



**City of St. Helena
Housing Element Update 2015-2023
Housing Needs Assessment**

**Adopted
May 26, 2015**

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Executive Summary

This document represents the first of two documents that will constitute the 2015-2023 St. Helena Housing Element Update. The Housing Element is one of the seven General Plan elements, and every jurisdiction in the State of California is required to submit a Housing Element to the Department of Housing and Community Development (HCD) for review and certification. St. Helena is a member of the Bay Area Association of Governments (ABAG) and, therefore, is required to submit an updated Housing Element to HCD by January 31, 2015.

Review of Existing Housing Element

Since the City of St. Helena adopted a Housing Element in 2009, the City of St. Helena has successfully removed many of the previously identified governmental constraints to housing production, maintenance, and rehabilitation. In January 2015, the City adopted an ordinance to: allow emergency shelters for the homeless in the Industrial (I) and Service Commercial (SC) zoning districts as a permitted use; allow transitional and supportive housing in all zoning districts that allow residential uses, subject to the same regulations as other housing of the same type in the same zone; allow agricultural employee housing for 6 or fewer employees in all residential zoning districts; allow agricultural employee housing of up to 36 beds or 12 units as a permitted use in the Agricultural (A-20), Agricultural Preserve (AP), and Winery (W) zoning districts; allow single room occupancy housing as a permitted use in the High Density Residential (HR) district; provide a procedure to allow for persons with disabilities to seek reasonable accommodation from zoning laws, rules and regulations pertaining to housing; and amended the zoning code in accordance with State density bonus law. These zoning amendments implemented programs HE1.Q, HE1.R, HE1.S, and HE4.I, HE4.K of the 2009 Housing Element.

Demographic and Economic Trends

Since 2000, the City of St. Helena experienced a slight population decline and an increase in the number of households, causing the average household size in St. Helena to fall. The median age of St. Helena residents rose from 40 to 43 years. The median household income in St. Helena (\$71,100 in 2012) exceeds the Napa County median but is lower than the Bay Area median. Many people travel into St. Helena from the surrounding area for work, and that pattern will continue as local population and household growth projections lag strong employment growth estimates for the next three decades.

Existing Housing and Market Conditions

Around 2,802 housing units exist in St. Helena in 2014, an increase of about 26 units since 2010. About 60 percent of the new homes are single-family units, and the rest are multifamily units. There is a significant difference between the income necessary to purchase the median priced single-family home in St. Helena (nearly \$200,000 a year) and St. Helena's 2012 median household income of \$71,100. Rental units in St. Helena, while limited in supply, provide more

affordable options for low- and moderate-income households. Approximately 37 percent of the apartments in St. Helena are subsidized affordable units. Market rents are unaffordable to some very low-income households and all extremely low-income households. This highlights the need for additional subsidized affordable housing, to meet the needs of local households in these lower income categories. While only about five percent of households in St. Helena live in overcrowded conditions, most households experiencing overcrowding are renters.

Special Housing Needs

Both St. Helena and Napa County have high concentrations of seniors compared to the Bay Area, with residents aged 65 and over comprising 19 percent of the population in St. Helena. Thirty-five percent of all St. Helena households are headed by a senior. In addition, a disproportionately large number of St. Helena's elderly households have severe housing cost burdens compared to the overall population. The percentage of large family households in St. Helena is significantly lower than the rates in Napa County and the Bay Area, while St. Helena has a similar percentage of single female-headed households. While the number of farmworkers and homeless persons in need of permanent or transitional housing specifically within the City of St. Helena is unknown, these two special needs populations have an unmet need for housing in Napa County as a whole and St. Helena must work with surrounding jurisdictions to meet that need.

Non-governmental and Governmental Constraints

The non-governmental constraints that restrict building in St. Helena are the price of land and the availability of financing with the tightening of the national credit market. The governmental constraints present in St. Helena include water capacity, given that the City has limited water supplies and must prioritize water service for proposed development that includes housing for lower-income households. Other non-governmental and governmental conditions such as construction costs, zoning code, General Plan land use designations, and impact fees do not unnecessarily inhibit housing production.

