. At this time, concerns over the City's ability to provide adequate water supplies were voiced by the Council, and the EIR was not certified.

From 2011 through 2014, multiple versions of the General Plan Update were drafted and further revised over these years. However, no significant action was taken to formally update the associated EIR, as the focus appears to have been on updating the

General Plan document itself. During this timeframe, the Planning and Community Improvement Department also experienced significant staff turn over, impacting the ability for the City to efficiently manage the EIR and General Plan update process.

In June 2014, the City hired a full time City Planner and a part-time Planning Consultant to staff the Department, after previous staff had resigned and/or retired.

In May 2015, the City hired a permanent Planning Director and the Planning Consultant was directed to focus on the General Plan and EIR update, with supporting assistance being provided by a second California Environmental Quality Act (CEQA) consultant.

In the fall of 2016, both consultants were released from City employment after an incomplete EIR draft was published for public review and the finalization of the EIR was brought "in-house". Based on the information provided by these consultants, staff intended to update the document to address incomplete or outdated elements of the EIR, ensure internal consistency within the document (necessary as a result of the timeline and numerous parties involved in writing the draft) and incorporate input received from the City Attorney's Office and Public Works Department. At this time, it was not anticipated that significant changes to the technical studies or new technical analysis would be required to finalize the EIR.

In May of 2017, City staff completed the analysis and internal update of the General Plan EIR and identified that significant updates to the technical studies and new technical analysis were in fact required for the document to be deemed adequate under CEQA. After determining a broad scope of concerns and challenges with the document, staff referred the EIR to a qualified CEQA consultant for a professional peer review on the adequacy of the existing EIR. The results of this peer review supported the staff determination that significant and new technical information would be required in order for the EIR analysis to meet the requirements of CEQA.

## **DISCUSSION**

Since the fall of 2016, City staff has reviewed the entire draft EIR and General Plan documents, along with the various technical studies supporting the analysis; has worked to incorporate new and updated information (missing or out of date) due to the age of the previously conducted analysis and changes in the requirements of CEQA; has incorporated the comments made by the Public Works Director and City Attorney's office (but left un-addressed by the previous consultants); and finally worked to update the document in the areas found to be inaccurate and/or inadequate in their level of analysis and technical support.

The results of this analysis have led to the determination by staff that the existing EIR document is still inadequate and will require significant updates to the supporting technical studies in order to meet CEQA requirements. Unfortunately, a substantial number of the technical studies required to support the EIR analysis and findings are inadequate, either by the nature of their age, their scope or changes in the regulations since they were completed. Specifically, the Traffic Impact analysis, Green House Gas

Analysis, Air Quality Analysis and Noise Analysis do not adequately analyze the full scope of the 2035 General Plan build out, and therefore must be updated to meet the Cumulative Impact analysis requirements of an EIR.

Further, just in the last 60-days, the Bay Area Air Quality Management District (BAAQMD), the Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC) and the Office of Planning and Research (OPR) have either updated their respective regional plans to reflect new information, or adopted new guidelines for the preparation of a General Plan Update. These changes to the regional level development regulations and land use requirements add pressure to the need to comprehensively update the General Plan EIR.

In addition the combination of the age of the EIR document, the numerous revisions to the General Plan Update and the number of authors of the EIR document itself, have created inadequacies and legal vulnerabilities in the analysis, which not able to be remedied by staff without additional outside consultant services.

Based on this, it is recommended the City engage the assistance of a qualified CEQA consultant to begin drafting a new EIR for the 2035 General Plan Update.

### **FISCAL IMPACT**

In order to address the issues and challenges identified above, a significant amount of additional CEQA work will need to be done to create an adequate EIR analysis of the 2035 General Plan Update. Further, modifications to the 2035 General Plan itself are likely to be required to address recent changes in state law. While no bids have been received for this work, staff has estimated that a new EIR for the 2035 General Plan will likely cost between \$150k and \$300k, and will take between one to two years to complete.

### **RECOMMENDED ACTION**

It is recommended that the City Council receive the reported information and direct staff to issue a request for proposals (RFP) to have a new EIR written for the City of St Helena 2035 General Plan.

# San Francisco Bay Area Progress in Meeting 2015-2023 Regional Housing Need Allocation (RHNA)

**About the data:** The following is a summary compiled by the Association of Bay Area Governments of housing permits issued for all San Francisco Bay Area jurisdictions in calendar year 2015. This data was compiled primarily from the permitting information sent to ABAG by local planning staff. In certain instances when permit data was not available, data from Annual Housing Element Progress Reports (APRs) filed by jurisdictions with the California Department of Housing and Community Development (HCD) was used. When possible, ABAG staff used the jurisdiction's 2015 APR to determine deed-restricted/non deed-restricted units. If the jurisdiction did not have a 2015 APR, ABAG staff looked at historical trends to determine the proportion of deed-restricted units. See footnotes for more details. N/R indicates that a jurisdiction did not provide permitting data to ABAG and did not file an APR with HCD. All jurisdictions had the opportunity to review the final report.

