Please Start Here

General Information	
Jurisdiction Name	Napa
Reporting Calendar Year	2020
Contact Information	
First Name	Michael
Last Name	Walker
Title	Senior Planner
Email	mwalker@cityofnapa.org
Phone	7072579530
Mailing Address	
Street Address	1600 First Street
City	Napa
Zipcode	94559

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated.

v 12_28_20

Jurisdiction	Napa	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an 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+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	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	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes+
Summary Row: Start Data Entry Below								90	0	0	0	0	3	258	351	339	0	0	
	045-411-007	37 Pascale Ct.	Lively Residence	PL19-0124	SFD	O	1/14/2020							1	1	1		No	
	052-472-001	50 Holly	Paukert SFR	PL19-0142	SFD	O	4/17/2020							1	1	1		No	
	006-383-004	77 El Nido Dr	Stiefvater SFR	PL20-0003	SFD	O	1/14/2020							1	1	1		No	
	042-241-005	2038 W. Lincoln	W. Lincoln Parcel Map II	PL20-0004	SFD	O	1/14/2020							4	4	4		No	
	003-093-064	1700 Coleman St	Foye ADU	PL20-0008	ADU	R	2/24/2020						1		1	1		No	
	046-190-064	Peatman Drive	Braydon Phase II	PL20-0010	5+	R	6/12/2020							218	218	218		No	
	041-341-008	1133 Larkin Way	Dornaus Parcel Map	PL20-0056	SFD	O	7/23/2020							4	4	4		No	
	002-063-008	1432 F Street	Petersen ADU	PL20-0093	ADU	R	8/26/2020						1		1	1		No	
	044-050-010	132 Tyson Ct	Marvin Gardens	PL20-0094	2 to 4	O	10/22/2020							12	12			No	
	046-111-001	1111 Terrace Dr	Terrace Drive II	PL20-0102	SFD	O	9/1/2020							17	17	17		No	
	003-041-019	1242 Legion	Grant ADU	PL20-0123	ADU	R	9/16/2020						1		1	1		No	
	038-170-042	3700 Valle Verde	Heritage House	PL17-0114	5+	R	1/2/2020	90							90	90		No	
															0				
															0				
															0				
															0				
															0				
															0				
															0				
															0				
															0				
															0				
															0				
															0				
															0				
															0				
															0				
															0				

Jurisdiction	Napa		
Reporting Year	2020	(Jan. 1 - Dec. 31)	

