

**Please Start Here**

General Information	
Jurisdiction Name	Napa
Reporting Calendar Year	2018
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City	Napa
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**Submittal Instructions**

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400.

There are two options for submitting APRs:

1. **Online Annual Progress Reporting System (Preferred)** - This enters your information directly into HCD's database limiting the risk of errors. If you would like to use the online system, email [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov).*
2. **Email** - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and to OPR at [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov). Please send the Excel workbook, not a scanned or PDF copy of the tables.

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

<b>Jurisdiction</b>	Napa	
<b>Reporting Year</b>	2018	(Jan. 1 - Dec. 31)

Note: + Optional field  
 Cells in grey contain auto-calculation formulas

**Table A**  
**Housing Development Applications Submitted**

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes		
1					2	3	4	5								6	7	8	9	10	
Prior APN <sup>+</sup>	Current APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes <sup>+</sup>		
Summary Row: Start Data Entry Below																	104	104	84		
	041-700-005	1030 Borrette			SFD	O	4/16/2018								3	3	3		No		
	045-162-004	421 E Berna			ADU	R	2/5/2018								1	1	1		No		
	045-162-004	421 E Berna			SFD	O	2/5/2018								1	1	1		No		
	005-111-009	355 Brown			ADU	R	4/5/2018								1	1	1		No		
	004-212-047	411 Jefferson			SFD	O	8/23/2018								1	1	1		No		
	052-010-011	Silverado Trl			SFD	O	3/5/2018								4	4	4		No		
	042-171-049	2057 W Pueblo			SFD	O	12/17/2018								1	1	1		No		
	042-122-020	2154 W Pueblo			SFD	O	12/26/2018								1	1	1		No		
	038-152-015	1415 Sierra			ADU	R	2/15/2018								1	1	1		No		
	003-265-017	540 Randolph			ADU	R	2/28/2018								1	1	1		No		
	002-035-009	2230 Georgia			SFD	R	3/8/2018								1	1	1		No		
	045-152-004	215 E Berna			ADU	R	7/3/2018								1	1	1		No		
	001-051-023	2691 Yajome			ADU	R	3/14/2018								1	1	1		No		
	004-184-004	2761 Hilltop			ADU	R	3/14/2018								1	1	1		No		
	002-112-011	1329 A			ADU	R	3/22/2018								1	1	1		No		
	004-304-003	1841 Madrona			ADU	R	5/8/2018								1	1	1		No		
	007-045-041	4455 Linda Vista			SFD	O	7/18/2018								27	27	27		No		
	007-045-041	4455 Linda Vista			ADU	R	7/18/2018								11	11	11		No		
	041-631-001	3360 Linda Mesa			ADU	R	6/22/2018								1	1	1		No		
	038-132-003	1642 Rainier			ADU	R	4/17/2018								1	1	1		No		
	007-062-031	4217 Mataro			ADU	R	4/17/2018								1	1	1		No		
	007-253-011	2588 Redwood			SFD	O	5/18/2018								3	3			No		
	045-112-008	1407 Vale			ADU	R	5/8/2018								1	1	1		No		
	007-172-029	11 Chaudhary			SFD	O	6/14/2018								1	1	1		No		



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Cells in grey contain auto-calculation formulas

APN	Address	Agency	Category	Sub-category	Start Date	End Date	Units	Notes
042-180-025	2126 W Park	SFD	O				1	5/16/2018
048-283-001	3704 Hamilton	ADU	R				1	1/19/2018
041-122-005	31 Camilla	ADU	R				1	3/22/2018
003-053-007	1969 Yagame	ADU	R				1	4/20/2018
005-081-011	333 Franklin	ADU	R				1	3/28/2018
045-061-004	1571 Silverado	ADU	R				1	10/10/2018
002-112-047	1408 Cedar	ADU	R				1	4/9/2018
005-115-004	1590 Laurel	SFD	O				1	10/11/2018
045-210-071	91 El Nido	SFD	O				1	8/17/2018
045-270-021	2827 Pine	ADU	R				1	1/22/2018
041-333-004	4051 Biome Mv	ADU	R				1	2/28/2018
005-044-042	1480 Sherwood	ADU	R				1	4/4/2018
042-151-021	2145 W Park	ADU	R				1	12/26/2018
007-172-009	11 Chaudhary	SFD	O		6/14/2018		1	
036-141-006	2147 Latham	ADU	R		6/18/2018		1	
045-125-005	1417 Kings	ADU	R		7/11/2018		1	
001-163-007	2440 Pacific	ADU	R		7/13/2018		1	
004-032-015	1480 Bonavent	ADU	R		7/20/2018		1	
045-210-027	21 Oak Grove	ADU	R		7/25/2018		1	
045-111-020	18 Phoebe	SFD	O		11/30/2018		1	
041-301-001	2616 W Pueblo	ADU	R		10/23/2018		1	
001-051-023	2891 Yagame	ADU	R		2/21/2018		1	
045-162-004	421 E Berna	SFA	O		2/26/2018		1	
045-162-004	421 E Berna	ADU	R		2/26/2018		1	
038-132-003	1942 Hamner	ADU	R		4/17/2018		1	
038-070-086	1115 Paradise	ADU	R		5/21/2018		1	
002-078-003	138 Hillside	ADU	R		6/6/2018		1	
004-212-047	411 Jefferson	SFD	O		8/23/2018		1	
004-212-047	411 Jefferson	ADU	R		8/23/2018		1	
002-035-009	2230 Georgia	SFD	O		3/8/2018		1	
004-304-019	164 Hardon	ADU	R		7/13/2018		1	
052-472-022	41 Sher	SFD	O		10/12/2018		1	
007-120-006	4208 Maher	R						
006-131-038	122 Brown	Watermark Senior Bridgeview	S*	R		3/16/2018	18	