**Note:** HCD provided Bay Area jurisdictions with the option of counting the units they permitted in 2014 towards either the past (2007-2014) or the current (2015-2023) RHNA cycle. Jurisdictions that requested that their 2014 permits be counted towards their 2015-2023 allocation are indicated by an asterisk (\*).

For more information and other housing datasets please visit ABAG's website at [www.abag.ca.gov/planning/housing](http://www.abag.ca.gov/planning/housing)

BAY AREA	Very Low (0-50% AMI)					Low (50-80% AMI)					Moderate (80-120% AMI)					Above Mod (120%+ AMI)			Total				
	RHNA	Permits Issued			% of RHNA Met	RHNA	Permits Issued			% of RHNA Met	RHNA	Permits Issued			% of RHNA Met	RHNA	Total Permits Issued	% of RHNA Met	RHNA	Permits Issued			% of RHNA Met
		Non Deed-Restricted	Deed-Restricted	Total			Non Deed-Restricted	Deed-Restricted	Total			Non Deed-Restricted	Deed-Restricted	Total						Non Deed-Restricted	Deed-Restricted	Total	
Alameda	9,912	1	387	388	4%	6,604	1	185	186	3%	7,924	86	12	98	1%	19,596	4,471	23%	44,036	4,559	584	5,143	12%
Contra Costa	5,264	3	0	3	0%	3,086	10	12	22	1%	3,496	213	2	215	6%	8,784	2,888	33%	20,630	3,114	14	3,128	15%
Marin	618	15	23	38	6%	367	25	2	27	7%	423	28	1	29	7%	890	173	19%	2,298	241	26	267	12%
Napa	370	1	37	38	10%	199	17	10	27	14%	243	138	0	138	57%	670	130	19%	1,482	286	47	333	22%
San Francisco	6,234	0	213	213	3%	4,639	1,529	66	1,595	34%	5,460	196	53	249	5%	12,536	2,566	20%	28,869	4,291	332	4,623	16%
San Mateo	4,595	29	105	134	3%	2,507	17	92	109	4%	2,830	46	19	65	2%	6,486	2,377	37%	16,418	2,469	216	2,685	16%
Santa Clara	16,158	19	434	453	3%	9,542	9	559	568	6%	10,636	26	40	66	1%	22,500	8,401	37%	58,836	8,455	1,033	9,488	16%
Solano	1,711	0	20	20	1%	902	15	45	60	7%	1,053	465	0	465	44%	3,311	671	20%	6,977	1,151	65	1,216	17%
Sonoma	1,822	25	27	52	3%	1,094	17	68	85	8%	1,355	104	3	107	8%	4,177	549	13%	8,448	695	98	793	9%
<b>Bay Area Totals</b>	<b>46,684</b>	<b>93</b>	<b>1,246</b>	<b>1,339</b>	<b>3%</b>	<b>28,940</b>	<b>1,640</b>	<b>1,039</b>	<b>2,679</b>	<b>9%</b>	<b>33,420</b>	<b>1,302</b>	<b>130</b>	<b>1,432</b>	<b>4%</b>	<b>78,950</b>	<b>22,226</b>	<b>28%</b>	<b>187,994</b>	<b>25,261</b>	<b>2,415</b>	<b>27,676</b>	<b>15%</b>