Sites Inventory and Analysis and Zoning for a Variety of Housing Types

The housing sites inventory analysis indicates that St. Helena has a sufficient number of housing sites to meet the City's 2014-2022 Regional Housing Needs Allocation (RHNA). St. Helena received a RHNA of 31 total units distributed across very low-income (8 units), low-income (5 units), moderate-income (5 units), and above moderate-income (13 units) categories. Given the 39 units built or approved since January 2014, the City needs sites for at least 4 more housing units affordable to very low income households. After accounting for possible site constraints, the City has the capacity to accommodate 62 units on four high-density sites that meet the State's default density and therefore are adequate to provide affordable housing for lower-income households. The City also has capacity to develop an additional 172 units on six medium density sites. Market rate housing on these sites is assumed to be affordable to above-moderate income households, but

development projects will be required to provide 20 percent affordable units under the City's inclusionary regulations.

Introduction

Since 1969, California Housing Element Law has required that local governments develop plans to accommodate and facilitate housing for current and future residents, at all income levels.

Housing Element Purpose

The purpose of the Housing Element is to establish a comprehensive plan to address housing needs in St. Helena over the eight-year planning period between January 31, 2015, and January 31, 2023. The Housing Element sets the policies surrounding the development, rehabilitation, and preservation of housing units that meet the needs of St. Helena residents.

The Housing Element consists of two parts, the Housing Needs Assessment and a Housing Element Policy Document. The Housing Needs Assessment identifies and analyzes the existing and projected housing needs for St. Helena and also identifies sites for housing development that are adequate to accommodate the City's regional housing needs allocation. The forthcoming Housing Policy document will state goals, policies, quantified objectives, and implementation programs for the development, rehabilitation, and preservation of housing, based upon the findings of the Housing Needs Assessment and input received through the public outreach that the City incorporated into the Housing Element Update process. Then, throughout the eight-year planning period, St. Helena will implement a set of programs to meet the goals included in the Housing Element Policy Document.

Authority

Housing Elements are required by section 65302(c) of the California Government Code. Housing Elements are one of seven mandatory General Plan Elements. Specific requirements for Housing Elements are set forth beginning at section 65580 of the Government Code, with additional guidance provided by the State Department of Housing and Community Development (HCD). The combination of the Housing Needs Assessment and the Housing Element Policy Document will address all applicable requirements of State law.

Status

The St. Helena City Council adopted the prior Housing Element in 2009. Upon review of the adopted Housing Element, HCD sent the City of St. Helena a letter of compliance on October 15, 2009.¹ The 2015-2023 Housing Element Update will plan for St. Helena's housing needs through

¹ California Department of Housing and Community Development. Housing Element Review Letters.

October 31, 2022, in accordance with the Housing Element RHNA projection period for jurisdictions in the Association of Bay Area Governments.²

Consistency with the General Plan

State Law requires that a General Plan and its constituent elements “comprise an integrated, internally consistent and compatible statement of policies.”³ Each and every element has equal standing in the eyes of the law. The City of St. Helena is undertaking a comprehensive General Plan Update concurrent with the Housing Element Update. Due to mandated schedule for adoption of the Housing Element Update, the remainder of the General Plan Update will be completed after adoption of the Housing Element. This will provide the City with the opportunity to review and revise all policies and programs in the remaining General Plan elements, to ensure internal consistency across all seven General Plan elements.

In 2011, the Governor signed SB 244 which requires local governments to make determinations regarding “disadvantaged unincorporated communities,” defined as a community with an annual median income that is less than 80 percent of the statewide annual median household income. The City has determined that there are no disadvantaged unincorporated island, fringe or legacy communities, as defined in the legislation, inside or near its boundaries.