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

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A2
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									Affordability by Household Incomes - Building Permits									Affordability by Household Incomes - Certificates of Occupancy									Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Notes
1					2	3	4							5	6	7							8	9	10							11	12	13	14	15	16		18	19	20			21
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+ ADU,MH)	Tenure R=Renter O=Owner	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	Entitlement Date Approved	# of Units issued Entitlements	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	Building Permits Date Issued	# of Units issued Building Permits	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	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units*	Demolished or Destroyed Units*	Demolished/Destroyed Units Owner or Renter*	Notes*
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0	30	0	27	18	0	20	44		139	0	0	1	5	0	7	4		17	0	0							0	0	0	
	001-091-004	2563 Yajome St			ADU	R									0						1		5/27/2020	1									0		N				Rental Survey					North Bay ADU Rental Survey
	044-050-004	351 Pear Tree Ln			SFA	O									0							1	3/2/2020	1									0		N									
	044-570-039	360 Pear Tree Ln			SFA	O									0							1	10/9/2020	1									0		N									
	044-570-050	348 Pear Tree Ln			SFA	O									0							6	10/9/2020	6									0		N									
	044-050-004	1151 Pear Tree Ln			SFA	O									0							7	10/9/2020	7									0		N									
	001-051-023	2691 Yajome St			ADU	R									0						1		6/3/2020	1									0		N				Rental Survey					North Bay ADU Rental Survey
	041-110-019	4190 Browns Valley Rd			ADU	R									0						1		10/15/2020	1									0		N				Rental Survey					North Bay ADU Rental Survey
	044-062-033	4190 Soscol Ave	Manzanita Family Apartments		5+	R									0	30		20				1	4/30/2020	51									0		N	Y	LHTF	DB		55				Also funding from County, HOME, AHSC, National Housing Trust Fund
	042-122-021	2152 W Pueblo Ave			SFD	O									0							1	9/15/2020	1									0		N									
	042-203-019	1958 Waverly St			ADU	R									0				1				2/3/2020	1				1				11/6/2020	1		N				Rental Survey					North Bay ADU Rental Survey
	007-161-002	4060 Lloyd Dr			SFD	O									0							1	9/28/2020	1									0		N									
	007-161-002	4060 Lloyd Dr			SFD	O									0							1	12/14/2020	1									0		N									
	007-161-002	4060 Lloyd Dr			SFD	O									0							1	12/14/2020	1									0		N									
	003-152-009	1441 Calistoga Ave			ADU	R									0						1		2/5/2020	1						1		9/28/2020	1		N				Rental Survey					North Bay ADU Rental Survey
	002-035-009	2230 Georgia St			SFD	O									0							1	1/21/2020	1									0		N									
	041-631-001	3360 Linda Mesa Way			ADU	R									0				1				5/13/2020	1									0		N				Rental Survey					North Bay ADU Rental Survey
	043-122-031	1690 River Park Blvd			ADU	R									0						1		1/10/2020	1									0		N				Rental Survey					North Bay ADU Rental Survey
	042-102-016	3011 Baywood Ln	Scales ADU		ADU	R									0			1					2/3/2020	1			1					10/30/2020	1		N	Y	Other	Other		20	0			City General Funds - Junior Unit Initiative Program
	002-051-016	1706 F St			ADU	R									0						1		5/5/2020	1						1		12/9/2020	1		N				Rental Survey					North Bay ADU Rental Survey
	003-135-007	1026 Caymus St			ADU	R									0				1				2/12/2020	1				1				7/13/2020	1		N				Rental Survey					North Bay ADU Rental Survey