ALAMEDA COUNTY	Very Low (0-50% AMI)					Low (50-80% AMI)					Moderate (80-120% AMI)					Above Mod (120%+ AMI)			Total				
	RHNA	Permits Issued			% of RHNA Met	RHNA	Permits Issued			% of RHNA Met	RHNA	Permits Issued			% of RHNA Met	RHNA	Total Permits Issued	% of RHNA Met	RHNA	Permits Issued			% of RHNA Met
		Non Deed-Restricted	Deed-Restricted	Total			Non Deed-Restricted	Deed-Restricted	Total			Non Deed-Restricted	Deed-Restricted	Total						Non Deed-Restricted	Deed-Restricted	Total	
Alameda <sup>6</sup>	444	0	16	16	4%	248	0	15	15	6%	283	11	0	11	4%	748	77	10%	1,723	88	31	119	7%
Albany	80	0	0	0	0%	53	0	0	0	0%	57	0	0	0	0%	145	10	7%	335	10	0	10	3%
Berkeley <sup>1</sup>	532	0	51	51	10%	442	0	17	17	4%	584	2	0	2	0%	1,401	365	26%	2,959	367	68	435	15%
Dublin	796	0	26	26	3%	446	0	39	39	9%	425	1	3	4	1%	618	839	136%	2,285	840	68	908	40%
Emeryville*	276	0	5	5	2%	211	0	0	0	0%	259	0	7	7	3%	752	176	23%	1,498	176	12	188	13%
Fremont	1,714	0	64	64	4%	926	0	0	0	0%	978	0	0	0	0%	1,837	382	21%	5,455	382	64	446	8%
Hayward	851	0	0	0	0%	480	0	0	0	0%	608	0	0	0	0%	1,981	108	5%	3,920	108	0	108	3%
Livermore	839	0	0	0	0%	474	0	2	2	0%	496	12	2	14	3%	920	420	46%	2,729	432	4	436	16%
Newark	330	0	0	0	0%	167	0	0	0	0%	158	36	0	36	23%	423	40	9%	1,078	76	0	76	7%
Oakland	2,059	0	98	98	5%	2,075	0	30	30	1%	2,815	0	0	0	0%	7,816	643	8%	14,765	643	128	771	5%
Piedmont	24	1	0	1	4%	14	0	0	0	0%	15	0	0	0	0%	7	3	43%	60	4	0	4	7%
Pleasanton*	716	0	92	92	13%	391	1	16	17	4%	407	3	0	3	1%	553	1,102	199%	2,067	1,106	108	1,214	59%
San Leandro	504	0	0	0	0%	270	0	0	0	0%	352	0	0	0	0%	1,161	0	0%	2,287	0	0	0	0%
Union City	317	0	0	0	0%	180	0	0	0	0%	192	0	0	0	0%	417	290	70%	1,106	290	0	290	26%
Alameda County <sup>6</sup>	430	0	35	35	8%	227	0	66	66	29%	295	21	0	21	7%	817	16	2%	1,769	37	101	138	8%
<b>County Totals</b>	<b>9,912</b>	<b>1</b>	<b>387</b>	<b>388</b>	<b>4%</b>	<b>6,604</b>	<b>1</b>	<b>185</b>	<b>186</b>	<b>3%</b>	<b>7,924</b>	<b>86</b>	<b>12</b>	<b>98</b>	<b>1%</b>	<b>19,596</b>	<b>4,471</b>	<b>23%</b>	<b>44,036</b>	<b>4,559</b>	<b>584</b>	<b>5,143</b>	<b>12%</b>