Public Participation

Public participation in the Housing Element process began with a community workshop on April 29, 2014, to solicit comments from the community on key issues and strategic directions to pursue in the Housing Element update. The public was encouraged to participate via the following outreach efforts:

- Articles in the City of St. Helena E-News.
- Posting of the workshop notice on the St Helena web site.
- An article for the Housing Element public workshop was published in the local newspaper.
- A Notice for the Housing Element public workshop was published in the local newspaper.
- Posting of Housing Element public workshop flyers throughout the community.

Approximately 40 people attended the public Housing Element Workshop on April 29, 2014. The

¹ http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_letters/. Accessed on March 11, 2014.

² California Department of Housing and Community Development. Housing Element Update Schedule for Regional Housing Need Assessment (RHNA). January 2014.

³ http://www.hcd.ca.gov/hpd/hrc/plan/he/web_he_duedate.pdf. Accessed on March 11, 2014.

³ Government Code Section 65300.5

attendees represented a variety of organizations such as local housing advocacy organizations (e.g., Napa Valley Fair Housing, Our Town St. Helena, Latinos Unidos del Valle de Napa y Solano, and California Rural Legal Assistance, Inc.), developers (Calistoga Affordable Housing), the local press, and members of the general public. Attendees were presented with a summary of the preliminary key findings from the Housing Needs Assessment regarding special housing needs, existing housing and market conditions, demographic and economic trends, and a review of the 2009 St. Helena Housing Element. Planning staff and the City's consultant reviewed housing opportunity sites from the 2009 Housing Element and potential strategies to address affordable housing needs, including the development of second units.

Attendees noted that the City needs more housing for local employees, farmworkers and seniors, as well as young families who make too much to qualify for subsidized housing but not enough to find affordable housing in St. Helena. Public input provided during the workshop guided the process of refining the housing element needs assessment and sites inventory, and also provided initial guidance regarding potential policy changes. In particular, attendees suggested implementing a transfer tax on real estate sales to finance low income housing needs, and seeking funding from the local hospitality and wine industries to address the need for affordable housing for their employees.⁴

In addition, public hearings were held at Planning Commission and City Council meetings in February of 2015, with both those bodies providing comments and direction regarding the Housing Element update. The Planning Commission held a follow-up study session in April 2015 to further consider potential development incentives for second units and on-site employee housing. The following organizations were notified of Planning Commission and City Council meetings: Bridge Housing, California Rural Legal Assistance, Inc., EAH, City of Napa Housing Authority, Calistoga Affordable Housing, Latinos Unidos del Valle de Napa y Solano, Napa Valley Ecumenical Housing, Fair Housing Napa Valley, Napa Valley Vintners, Napa Valley Migrant Farmworker Housing Commission, Napa Valley Grapegrowers, Our Town St. Helena, and the St. Helena Catholic Church.

To augment the public outreach process, the consultant also conducted interviews with the key housing stakeholders in St. Helena as follows:

Mary Stephenson, Our Town St. Helena

Mary Stephenson is a member of Our Town St. Helena, an advocacy group working to make

⁴ In order for the City of St Helena to levy a real property transfer tax the City is required by State law to become a charter city. The process to become a charter city is complex, and requires the City to accomplish a number of procedural steps, including a supportive vote of the electorate. As a result, the requirement for St. Helena to become a charter city is an impediment to the City adopting a real property transfer tax.

housing available for all members of the St. Helena community. The discussion with Ms. Stephenson focused on governmental and non-governmental constraints to creating additional housing for low-income households who work in St. Helena.

Leeanne Martinson, Planner, Area Agency on Aging

The Area Agency on Aging in Napa and Solano Counties is an advocacy organization for elderly persons and their caregivers. Ms. Martinson discussed how the existing policies and programs of the City of St. Helena could change or new programs and policies could be created to better serve the local elderly population.

Shirley King, Program Director, St. Helena Food Pantry

The St. Helena Food Pantry supplies food to households in need, on a weekly basis, in St. Helena. Ms. Bertoli discussed the needs and challenges faced by a growing number of lower-income St. Helena families who are completing applications to receive food from the pantry.

The input from these key stakeholders is reflected and attributed accordingly within the remainder of this document.