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Napa	
<b>Reporting Year</b>	2018	(Jan. 1 - Dec. 31)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs. Please contact HCD if your data is different than the material supplied here

<b>Table B</b>													
<b>Regional Housing Needs Allocation Progress</b>													
<b>Permitted Units Issued by Affordability</b>													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	185				53						53	132
	Non-Deed Restricted												
Low	Deed Restricted	106		6	1	15						22	84
	Non-Deed Restricted												
Moderate	Deed Restricted	141		2								2	139
	Non-Deed Restricted												
Above Moderate		403	99	135	37	523						794	
<b>Total RHNA</b>		<b>835</b>											
<b>Total Units 44</b>			<b>99</b>	<b>143</b>	<b>38</b>	<b>591</b>						<b>871</b>	<b>355</b>

Note: units serving extremely low-income households are included in the very low-income permitted units totals  
Cells in grey contain auto-calculation formulas



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**Housing Element Implementation**  
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<b>Jurisdiction</b>	Napa
<b>Reporting Year</b>	2018 (Jan. 1 - Dec. 31)

<b>Table D</b>			
<b>Program Implementation Status pursuant to GC Section 65583</b>			
<b>Housing Programs Progress Report</b>			
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.			
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E</b>	<b>Status of Program Implementation</b>
H1.A - Adequate Sites	Maintain Adequate Sites	Ongoing; 2015-23	Ongoing
H1.B - Future Land Use Planning	Adopt a General Plan Update	2016-18	General Plan Update underway
H1.C - Local Housing Need	Prioritize land resources for population groups with the highest need. Evaluate local housing needs for special population groups, given limited land supply	As projects are submitted	
H1.D - Jobs-Housing Analysis	Improve linkages between housing and employment development	As plans are developed	
H1.E - Job Impact Analysis	Heightened link between jobs and housing	As major projects are proposed and reviewed	
H1.F - Housing Sites Study of Surplus Institutional Lands	Completion of Housing Sites analysis for surplus or potentially surplus institutional lands and follow-up actions	2016-18	
H2.A - Adequate Sites for Multifamily Use	Completion of Sites study for futher Housing Element	2020-23	
H2.B - New Residential Units	220 Units	Ongoing; 2015-23	40 units were completed in 2016. Currently 76 affordable rental units for low and very low income households are under construction. They include 8 at Napa Creek Village, 49 at Stoddard West, and 19 at Napa Courtyards. Additionally, in 2018 the City approved a density bonus for Bridgeview Apartments which would provide 11 affordable units as part of the project
H2.C - New Ownership Units	15 ownership housing units	Ongoing; 2015-23	In 2017, the City made a loan from its Affordable Housing Impact Fee fund to Burbank Housing for Redwood Grove, a 34-unit affordable homeownership project. In 2018, Habitat for Humanity completed one home for a low-income homebuyer on property that was previously excess ROW. The project utilized CDBG funds.
H2.D - First Time Buyer Programs	Assist 80 low-income households to become first time homebuyers	Ongoing; 2015-23	8 low-income households were assisted in CY2018
H2.E - Identify Potential Acquisition Sites	Identify and acquire 1-2 sites	Ongoing; 2015-23	
H2.F - Affordable Housing Overlay Zones	Modify Zoning Overlay District	2016-18	