# San Francisco Bay Area Progress in Meeting 2015-2023 Regional Housing Need Allocation (RHNA)

CONTRA COSTA COUNTY	Very Low (0-50% AMI)					Low (50-80% AMI)					Moderate (80-120% AMI)					Above Mod (120%+ AMI)			Total				
	RHNA	Permits Issued			% of RHNA Met	RHNA	Permits Issued			% of RHNA Met	RHNA	Permits Issued			% of RHNA Met	RHNA	Total Permits Issued	% of RHNA Met	RHNA	Permits Issued			% of RHNA Met
		Non Deed-Restricted	Deed-Restricted	Total			Non Deed-Restricted	Deed-Restricted	Total			Non Deed-Restricted	Deed-Restricted	Total						Non Deed-Restricted	Deed-Restricted	Total	
Antioch	349	1	0	1	0%	205	0	0	0	0%	214	19	0	19	9%	680	47	7%	1,448	67	0	67	5%
Brentwood <sup>6</sup>	234	0	0	0	0%	124	0	4	4	3%	123	0	0	0	0%	279	480	172%	760	480	4	484	64%
Clayton	51	0	0	0	0%	25	0	0	0	0%	31	0	0	0	0%	34	0	0%	141	0	0	0	0%
Concord*	798	0	0	0	0%	444	0	0	0	0%	559	4	0	4	1%	1,677	48	3%	3,478	52	0	52	1%
Danville	196	N/R	N/R	N/R	N/R	111	N/R	N/R	N/R	N/R	124	N/R	N/R	N/R	N/R	126	N/R	N/R	557	N/R	N/R	N/R	N/R
El Cerrito	100	0	0	0	0%	63	0	6	6	10%	69	13	0	13	19%	166	116	70%	398	129	6	135	34%
Hercules	220	0	0	0	0%	118	0	0	0	0%	100	0	0	0	0%	244	190	78%	682	190	0	190	28%
Lafayette	138	0	0	0	0%	78	0	0	0	0%	85	7	0	7	8%	99	76	77%	400	83	0	83	21%
Martinez	124	0	0	0	0%	72	0	0	0	0%	78	0	0	0	0%	195	45	23%	469	45	0	45	10%
Moraga*	75	0	0	0	0%	44	0	0	0	0%	50	0	0	0	0%	60	8	13%	229	8	0	8	3%
Oakley*	317	0	0	0	0%	174	0	0	0	0%	175	68	0	68	39%	502	234	47%	1,168	302	0	302	26%
Orinda	84	0	0	0	0%	47	0	0	0	0%	54	0	0	0	0%	42	41	98%	227	41	0	41	18%
Pinole	80	0	0	0	0%	48	0	0	0	0%	43	0	0	0	0%	126	0	0%	297	0	0	0	0%
Pittsburg	392	0	0	0	0%	254	0	2	2	1%	316	0	0	0	0%	1,063	384	36%	2,025	384	2	386	19%
Pleasant Hill	118	0	0	0	0%	69	0	0	0	0%	84	2	0	2	2%	177	3	2%	448	5	0	5	1%
Richmond	438	0	0	0	0%	305	0	0	0	0%	410	0	0	0	0%	1,282	84	7%	2,435	84	0	84	3%
San Pablo	56	0	0	0	0%	53	0	0	0	0%	75	1	0	1	1%	265	29	11%	449	30	0	30	7%
San Ramon	516	0	0	0	0%	279	0	0	0	0%	282	2	0	2	1%	340	385	113%	1,417	387	0	387	27%
Walnut Creek <sup>4</sup>	604	0	0	0	0%	355	0	0	0	0%	381	0	2	2	1%	895	208	23%	2,235	208	2	210	9%
Contra Costa County* <sup>6</sup>	374	2	0	2	1%	218	10	0	10	5%	243	97	0	97	40%	532	510	96%	1,367	619	0	619	45%
<b>County Totals</b>	<b>5,264</b>	<b>3</b>	<b>0</b>	<b>3</b>	<b>0%</b>	<b>3,086</b>	<b>10</b>	<b>12</b>	<b>22</b>	<b>1%</b>	<b>3,496</b>	<b>213</b>	<b>2</b>	<b>215</b>	<b>6%</b>	<b>8,784</b>	<b>2,888</b>	<b>33%</b>	<b>20,630</b>	<b>3,114</b>	<b>14</b>	<b>3,128</b>	<b>15%</b>

MARIN COUNTY	Very Low (0-50% AMI)					Low (50-80% AMI)					Moderate (80-120% AMI)					Above Mod (120%+ AMI)			Total				
	RHNA	Permits Issued			% of RHNA Met	RHNA	Permits Issued			% of RHNA Met	RHNA	Permits Issued			% of RHNA Met	RHNA	Total Permits Issued	% of RHNA Met	RHNA	Permits Issued			% of RHNA Met
		Non Deed-Restricted	Deed-Restricted	Total			Non Deed-Restricted	Deed-Restricted	Total			Non Deed-Restricted	Deed-Restricted	Total						Non Deed-Restricted	Deed-Restricted	Total	
Belvedere	4	0	0	0	0%	3	0	0	0	0%	4	0	0	0	0%	5	0	0%	16	0	0	0	0%
Corte Madera	22	0	0	0	0%	13	1	0	1	8%	13	0	0	0	0%	24	0	0%	72	1	0	1	1%
Fairfax	16	N/R	N/R	N/R	N/R	11	N/R	N/R	N/R	N/R	11	N/R	N/R	N/R	N/R	23	N/R	N/R	61	N/R	N/R	N/R	N/R
Larkspur	40	0	0	0	0%	20	0	0	0	0%	21	0	0	0	0%	51	7	14%	132	7	0	7	5%
Mill Valley* <sup>6</sup>	41	7	0	7	17%	24	8	0	8	33%	26	4	0	4	15%	38	6	16%	129	25	0	25	19%
Novato	111	2	14	16	14%	65	0	0	0	0%	72	0	1	1	1%	167	15	9%	415	17	15	32	8%
Ross	6	0	1	1	17%	4	0	0	0	0%	4	0	0	0	0%	4	0	0%	18	0	1	1	6%
San Anselmo	33	2	0	2	6%	17	1	0	1	6%	19	0	0	0	0%	37	1	3%	106	4	0	4	4%
San Rafael <sup>6</sup>	240	1	0	1	0%	148	9	0	9	6%	181	8	0	8	4%	438	84	19%	1,007	102	0	102	10%
Sausalito	26	2	0	2	8%	14	0	0	0	0%	16	4	0	4	25%	23	0	0%	79	6	0	6	8%
Tiburon*	24	0	0	0	0%	16	0	0	0	0%	19	0	0	0	0%	19	8	42%	78	8	0	8	10%
Marin County*	55	1	8	9	16%	32	6	2	8	25%	37	12	0	12	32%	61	52	85%	185	71	10	81	44%
<b>County Totals</b>	<b>618</b>	<b>15</b>	<b>23</b>	<b>38</b>	<b>6%</b>	<b>367</b>	<b>25</b>	<b>2</b>	<b>27</b>	<b>7%</b>	<b>423</b>	<b>28</b>	<b>1</b>	<b>29</b>	<b>7%</b>	<b>890</b>	<b>173</b>	<b>19%</b>	<b>2,298</b>	<b>241</b>	<b>26</b>	<b>267</b>	<b>12%</b>