	004-311-005	2757 Old Sonoma Rd	Tremain ADU		ADU	R									0			1					1/17/2020	1									0		N	Y	Other	Other		20	0			City General Funds - Junior Unit Initiative Program
	042-101-014	22 Glen Ct			ADU	R									0				1				1/9/2020	1				1				9/25/2020	1		N				Rental Survey					North Bay ADU Rental Survey
	002-112-003	1507 A St			ADU	R									0						1		1/21/2020	1						1		10/30/2020	1		N				Rental Survey					North Bay ADU Rental Survey
	050-224-001	3316 Twin Oaks Dr			ADU	R									0				1				1/22/2020	1				1				11/4/2020	1		N				Rental Survey					North Bay ADU Rental Survey
	003-072-001	1830 Adrian St			ADU	R									0						1		1/29/2020	1									0		N				Rental Survey					North Bay ADU Rental Survey
	002-112-011	1329 A St			ADU	R									0				1				5/12/2020	1									0		N				Rental Survey					North Bay ADU Rental Survey
	003-093-064	1700 Coleman St			ADU	R									0				1				3/26/2020	1									0		N				Rental Survey					North Bay ADU Rental Survey
	038-033-010	3078 Encanto Dr			ADU	R									0						1		7/27/2020	1									0		N				Rental Survey					North Bay ADU Rental Survey
	001-065-006	1611 Menlo Ave			ADU	R									0						1		11/16/2020	1									0		N				Rental Survey					North Bay ADU Rental Survey
	001-151-003	1011 Central Ave			ADU	R									0						1		7/29/2020	1									0		N				Rental Survey					North Bay ADU Rental Survey
	004-142-005	577 Seymour St			ADU	R									0						1		5/13/2020	1						1		11/5/2020	1		N				Rental Survey					North Bay ADU Rental Survey
	002-064-001	1427 F St			ADU	R									0						1		3/23/2020	1						1		8/17/2020	1		N				Rental Survey					North Bay ADU Rental Survey
	004-322-023	2721 Illinois St			ADU	R									0				1				7/13/2020	1				1				12/31/2020	1		N				Rental Survey					North Bay ADU Rental Survey
	006-293-008	1047 Clark St			ADU	R									0				1				6/22/2020	1									0		N				Rental Survey					North Bay ADU Rental Survey
	002-152-022	2016 Second St			ADU	R									0						1		5/13/2020	1						1		10/28/2020	1		N				Rental Survey					North Bay ADU Rental Survey
	003-072-006	1880 Adrian St			ADU	R									0				1				7/30/2020	1									0		N				Rental Survey					North Bay ADU Rental Survey
	007-103-007	2421 Kiess Barn Pl			ADU	R									0						1		7/6/2020	1									0		N				Rental Survey					North Bay ADU Rental Survey
	002-092-007	1700 York St	Rolls ADU		ADU	R									0			1					3/12/2020	1									0		N	Y	Other	Other		20				City General Funds - Junior Unit Initiative Program
	046-060-006	352 Vinterra Ct			SFD	O									0							1	11/20/2020	1									0		N									
	046-060-006	349 Vinterra Ct			SFD	O									0							1	11/20/2020	1									0		N									
	046-060-006	373 Vinterra Ct			SFD	O									0							1	11/20/2020	1									0		N									
	046-060-006	364 Vinterra Ct			SFD	O									0							1	11/20/2020	1									0		N									
	046-060-006	346 Vinterra Ct			SFD	O									0							1	11/20/2020	1									0		N									
	046-060-006	361 Vinterra Ct			SFD	O									0							1	11/20/2020	1									0		N									
	046-060-006	370 Vinterra Ct			SFD	O									0							1	11/20/2020	1									0		N									
	046-060-006	358 Vinterra Ct			SFD	O									0							1	11/20/2020	1									0		N									
	046-060-006	340 Vinterra Ct			SFD	O									0							1	11/20/2020	1									0		N									
	046-060-006	343 Vinterra Ct			SFD	O									0							1	11/20/2020	1									0		N									
	046-060-006	355 Vinterra Ct			SFD	O									0							1	11/20/2020	1									0		N									