H2.G - Long-Term Affordability Agreements and Monitoring	Approve long term agreements for new affordable units and provide monitoring of these agreements and projects funded under Federal, State, or local housing programs	Agreements as projects occur, Monitoring in an ongoing activity	Monitoring conducted annually
H2.H - Sustainable Development and Practices	Review and update every two years to continue to meet State standards	Ongoing; 2015-23	
H2.I - Preferences in Affordable Housing	Study and possible development of administrative regulations to provide eligibility preferences for people who live and/or work in Napa for affordable housing programs	2016-18	The City is researching feasibility under Fair Housing laws. The County is also exploring legislation to allow employee housing
H2.J - Duplex and Triplexes in Other Areas	Zoning amendment	2016-17	
H3.A - Design Review	Implement design guidelines and meeting process	Ongoing; 2015-23	
H3.B - Use of Planned Development Zoning	Promote design flexibility	Ongoing; 2015-23	Planned Development zoning used to accommodate Harvest Village, a cottage home development
H3.C - Housing Mix	Monitor and potentially increase mix of housing throughout the City of Napa	Incorporate such research as review as part of next overall General Plan Update	Reviewing as part of the General Plan Update currently underway.
H3.D - New Second Units	36 units/ 14 very low income; 13 low income; 9 moderate income	Ongoing; 2015-23	2 ADUs provided in Harvest Village project; 18 ADUs approved in 2016, 34 ADUs approved in 2017; 44 ADUs approved in 2018. IN addition, the City continued its Junior Unit initiative pilot program which provides financing and technical assistance to homeowners to create junior accessory dwelling units which are rented to low-income tenants
H3.E - Second Unit Standards and Fees	Revise Ordinance including work with service providers	2016	In 2018, the City adopted an ordinance amendment to exclude any dwelling unit 500 square feet or less from being charged affordable housing impact fees. Additionally, Napa Sanitation District and Napa Valley USD changed their fee structures to exclude ADUs under 500 square feet from impact fees.
H3.F - Amnesty Program	Consider and potential development of Amnesty Program	2020	Amnesty of un-permitted units is taking place organically with changes to the ADU Ordinance.
H3.G - Rental and Owner Rehabilitation Programs	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	Ongoing; 2015-23	In 2018, 23 owner-occupied units for low and v-low income homeowners were rehabilitated, including 9 through the Owner Occupied Rehab Loan Program and 14 through the Emergency Repair Grant Program. Additionally, in 2018, the Housing Authority approved a \$160,000 loan for improvements to Pueblo Orchard, a 14-unit affordable rental project. In 2018, the City also approved CDBG funds for improvements to Mayacamas Village, a 51-unit apartment project which includes 50 affordable units and 1 manager's unit. The City also approved a new regulatory agreement to allow a tax credit rescindation for the Vintage Senior Apartments which would allow approximately \$3.4M in improvements to the 115-unit affordable senior rental complex
H3.H - Code Enforcement	Improve community health and safety	Ongoing; 2015-23	
H3.I - Targeted Neighborhood Improvement	"Cleanup" of neighborhoods experiencing deterioration	Ongoing; 2015-23	
H3.J - Historic Area Process	Provide information to public on appropriate historic remodel techniques; Cultural Heritage Commission Certificates of Appropriateness; Historic Survey update	Ongoing; 2015-23	