# San Francisco Bay Area Progress in Meeting 2015-2023 Regional Housing Need Allocation (RHNA)

NAPA COUNTY	Very Low (0-50% AMI)				Low (50-80% AMI)				Moderate (80-120% AMI)				Above Mod (120%+ AMI)			Total							
	RHNA	Permits Issued			% of RHNA Met	RHNA	Permits Issued			% of RHNA Met	RHNA	Permits Issued			% of RHNA Met	Total Permits Issued	% of RHNA Met	RHNA	Permits Issued			% of RHNA Met	
		Non Deed-Restricted	Deed-Restricted	Total			Non Deed-Restricted	Deed-Restricted	Total			Non Deed-Restricted	Deed-Restricted	Total					Non Deed-Restricted	Deed-Restricted	Total		
American Canyon*	116	0	0	0	0%	54	17	0	17	31%	58	133	0	133	229%	164	0	0%	392	150	0	150	38%
Calistoga*	6	0	37	37	617%	2	0	10	10	500%	4	2	0	2	50%	15	7	47%	27	9	47	56	207%
Napa	185	0	0	0	0%	106	0	0	0	0%	141	3	0	3	2%	403	96	24%	835	99	0	99	12%
St. Helena <sup>3</sup>	8	0	0	0	0%	5	0	0	0	0%	5	0	0	0	0%	13	3	23%	31	3	0	3	10%
Yountville <sup>4</sup>	4	0	0	0	0%	2	0	0	0	0%	3	0	0	0	0%	8	4	50%	17	4	0	4	24%
Napa County	51	1	0	1	2%	30	0	0	0	0%	32	0	0	0	0%	67	20	30%	180	21	0	21	12%
<b>County Totals</b>	<b>370</b>	<b>1</b>	<b>37</b>	<b>38</b>	<b>10%</b>	<b>199</b>	<b>17</b>	<b>10</b>	<b>27</b>	<b>14%</b>	<b>243</b>	<b>138</b>	<b>0</b>	<b>138</b>	<b>57%</b>	<b>670</b>	<b>130</b>	<b>19%</b>	<b>1,482</b>	<b>286</b>	<b>47</b>	<b>333</b>	<b>22%</b>

SAN FRANCISCO COUNTY	Very Low (0-50% AMI)				Low (50-80% AMI)				Moderate (80-120% AMI)				Above Mod (120%+ AMI)			Total							
	RHNA	Permits Issued			% of RHNA Met	RHNA	Permits Issued			% of RHNA Met	RHNA	Permits Issued			% of RHNA Met	Total Permits Issued	% of RHNA Met	RHNA	Permits Issued			% of RHNA Met	
		Non Deed-Restricted	Deed-Restricted	Total			Non Deed-Restricted	Deed-Restricted	Total			Non Deed-Restricted	Deed-Restricted	Total					Non Deed-Restricted	Deed-Restricted	Total		
San Francisco <sup>2</sup>	6,234	0	213	213	3%	4,639	1,529	66	1,595	34%	5,460	196	53	249	5%	12,536	2,566	20%	28,869	4,291	332	4,623	16%
<b>County Totals</b>	<b>6,234</b>	<b>0</b>	<b>213</b>	<b>213</b>	<b>3%</b>	<b>4,639</b>	<b>1,529</b>	<b>66</b>	<b>1,595</b>	<b>34%</b>	<b>5,460</b>	<b>196</b>	<b>53</b>	<b>249</b>	<b>5%</b>	<b>12,536</b>	<b>2,566</b>	<b>20%</b>	<b>28,869</b>	<b>4,291</b>	<b>332</b>	<b>4,623</b>	<b>16%</b>