	046-060-006	367 Vinterra Ct			SFD	O									0							1	11/20/2020	1									0		N									
	038-152-015	1415 Sierra Ave	St. Claire ADU		ADU	R									0			1					7/22/2020	1									0		N	Y	Other	Other		20				City General Funds - Junior Unit Initiative Program
	045-411-007	37 Pascale Ct			SFD	O									0							1	10/1/2020	1									0		N									
	004-253-010	390 Monroe St			ADU	R									0				1				8/24/2020	1									0		N				Rental Survey					North Bay ADU Rental Survey
	045-141-014	67 Spring St			ADU	R									0				1				7/6/2020	1									0		N				Rental Survey					North Bay ADU Rental Survey
	002-101-021	1676 Muller Dr			ADU	R									0						1		6/30/2020	1									0		N				Rental Survey					North Bay ADU Rental Survey
	042-242-024	2061 W Lincoln Ave			ADU	R									0						1		7/22/2020	1						1		12/23/2020	1		N				Rental Survey					North Bay ADU Rental Survey
	038-545-003	3096 Stallings Dr			ADU	R									0						1		9/10/2020	1									0		N				Rental Survey					North Bay ADU Rental Survey
	006-094-001	2 Bonita Ave			ADU	R									0				1				9/21/2020	1									0		N				Rental Survey					North Bay ADU Rental Survey
	004-042-007	2 Arrowwood Ave			ADU	R									0				1				12/1/2020	1									0		N				Rental Survey					North Bay ADU Rental Survey
	038-297-005	1875 Urwin Dr	Shown ADU		ADU	R									0			1					10/5/2020	1									0		N	Y	Other	Other		20				City General Funds Junior Unit Initiative Program
	001-303-001	3197 Stuart Way			ADU	R									0				1				8/17/2020	1									0		N				Rental Survey					North Bay ADU Rental Survey
	001-163-017	2440 Pacific St			ADU	R									0				1				11/9/2020	1									0		N				Rental Survey					North Bay ADU Rental Survey
	052-472-001	50 Holly			SFD	O									0							1	10/8/2020	1									0		N									
	003-151-008	1341 Seminary St			ADU	R									0						1		11/5/2020	1									0		N				Rental Survey					North Bay ADU Rental Survey
	001-161-001	2490 Merced St	Garcia ADU		ADU	R									0			1					8/27/2020	1									0		N	Y	Other	Other		20				City General Funds - Junior Unit Initiative Program
	046-523-031	2021 Seville Dr	Ortega-Luna ADU		ADU	R									0			1					10/14/2020	1									0		N	Y	Other	Other		20				City General Funds - Junior Unit Initiative Program
	007-231-003	3710 Linda Vista Ave			ADU	R									0				1				12/10/2020	1									0		N				Rental Survey					North Bay ADU Rental Survey
	007-231-003	3710 Linda Vista Ave			ADU	R									0						1		12/10/2020	1									0		N				Rental Survey					North Bay ADU Rental Survey
	007-152-044	19 Packard Ct			ADU	R									0				1				11/17/2020	1									0		N				Rental Survey					North Bay ADU Rental Survey
	044-570-040	360 Pear Tree Ln			SFA	O									0							1	10/9/2020	1									0		N									
	044-570-041	360 Pear Tree Ln			SFA	O									0							1	10/9/2020	1									0		N									
	044-570-042	360 Pear Tree Ln			SFA	O									0							1	10/9/2020	1									0		N									
	044-570-043	360 Pear Tree Ln			SFA	O									0							1	10/9/2020	1									0		N									
	044-570-045	348 Pear Tree Ln			SFA	O									0							1	10/9/2020	1									0		N									
	044-050-004	351 Pear Tree Ln			SFA	O									0							1	12/4/2020	1							1	12/11/2020	1		N									
	044-050-004	351 Pear Tree Ln			SFA	O									0							1	12/4/2020	1							1	12/7/2020	1		N									
	044-050-004	351 Pear Tree Ln			SFA	O									0							1	12/4/2020	1							1	12/9/2020	1		N									
	044-050-004	351 Pear Tree Ln			SFA	O									0							1	12/4/2020	1							1	12/9/2020	1		N									