Review of Existing Housing Element

This section examines the effectiveness of the 2009 Housing Element, the progress made in achieving the goals, objectives and policies outlined in the Housing Element, along with a discussion of the Element's appropriateness given current conditions within the City of St. Helena. This evaluation will inform the policies and programs developed as part of the 2015-2023 Housing Element Update.

Housing Production During the 2007-2014 Planning Period

The City's RHNA for the 2007-2014 planning period was for 30 units affordable to very low income households, 21 units affordable to low income households, 25 units affordable to moderate income households, and 45 units affordable to above moderate income households, for a total of 121 housing units. The City's actual construction during the period was 73 units. The City developed 21 market rate single family homes and 37 market rate second units. In addition, the City developed 3 deed-restricted single family homes affordable to moderate income households, 2 deed-restricted second units affordable to very low income households pursuant to an affordable housing agreement with the City, and an affordable multifamily development containing 4 units affordable to low income households and 6 units affordable to moderate income households.

The majority of the deed-restricted affordable housing units were developed as part of the Magnolia Oaks development. Units built in Phase I of this development have been constructed and are being credited toward the 2007-2014 planning period. Phase II is under construction and Phase III is expected to begin construction within the next year. As a result, the 20 market rate single family homes and 4 deed-restricted second units that have been approved for Phase II and III will be credited toward the City's 2014-2023 planning period. The deed-restricted second units are affordable to very low income households, as per the City's affordable housing agreement with the developer.

An additional deed-restricted single family unit was built under the inclusionary requirements for the Vintner's Court subdivision. The development consists of 5 single family houses, one of which is affordable to a moderate income household.

Affordability levels for housing units built between January 1, 2007, and December 31, 2013, are shown in Table 1. In determining affordability levels, the City may use actual rents to determine the affordability level of market rate second units. The City limits the size of second units to 850 square feet, and, as a result, second units are typically designed as one bedroom units. The City conducted a second unit survey in 2014 to determine the affordability levels of existing second units. Based upon the survey response, the City estimates that 4 out of 10 second units are being rented, and that 25 percent of these second units are affordable to low income households, 50

percent are affordable to moderate income households, and 25 percent are affordable to above moderate income households.

Another affordability indicator is current market rents for second units advertised on Craigslist. In recent months, these have ranged from \$750 to \$1,350 per month, indicating second units are affordable to low and moderate income households. Table 1 assumes affordability levels for rented second units as determined by the second unit survey.

Table 1: Housing Units Built, 2007 – 2013

	Very Low Income	Low Income	Moderate	Above Moderate	TOTAL
Original ABAG Allocation	30	21	25	45	121
Market Rate Single Family Units				21	21
Deed-Restricted Single Family Units			3		3
Market Rate Second Units*		4	7	4	15
Deed-Restricted Second Units	2				2
Market Rate Multi-Family Units					0
Deed-Restricted Multi-Family Units		4	6		10
Total	2	8	16	25	51
Percent of RHNA Met	7%	38%	64%	56%	42%

* Only the estimated number of second units that are being rented is reported here.

Sources: City of St. Helena Planning Department, 2015; O'Rourke Community Planning, 2015.

The City fell short of its total housing production goal. The City met 7 percent of its goal for very low income units, 38 percent of its goal for low income units, and 64 percent of its goal for moderate income units.

Progress in Implementation

The 2009 Housing Element established the following six main goals and a coordinated set of policies and implementing programs.

1. A Diversity of Housing to Meet Local Needs
2. Efficient Land Use and High Quality Neighbors
3. Conservation of Existing Housing
4. Assistance to Support Affordable Housing
5. Resource Conservation
6. Equal Housing Opportunities

Table 2 provides a detailed evaluation of the implementing programs that support each of these goals, and the subsequent sections discuss the extent to which the 2009 Housing Element policies and implementing programs helped the City of St. Helena meet the goals.