# San Francisco Bay Area Progress in Meeting 2015-2023 Regional Housing Need Allocation (RHNA)

SAN MATEO COUNTY	Very Low (0-50% AMI)					Low (50-80% AMI)					Moderate (80-120% AMI)					Above Mod (120%+ AMI)			Total				
	RHNA	Permits Issued			% of RHNA Met	RHNA	Permits Issued			% of RHNA Met	RHNA	Permits Issued			% of RHNA Met	RHNA	Total Permits Issued	% of RHNA Met	RHNA	Permits Issued			% of RHNA Met
		Restricted	Non Deed	Deed-Restricted			Total	Restricted	Non Deed			Deed-Restricted	Total	Restricted						Non Deed	Deed-Restricted	Total	
Atherton <sup>4</sup>	35	5	0	5	14%	26	2	0	2	8%	29	3	0	3	10%	3	1	33%	93	11	0	11	12%
Belmont	116	0	0	0	0%	63	0	0	0	0%	67	0	0	0	0%	222	7	3%	468	7	0	7	1%
Brisbane	25	0	0	0	0%	13	0	0	0	0%	15	1	0	1	7%	30	2	7%	83	3	0	3	4%
Burlingame <sup>3</sup>	276	0	0	0	0%	144	0	0	0	0%	155	0	0	0	0%	288	22	8%	863	22	0	22	3%
Colma	20	0	0	0	0%	8	0	0	0	0%	9	0	0	0	0%	22	0	0%	59	0	0	0	0%
Daly City <sup>6</sup>	400	0	0	0	0%	188	0	2	2	1%	221	5	0	5	2%	541	39	7%	1,350	44	2	46	3%
East Palo Alto	64	0	0	0	0%	54	0	0	0	0%	83	0	0	0	0%	266	0	0%	467	0	0	0	0%
Foster City*	148	0	83	83	56%	87	0	49	49	56%	76	14	0	14	18%	119	563	473%	430	577	132	709	165%
Half Moon Bay	52	0	0	0	0%	31	0	0	0	0%	36	0	0	0	0%	121	0	0%	240	0	0	0	0%
Hillsborough	32	12	0	12	38%	17	4	0	4	24%	21	3	0	3	14%	21	3	14%	91	22	0	22	24%
Menlo Park	233	3	22	25	11%	129	5	15	20	16%	143	0	0	0	0%	150	703	469%	655	711	37	748	114%
Millbrae	193	0	0	0	0%	101	0	0	0	0%	112	0	0	0	0%	257	0	0%	663	0	0	0	0%
Pacifica	121	0	0	0	0%	68	0	0	0	0%	70	1	0	1	1%	154	7	5%	413	8	0	8	2%
Portola Valley*	21	7	0	7	33%	15	2	0	2	13%	15	3	0	3	20%	13	14	108%	64	26	0	26	41%
Redwood City	706	0	0	0	0%	429	3	0	3	1%	502	0	0	0	0%	1,152	589	51%	2,789	592	0	592	21%
San Bruno	358	0	0	0	0%	161	0	0	0	0%	205	0	1	1	0%	431	9	2%	1,155	9	1	10	1%
San Carlos	195	0	0	0	0%	107	0	0	0	0%	111	0	0	0	0%	183	12	7%	596	12	0	12	2%
San Mateo <sup>4</sup>	859	0	0	0	0%	469	0	23	23	5%	530	0	18	18	3%	1,242	357	29%	3,100	357	41	398	13%
South San Francisco	565	0	0	0	0%	281	0	3	3	1%	313	10	0	10	3%	705	28	4%	1,864	38	3	41	2%
Woodside <sup>4,6</sup>	23	2	0	2	9%	13	1	0	1	8%	15	0	0	0	0%	11	4	36%	62	7	0	7	11%
San Mateo County	153	0	0	0	0%	103	0	0	0	0%	102	6	0	6	6%	555	17	3%	913	23	0	23	3%
<b>County Totals</b>	<b>4,595</b>	<b>29</b>	<b>105</b>	<b>134</b>	<b>3%</b>	<b>2,507</b>	<b>17</b>	<b>92</b>	<b>109</b>	<b>4%</b>	<b>2,830</b>	<b>46</b>	<b>19</b>	<b>65</b>	<b>2%</b>	<b>6,486</b>	<b>2,377</b>	<b>37%</b>	<b>16,418</b>	<b>2,469</b>	<b>216</b>	<b>2,685</b>	<b>16%</b>