Jurisdiction	Napa	
Reporting Year	2020	(Jan. 1 - Dec. 31)

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

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Income Level		1	2									3	4
		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		30				83	102
	Non-Deed Restricted												
Low	Deed Restricted	106		6	1	15	16	27				94	12
	Non-Deed Restricted						11	18					
Moderate	Deed Restricted	141		2			20					63	78
	Non-Deed Restricted						21	20					
Above Moderate		403	99	135	37	523	92	44				930	
Total RHNA		835											
Total Units			99	143	38	591	160	139				1170	192

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

Cells in grey contain auto-calculation formulas

Jurisdiction	Napa	
Reporting Period	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Napa	
Reporting Year	2020	(Jan. 1 - Dec. 31)

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

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C
Sites Identified or Rezoned to Accommodate Shortfall Housing Need

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Type of Shortfall	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Napa	
Reporting Year	2020	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
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 hightest need. Evaluate local housing needs for special population groups, given limited land supply	As projects are submitted	As part of the General Plan Update, an inventory of underutilized sites is being created for potential rezoning into housing sites
H1.D - Jobs-Housing Analysis	Improve linkages between housing and employment development	As plans are developed	Being studied in the General Plan Update
H1.E - Job Impact Analysis	Heightened link between jobs and housing	As major projects are proposed and reviewed	Being studied in the General Plan Update
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	Underway
H2.A - Adequate Sites for Multifamily Use	Completion of Sites study for futher Housing Element	2020-23	Underway
H2.B - New Residential Units	220 Units	Ongoing; 2015-23	In 2020, 50 additional affordable units started construction. In addition, 42 affordable units that started construction in 2019 remain under construction (8 at Napa Creek Village and 34 at Redwood Grove).
H2.C - New Ownership Units	15 ownership housing units	Ongoing; 2015-23	The 34-unit affordable homeownership project, Redwood Grove, continued construction in 2020.
H2.D - First Time Buyer Programs	Assist 80 low-income households to become first time homebuyers	Ongoing; 2015-23	10 low-income households were assisted in CY2020.
H2.E - Identify Potential Acquisition Sites	Identify and acquire 1-2 sites	Ongoing; 2015-23	Housing Sites analysis underway
H2.F - Affordable Housing Overlay Zones	Modify Zoning Overlay District	2016-18	Following General Plan Update (2021)
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	Ongoing
H2.I - Preferences in Affordable Housing	Study and possible development of administrative regulations to provide eligiblity 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	Following General Plan Update (2021)
H3.A - Design Review	Implement design guidelines and meeting process	Ongoing; 2015-23	Design Review requirements amended in 2017
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 overal 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	45 ADUs approved in 2020. 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. 3 deed-restricted ADUs were completed through the program in 2020.
H3.E - Second Unit Standards and Fees	Revise Ordinance indluding 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 2020, 19 owner-occupied units for low and very-low income homeowners were rehabilitated, including 7 through the Owner Occupied Rehab Loan Program and 12 through the Emergency Repair Grant Program. River Park Manor, a 105 unit market rate apartment complex that was converted to an affordable housing project, was renovated in 2020. The project includes 104 affordable units and 1 manager's unit. Also in 2020, Charter Oaks, a 75-unit affordable rental project, began renovations. This would also increase the project's affordability by increasing the number of very-low income units from 15 to 31 units. In addition to 1 manager's unit, there will be 43 low-income units.
H3.H - Code Enforcement	Improve community health and safety	Ongoing; 2015-23	Ongoing
H3.I - Targeted Neighborhood Improvement	"Cleanup" of neighborhoods experiencing deterioration	Ongoing; 2015-23	Ongoing
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	Ongoing
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 outined in CIP and CDBG Consolidated Plan	CIP during budget review; and CDBG 5-year plan and annual reviews	Ongoing
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 2020