Diversity of Housing to Meet Local Needs

In order to supply a diversity of housing types to meet local needs, the 2009 Housing Element developed Policies 1.1 through 1.6 and Implementing Actions 1.A through 1.S. The City completed many of these programs, including: amending the Municipal Code to allow emergency shelters for the homeless in the Industrial (I) and Service Commercial (SC) zoning districts as a permitted use; amending the Municipal Code to allow transitional and supportive housing in all zoning districts that allow residential uses, subject to the same regulations as other housing of the same type in the same zone; amending the Municipal Code to allow single room occupancy housing as a permitted use in the High Density Residential (HR) District; exempting affordable units from the Residential Growth Management System; fast-tracking an affordable housing development application at 1105 Pope Street and providing the project with priority water and sewer access; and encouraging the development of green building, both on private property and a city-owned parcel.

Efficient Land Use and High Quality Neighbors

Policies 2.1 through 2.6 encourage higher density development where appropriate, mixed-use development, second units, and a variety of housing type throughout the community. These policies are supported by Implementing Actions 2.A through 2.Q. Most of these programs were not implemented due to the City's prolonged General Plan Update process, which has diverted staff resources from completing some housing element programs. Once the General Plan Update has been adopted, the City intends to initiate an update of the Municipal Code, which will implement several programs under this goal.

The City abated two non-habitable buildings on Pope Street and worked with Calistoga Affordable Housing to replace the dilapidated single family buildings with an 8-unit building. All units will be deed-restricted with affordable housing requirements and 60 percent of the units will be affordable to lower income households. The City provided significant incentives for this project, including: a density bonus which increased the number of allowable units on the Medium Density site from 3.5 units to 8 units; concessions on development standards for parking, building height, setback, and floor area coverage; and a reduction in City fees totaling more than \$150,000.

In addition, the City provided significant incentives that encouraged the development of 37 market rate second units and 2 deed-restricted units affordable to very low income households, well in excess of the 5 units that were expected over the 2007-2013 planning period. This represents a

production rate of just over 5.6 second units per year. Staff attributes this exceptionally high rate of second unit production to existing incentives including: 1) a 400 square foot floor area bonus for single family dwellings; 2) a 200 square foot floor area exemption for a covered parking space for single family dwellings; and 3) access to the supply of carryover housing building permits available through implementation of the City Growth Management System, which are available to developments that include at least 40 percent affordable units. In addition, the City does not require separate water or sewer connections for second units, nor charge additional hook-up fees beyond impact fees charged for all residential development on a per square foot basis. As a result of these very attractive incentives and policies, the City expects second unit development to continue at the historical rate of 5.6 second units per year; indeed, 10 second units have already been approved and are expected to be built during the 2014-2023 planning period.

Finally, the City successfully applied for a Community Development Block Grant that will analyze the feasibility of developing small affordable housing developments on six sites.

Conservation of Existing Housing

Policies 3.A through 3.E are designed to conserve the existing housing stock through restricting conversion of rental units to condominiums, assisting subsidized affordable housing developments at risk of losing subsidies and converting to market rate housing, and preservation of market rate housing. Actions 3.A through 3.B implement these policies.

In 2013, the City worked with the owners of the Woodbridge Apartment Complex (727 Hunt Ave) and CalHFA to re-finance and renovate 50 units of affordable housing. Through this effort the Woodbridge Apartment Complex will continue to offer regulated affordable housing for the next 30 years.

The City continues to restrict the conversion of rental units to condominiums, and no such conversion occurred during the housing element period.

Faced with a number of illegal rental units, the City chose to implement a program to allow a limited number of vacation rentals for periods less than 30 consecutive days. The ordinance, adopted in 2012, allows a maximum of 25 permits for short-term rentals. In order to preserve the affordable housing stock, short term rentals are only permitted for single family dwellings and are not permitted for second units.

Quantified objectives for the goal include assisting in the acquisition of low-interest loans for rehabilitation, including energy conservation, of 10 lower-income housing units. The City has not implemented a low-interest rehabilitation loan program, but the City has joined two Property Assessed Clean Energy (PACE) financing programs called CaliforniaFIRST and HERO which

allow property owners to finance energy and water efficiency improvements and renewable energy installations on their property tax bills.