# San Francisco Bay Area Progress in Meeting 2015-2023 Regional Housing Need Allocation (RHNA)

SANTA CLARA COUNTY	Very Low (0-50% AMI)					Low (50-80% AMI)					Moderate (80-120% AMI)					Above Mod (120%+ AMI)			Total				
	RHNA	Permits Issued			% of RHNA Met	RHNA	Permits Issued			% of RHNA Met	RHNA	Permits Issued			% of RHNA Met	RHNA	Total Permits Issued	% of RHNA Met	RHNA	Permits Issued			% of RHNA Met
		Non Deed-Restricted	Deed-Restricted	Total			Non Deed-Restricted	Deed-Restricted	Total			Non Deed-Restricted	Deed-Restricted	Total						Non Deed-Restricted	Deed-Restricted	Total	
Campbell	253	0	0	0	0%	138	4	0	4	3%	151	2	0	2	1%	391	43	11%	933	49	0	49	5%
Cupertino	356	0	0	0	0%	207	0	0	0	0%	231	4	0	4	2%	270	174	64%	1,064	178	0	178	17%
Gilroy	236	0	26	26	11%	160	0	249	249	156%	217	4	3	7	3%	475	398	84%	1,088	402	278	680	37%
Los Altos	169	0	0	0	0%	99	0	0	0	0%	112	0	0	0	0%	97	48	49%	477	48	0	48	10%
Los Altos Hills	46	5	0	5	11%	28	5	0	5	18%	32	0	0	0	0%	15	11	73%	121	21	0	21	17%
Los Gatos*	201	0	0	0	0%	112	0	0	0	0%	132	2	0	2	2%	174	24	14%	619	26	0	26	4%
Milpitas	1,004	10	0	10	1%	570	0	0	0	0%	565	0	0	0	0%	1,151	0	0%	3,290	10	0	10	0%
Monte Sereno	23	4	0	4	17%	13	0	0	0	0%	13	1	0	1	8%	12	2	17%	61	7	0	7	11%
Morgan Hill	273	0	0	0	0%	154	0	12	12	8%	185	6	0	6	3%	316	331	105%	928	337	12	349	36%
Mountain View <sup>4</sup>	814	0	0	0	0%	492	0	9	9	2%	527	0	0	0	0%	1,093	237	22%	2,926	237	9	246	8%
Palo Alto	691	0	20	20	3%	432	0	58	58	13%	278	7	0	7	3%	587	153	26%	1,988	160	78	238	8%
San Jose*	9,233	0	345	345	4%	5,428	0	231	231	4%	6,188	0	0	0	0%	14,231	5,904	41%	35,080	5,904	576	6,480	17%
Santa Clara <sup>4</sup>	1,050	0	0	0	0%	695	0	0	0	0%	755	0	19	19	3%	1,593	212	13%	4,093	212	19	231	5%
Saratoga	147	0	0	0	0%	95	0	0	0	0%	104	0	0	0	0%	93	0	0%	439	0	0	0	0%
Sunnyvale	1,640	0	43	43	3%	906	0	0	0	0%	932	0	18	18	2%	1,974	799	40%	5,452	799	61	860	15%
Santa Clara County	22	0	0	0	0%	13	0	0	0	0%	214	0	0	0	0%	28	65	232%	277	65	0	65	23%
<b>County Totals</b>	<b>16,158</b>	<b>19</b>	<b>434</b>	<b>453</b>	<b>3%</b>	<b>9,542</b>	<b>9</b>	<b>559</b>	<b>568</b>	<b>6%</b>	<b>10,636</b>	<b>26</b>	<b>40</b>	<b>66</b>	<b>1%</b>	<b>22,500</b>	<b>8,401</b>	<b>37%</b>	<b>58,836</b>	<b>8,455</b>	<b>1,033</b>	<b>9,488</b>	<b>14%</b>

SOLANO COUNTY	Very Low (0-50% AMI)					Low (50-80% AMI)					Moderate (80-120% AMI)					Above Mod (120%+ AMI)			Total				
	RHNA	Permits Issued			% of RHNA Met	RHNA	Permits Issued			% of RHNA Met	RHNA	Permits Issued			% of RHNA Met	RHNA	Permits Issued	% of RHNA Met	RHNA	Permits Issued			% of RHNA Met
		Non Deed-Restricted	Deed-Restricted	Total			Non Deed-Restricted	Deed-Restricted	Total			Non Deed-Restricted	Deed-Restricted	Total						Non Deed-Restricted	Deed-Restricted	Total	
Benicia	94	0	0	0	0%	54	3	0	3	6%	56	0	0	0	0%	123	5	4%	327	8	0	8	2%
Dixon <sup>3</sup>	50	0	0	0	0%	24	0	0	0	0%	30	0	0	0	0%	93	34	37%	197	34	0	34	17%
Fairfield <sup>3</sup>	779	0	0	0	0%	404	0	0	0	0%	456	284	0	284	62%	1,461	387	26%	3,100	671	0	671	22%
Rio Vista	45	N/R	N/R	N/R	N/R	36	N/R	N/R	N/R	N/R	48	N/R	N/R	N/R	N/R	170	N/R	N/R	299	N/R	N/R	N/R	N/R
Suisun City	147	0	0	0	0%	57	0	0	0	0%	60	0	0	0	0%	241	8	3%	505	8	0	8	2%
Vacaville	287	0	20	20	7%	134	1	45	46	34%	173	174	0	174	101%	490	190	39%	1,084	365	65	430	40%
Vallejo	283	0	0	0	0%	178	0	0	0	0%	211	0	0	0	0%	690	33	5%	1,362	33	0	33	2%
Solano County	26	0	0	0	0%	15	11	0	11	73%	19	7	0	7	37%	43	14	33%	103	32	0	32	31%
<b>County Totals</b>	<b>1,711</b>	<b>0</b>	<b>20</b>	<b>20</b>	<b>1%</b>	<b>902</b>	<b>15</b>	<b>45</b>	<b>60</b>	<b>7%</b>	<b>1,053</b>	<b>465</b>	<b>0</b>	<b>465</b>	<b>44%</b>	<b>3,311</b>	<b>671</b>	<b>20%</b>	<b>6,977</b>	<b>1,151</b>	<b>65</b>	<b>1,216</b>	<b>17%</b>