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 2020, the City completed environmental review and entitlements for an affordable housing project which would include the reuse of an abandoned assisted living facility which would be converted into affordable rental housing (65 very-low, of which 33 would be permanent supportive housing units).
H3.P - Mixed-Use Livability	Mixed-Use review; new standards, guidelines as needed	2018-20	Following General Plan Update (2021)
H4.A - Emergecy Shelters	Emergency Shelters to meet Continuum of Care identifed unmet needs	Ongoing; 2015-23	City funded existing emergency shelter operations in 2020 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.
H4.B - Permanent Supportive/Transitional Housing	Rehabilitate 8 bedroom home for new transitional housing for homeless families	2015	See Program H3.O - In 2020, the City approved the environmental review and approved entitlements for Heritage House/Valle Verde, a proposed affordable housing project which includes the 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 facilites and services	Day Services Center continuation in the community; other services are ongoing contingent on funding	Ongoing
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 2020. In 2020, the Housing Authority was awarded 30 new Mainstream Vouchers for non-elderly disabled households, bringing the Housing Authority's total Mainstream vouchers to 71. The Housing Authority continued its Landlord Mitigation and Incentive Program, launched in 2017, to help house homeless and at-risk of homeless persons. In 2020, the Housing Authority reserved 39 project-based vouchers (in two different developments) for chronically homeless referred through the County's Coordinated Entry System.
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	Under Review
H4.G - Rehabilitate Existing Facilities for SROs	Rehabilitate 20 units of housing to SRO units	Ongoing; 2015-23	The City completed environmental and entitlement review for an affordable housing project, Heritage House/Valle Verde, that includes the conversion of an abandoned assisted living facility into a 66-unit afordable housing project. Sixty of these 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 coordinante 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 farmworaks and equivalent income households during planning period	Ongoing; 2015-23 or as specifically noted in program	Ongoing
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 parnter 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	In 2020, the Housing Division provided ADA Improvements to 4 units as part of its Emergency grant/rehab programs
H5.A - Universal Design	Add Universal Design provisions to zoning ordinance	2016	Under Review
H5.B - Traffic Impact Overlay	Monitor as new developments are proposed. Pursue modifications to the :TI Overlay as needed	Ongoing; 2015-23	Ongoing
H5.C - Priority Processing	Develop administrative policy for project processing during and after approvals	2017	Completed 2017
H5.D - Affordable Housing Fees	Retain ability to defer fees	Ongoing; 2015-23	On-going.
H5.E - Fair Housing	Retain Fair Housing Agency	Ongoing; 2015-23	City continued to fund Fair Housing in 2020.
H5.F - Database Monitoring	Incorporate permit tracking and land use databases into GIS system	Ongoing; 2015-23	Under Review
H5.G - Legislation	Monitor and support key legislation	Ongoing; 2015-23	City continued to support key legislation in 2020.
H5.H - Housing Transfer Agreements	Assist County in meeting Housing Needs	Ongoing; 2015-23	Napa Pipe Agreement includes the City of Napa taking 80% of the County's RHNA in the Sixth Housing Cycle
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 including updating joint underwriting guidelines in 2020.
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.
H5.K - Use of Funds	Implementation of Housing Prorams	Ongoing; 2015-23	In 2019, the City approved a loan reservation of $2.2 M in funding from the City's Affordable Housing Impact fees for Heritage House-Valle Verde (a 90-unit affordable rental project) which was entitled in 2020 and provided funding for the Redwood Grove project, a 34-unit affordable homeownership project, which started construction in 2020.
H5.L - Maximize Rental Subsidies	Maintain existing allocation of up to 1,378 Section 8 Rental Vouchers Countywide (including Program 4.D special needs vouchers	Ongoing; 2015-23	Utilized 98% of Section 8 allocation in 2020
H5.M - Public/Private Partnerships	Use of private resources to achieve housing element goals	Ongoing; 2015-23	Continued to encourage private resources for affordable housing - especially through use of Housing Density Bonus program. Participated in Non-Profit Coalition Housing Subcommittee. Continued to partner with the County through an MOU for the homeless system
H5.N - Water and Sewer Service Provider Coordination	Ensure that water and sewer providers are aware of the City's plans for residential development throughout the City	By January 31, 2016	Distributed June 18, 2015

Jurisdiction	Napa	
Reporting Period	2020	(Jan. 1 - Dec. 31)

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

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

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

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA+ Listed for Informational Purposes Only				Units that Count Towards RHNA + Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1+
	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	
Rehabilitation Activity		11	93	104					River Park Manor - Rehabilitation of 105 market-rate units converted to 104 deed-restricted, low-income units and 1
Preservation of Units At-Risk									
Acquisition of Residential Units									
Mobilehome Park Preservation									
Total Units by Income		11	93	104					

Jurisdiction	Napa	
Reporting Period	2020	(Jan. 1 - Dec. 31)

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

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

Table G
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier						
1				2	3	4
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

Jurisdiction	Napa	
Reporting Period	2020	(Jan. 1 - Dec. 31)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

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

Table H

Locally Owned Surplus Sites

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						

Jurisdiction	Napa	
Reporting Year	2020	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	30
	Non-Deed Restricted	0
Low	Deed Restricted	27
	Non-Deed Restricted	18
Moderate	Deed Restricted	0
	Non-Deed Restricted	20
Above Moderate		44
Total Units		**139**

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

Housing Applications Summary	
Total Housing Applications Submitted:	12
Number of Proposed Units in All Applications Received:	351
Total Housing Units Approved:	339
Total Housing Units Disapproved:	0

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

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

Cells in grey contain auto-calculation formulas

Jurisdiction	Napa	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	$ -

Task	$ Amount Awarded	$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

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

Completed Entitlement Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		**0**

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	30
	Non-Deed Restricted	0
Low	Deed Restricted	27
	Non-Deed Restricted	18
Moderate	Deed Restricted	0
	Non-Deed Restricted	20
Above Moderate		44
Total Units		**139**

Certificate of Occupancy Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	1
	Non-Deed Restricted	5
Moderate	Deed Restricted	0
	Non-Deed Restricted	7
Above Moderate		4
Total Units		**17**