H3.K - Transportation Element Amendments	General Plan Amendment	Address as part of overall General Plan Update	General Plan Update underway
H3.L - Capital Improvement Programs for Neighborhood Improvement	Improvement of neighborhood quality through specific improvements as outlined in CIP and CDBG Consolidated Plan	CIP during budget review; and CDBG 5-year plan and annual reviews	
H3.M - Parks & Recreation Element Update	Assure adequate parks to serve higher density areas	2016-18	General Plan Update underway
H3.N - Retain Federal, State, and Locally Subsidized Affordable Units	None at present; no units are at risk	Ongoing; 2015-23	No units threatened in 2018
H3.O - Rental Acquisition and Maintenance	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	Ongoing; 2015-23; property management and maintenance standards shall be developed by the time first units are ready for occupancy	In 2018, the City began an environmental review for a proposed affordable housing project which would include the reuse of an abandoned assisted living facility which would be converted into affordable rental housing (33 v-low and 33 permanent supportive housing units)
H3.P - Mixed-Use Livability	Mixed-Use review; new standards, guidelines as needed	2018-20	
H4.A - Emergency Shelters	Emergency Shelters to meet Continuum of Care identified unmet needs	Ongoing; 2015-23	City funded existing emergency shelter operations in 2018 and actively participated in the COC. City & County continued to implement recommendations may by national experts in order to redesign the community's homeless system to be a more housing-focused system. Because the community's previous family shelter closed due to mold issues, in 2018, the City approved CDBG funding to Catholic Charities to convert a transitional housing building at Rainbow House into family emergency shelter
H4.B - Permanent Supportive/Transitional Housing	Rehabilitate 8 bedroom home for new transitional housing for homeless families	2015	See Program H3.O - City is currently reviewing the impact of a proposed 66-unit affordable housing project which would reuse an abandoned assisted living facility. The proposed project would include 33 permanent supportive housing units for chronically homeless persons.
H4.C - Support Services	Retain existing and support and assist implementation of added support facilities and services	Day Services Center continuation in the community; other services are ongoing contingent on funding	
H4.D - Rental Assistance for Special Needs	Maintain 10 shelter Plus Care vouchers/year, 30 Mainstream vouchers for disabled/year and 100 non-elderly Disabled (NED) Vouchers	Ongoing; 2015-23	SPC vouchers were maintained in 2018. Additionally, the Housing Authority was awarded 11 new Mainstream Vouchers for homeless or at-risk of homeless households with at least one disabled household member. In Nov 2017, the Housing Authority launched its Landlord Mitigation and Incentive Program to help house homeless and at-risk of homeless persons. In 2018, the Housing Authority expanded the program due to its success in housing homeless voucher holders over the previous year
H4.E - Capital Improvements for Non-Profit Facilities	Provide funds to assist in maintenance of non-profit facilities serving low income and special needs groups	CDBG allocations	As described in H4.A above, in 2018 the City approved CDBG funds to Catholic Charities to make ADA improvements to Rainbow House, so one of the buildings could be converted to a family homeless shelter
H4.F - Encourage Well Managed New SRO Permanent Housing	Revise SRO Ordinance; 20 units for extremely low and low income	Ordinance revision by 2016; units by 2023	

H4.G - Rehabilitate Existing Facilities for SROs	Rehabilitate 20 units of housing to SRO units	Ongoing; 2015-23	As discussed previously, the City is currently reviewing a proposal to convert an abandoned assisted living facility into a 66-unit affordable housing project. Almost all of the units would be SROs
H4.H - Coordination with Napa County and Other Actions to address Farmworker Housing	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 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	Ongoing; 2015-23 or as specifically noted in program	
H4.I - Housing for Developmentally Disabled Persons	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 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	Establish a partnership with the Regional Center by 2016; Assist developers as funding is available	Housing Division provided ADA Improvements as part of its Emergency grant/rehab programs
H5.A - Universal Design	Add Universal Design provisions to zoning ordinance	2016	
H5.B - Traffic Impact Overlay	Monitor as new developments are proposed. Pursue modifications to the Traffic Impact Overlay as needed	Ongoing; 2015-23	
H5.C - Priority Processing	Develop administrative policy for project processing during and after approvals	2017	
H5.D - Affordable Housing Fees	Retain ability to defer fees	Ongoing; 2015-23	
H5.E - Fair Housing	Retain Fair Housing Agency	Ongoing; 2015-23	City continued to fund Fair Housing in 2018
H5.F - Database Monitoring	Incorporate permit tracking and land use databases into GIS system	Ongoing; 2015-23	
H5.G - Legislation	Monitor and support key legislation	Ongoing; 2015-23	
H5.H - Housing Transfer Agreements	Assist County in meeting Housing Needs	Ongoing; 2015-23	Transfer Agreement for Napa Courtyard, Stoddard West, Oak Creek Terrace, and Redwood Grove Housing Project
H5.I - Cities/Counties Coordination	Improve coordination on City/County housing issues	Ongoing; 2015-23	Continued to work with County & other cities on housing issues
H5.J - Community Outreach Efforts	Outreach and education	Ongoing and as Specific Plans are developed	Continue to provide Notice of Application to property owners within 500 feet for all project applications.





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**Table F**

**Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)**

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. 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 Government Code section 65583.1(c)(2).

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 <sup>+</sup>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									

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<b>Permitted Units Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	3
	Non-Deed Restricted	0
Low	Deed Restricted	8
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		31
<b>Total Units 44</b>		<b>42</b>

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

<b>Entitlement Summary</b>	
Total Housing Applications Submitted:	0
Number of Proposed Units in All Applications Received:	104
Total Housing Units Approved:	84
Total Housing Units Disapproved:	0

<b>Use of SB 35 Streamlining Provisions</b>	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

<b>Units Constructed - SB 35 Streamlining Permits</b>			
<b>Income</b>	<b>Rental</b>	<b>Ownership</b>	<b>Total</b>
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>