# San Francisco Bay Area Progress in Meeting 2015-2023 Regional Housing Need Allocation (RHNA)

SONOMA COUNTY	Very Low (0-50% AMI)				Low (50-80% AMI)				Moderate (80-120% AMI)				Above Mod (120%+ AMI)			Total							
	RHNA	Permits Issued			% of RHNA Met	RHNA	Permits Issued			% of RHNA Met	RHNA	Permits Issued			% of RHNA Met	Permits Issued	% of RHNA Met	RHNA	Permits Issued			% of RHNA Met	
		Non Deed-Restricted	Deed-Restricted	Total			Non Deed-Restricted	Deed-Restricted	Total			Non Deed-Restricted	Deed-Restricted	Total					Non Deed-Restricted	Deed-Restricted	Total		
Cloverdale	39	25	0	25	64%	29	7	0	7	24%	31	0	0	0	0%	112	0	0%	211	32	0	32	15%
Cotati <sup>5</sup>	35	0	0	0	0%	18	0	0	0	0%	18	2	0	2	11%	66	3	5%	137	5	0	5	4%
Healdsburg	35	0	3	3	9%	24	0	4	4	17%	26	0	3	3	12%	76	39	51%	161	39	10	49	30%
Petaluma*	199	0	0	0	0%	103	6	0	6	6%	121	45	0	45	37%	322	185	57%	745	236	0	236	32%
Rohnert Park	181	0	0	0	0%	107	0	0	0	0%	127	0	0	0	0%	484	86	18%	899	86	0	86	10%
Santa Rosa	947	0	0	0	0%	581	0	24	24	4%	759	8	0	8	1%	2,375	94	4%	4,662	102	24	126	3%
Sebastopol <sup>3</sup>	22	0	0	0	0%	17	0	0	0	0%	19	0	0	0	0%	62	2	3%	120	2	0	2	2%
Sonoma	24	0	0	0	0%	23	0	0	0	0%	27	5	0	5	19%	63	6	10%	137	11	0	11	8%
Windsor	120	0	0	0	0%	65	0	0	0	0%	67	0	0	0	0%	188	55	29%	440	55	0	55	13%
Sonoma County	220	0	24	24	11%	127	4	40	44	35%	160	44	0	44	28%	429	79	18%	936	127	64	191	20%
<b>County Totals</b>	<b>1,822</b>	<b>25</b>	<b>27</b>	<b>52</b>	<b>3%</b>	<b>1,094</b>	<b>17</b>	<b>68</b>	<b>85</b>	<b>8%</b>	<b>1,355</b>	<b>104</b>	<b>3</b>	<b>107</b>	<b>8%</b>	<b>4,177</b>	<b>549</b>	<b>13%</b>	<b>8,448</b>	<b>695</b>	<b>98</b>	<b>793</b>	<b>9%</b>

\* Jurisdiction opted to have 2014 permits counted towards its 2015-2023 RHNA allocation.

1. Includes some 2014 permits in 2015 count which were not reported in 2014 per jurisdiction direction to ABAG staff.
2. Includes units reported in APR Table A2 "Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65883.1(c)(1)".
3. Jurisdiction did not provide affordability information, assume all units are Above Moderate.
4. Only net new units counted.
5. No APRs for jurisdiction available on HCD website. ABAG staff assumed no deed restricted units.
6. Jurisdiction did not provide 2015 APR. ABAG Staff applied historical APR trend regarding deed restrictions to 2015 permit totals.