Assistance to Support Affordable Housing

There are five policies and Implementing Actions 4.A through 4.M designed to support this fourth goal. The City reduced fees and provided incentives, as discussed above, for an affordable housing project at 1105 Pope Street and used Housing Trust funds to purchase a high density residential parcel with an existing single family residence located at 684 McCorkle Place. This parcel is listed as a key opportunity site in the 2009 housing element and will be developed with between 9-12 affordable housing units.

The City adopted an ordinance to provide individuals with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. The purpose of the ordinance is to provide a process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from the various land use, zoning, or building laws, rules, policies, practices and/or procedures of the City.

In addition, the City adopted an ordinance to amend the zoning code to allow agricultural employee housing for six or fewer employees in all residential zoning districts, subject only to the regulations for other types of residential development, and that agricultural employee housing for more than six employees, with a maximum of 36 employees or 12 units, as a permitted use in the agricultural zoning districts, subject only to the regulations for other agricultural uses in accordance with California Health and Safety Codes 17021.5 and 17021.6.

The City achieved some of the quantified objectives identified for the implementing action of Goal 4 as follows:

- Generate adequate funds to support achievement of the City's new housing construction objectives, as defined in Policy 1A. The City received \$512,000 in housing impact fees between 2009 and 2014.
- Assist in the acquisition of low-interest loans to ten first-time homebuyers. The City did not identify a program to assist first-time homebuyers purchase homes.
- Facilitate the continuance of Section 8 rental assistance to all currently served households. The City continues to work with the City of Napa's Housing Division to provide Section 8 rent subsidy certificates in St. Helena. There are currently nine Section 8 housing choice vouchers in use in St. Helena. The Section 8 waitlist closed as of March 29, 2013.
- 20 percent of new units to meet senior housing needs; 10 percent accessible to persons with disabilities. The City did not adopt regulations requiring new housing developments to provide specific numbers of units for senior and disabled persons.

- Purchase of 3 existing housing units and conversion to regulated affordable housing for lower-income households. As discussed above, the City purchased a single family residence at 684 McCorkle Place and is currently developing plans to construct 9-12 affordable units on the property. In addition, the City abated two non-habitable buildings on Pope Street and is working with Calistoga Affordable Housing to replace the dilapidated single family buildings with 8 units of affordable housing.

Resource Conservation

The City of St. Helena took an active role in promoting the use of alternative energy sources and encouraging energy conservation, as targeted by Policies 5.1 and 5.2. The City waives permit fees for all solar and electric vehicle charging stations, provides information to the public regarding alternative energy technologies and how they relate to the permitting process, and promotes energy and resources savings programs including rebates, audits, and water-efficient landscaping practices. The City also participates in an AB811 program that allows commercial property owners to finance renewable energy, water efficiency and energy efficiency improvements through a property tax assessment. The program is expected to be extended to residential property owners in the summer of 2014.

The City adopted the 2013 State Building Codes, including the CALGreen Building Code, and a bicycle plan. Through these steps, the City has implemented programs 5.A through 5.H. Programs still to be implemented include incentives for passive natural heating and cooling and provisions for on-site alternative wastewater facilities.

Equal Housing Opportunities

The sixth and final goal has only one policy, and two implementing programs. The City works with Fair Housing Napa Valley to provide information to the public regarding the rights and responsibilities and resources available to address fair housing issues. The City provides funding to Fair Housing Napa Valley and responds to all referrals from the agency.

Effectiveness of 2009 Housing Element

As discussed in the preceding section and in Table 1, the City implemented many policies and programs to facilitate housing production. In some cases, the City did not have the necessary staff resources or funding to implement programs. The ongoing General Plan Update process has required significant staff time, and has delayed implementation of some municipal code amendments. As that process draws to its conclusion, the City will have more resources available to update the municipal code and implement outstanding program actions. For this reason, these programs will be continued in the new housing element.

Table 2: Evaluation of 2009 Housing Element Programs

<p align="center">Program Title <i>Reference number and description</i></p>	<p align="center">Achievements/Evaluation <i>Was it successful? Reasons why it was or was not implemented or able to meet its objectives. Quantify results if possible.</i></p>	<p align="center">Continue, Modify or Delete</p>
<p>HE1.A Continue to exempt permits for regulated affordable units as well as second units from the Growth Management System. The objective is to accommodate production to meet the Regional Housing Needs Allocation (RHNA) of 121 housing units (30 units for very low-income households, 21 for low-income households, 25 for moderate-income households, and 45 for above moderate-income households). Developers shall be encouraged to propose projects that meet this need.</p>	<p>Completed. The City continues to exempt regulated affordable units and 2nd units from the growth management system.</p>	<p>Continue. Modify to reflect 2014-2022 RHNA.</p>
<p>HE1.B Review and possibly amend the Growth Management System to encourage the production of regulated affordable and workforce housing units. Review the Growth Management System (GMS) to make sure that it is not disproportionately affecting the development of affordable housing. Exemptions for restricted “workforce” housing units should be explored, in addition to current exemptions for affordable housing units. Continue to allow a maximum of 9 market rate units per year and priority allocation of annual building permit allocations and carryover permits to market rate units in development projects that include a minimum of 40 percent affordable units.</p>	<p>The Planning Commission and City Council reviewed the Growth Management System numerous times. Between 2010 and 2012, the City conducted an annual review that compared the number of permits available under the GMS system to the RHNA requirements and housing approvals and permits. The City discussed increasing the eligibility threshold for rollover permits from 40% affordable units to 60-65%. The Council also discussed revising the GMS to limit the total number of new units to those required by RHNA. However, the City has taken no action to amend the Growth Management System ordinance.</p>	<p>Continue</p>
<p>HE1.C Amend the Residential Growth Management System section 17.152.030 to read: “The 2000 Census found that the City had 2,708 total dwelling units. With a</p>	<p>Completed. Ordinance adopted in 2010.</p>	<p>Delete</p>

<p>limitation of 9 building permits for market rate housing per year, issued over 15 years, the number of dwelling units will be approximately 2,840 by the year 2015, not including regulated affordable units, guest cottages, accessory dwelling units or second units. This number shall not be construed as a goal, but as a maximum number of units.”</p>		
<p>HE1.D Give projects that include affordable housing units priority access to water and sewer resources over other new projects should the capacity of the local water or sewer systems become inadequate to meet the full demand for new connections.</p>	<p>Completed. The City gave priority water and sewer access to the following affordable housing developments: 1105 Pope Street – 8 units 684 McCorkle Place – 9 units The City amended the Municipal Code to state that the City shall grant priority for the provision of water and sewer services to developments that include housing units affordable to lower income households. The City also adopted a resolution establishing a policy and procedure for granting priority water and sewer services.</p>	<p>Continue</p>
<p>HE1.E Revise the permitting process to streamline the review of affordable housing and market rate multifamily projects. The City will establish different design guidelines for various neighborhoods in the City in order to provide appropriate guidelines for each neighborhood’s character. The design guidelines will address parking, tree planting/ preservation, and vineyard views, among other design issues. The City will prioritize the adoption of design guidelines for the Affordable Housing and Mixed-Use overlay zones, should such zones be adopted. Design guidelines will facilitate and not hinder the production of units affordable to lower-income households. Upon adoption of design guidelines for multifamily projects, the City will eliminate the current requirements for a use permit for multifamily projects in both the medium and high density residential districts. The City will adopt multifamily design guidelines and eliminate CUP requirements by no later than June 30, 2012. This timing will allow the City to first complete the update and adoption of</p>	<p>Not implemented. The City of St Helena’s General Plan Update has yet to be adopted. Once adopted the City will initiate an update of the Municipal Code. This process will be evaluated at that time.</p>	<p>Continue</p>

<p>the 2030 General Plan. Once the General Plan is adopted, the City can begin work on establishing design guidelines for the zones established in the General Plan.</p>		
<p>HE1.F Amend the General Plan to reconfigure the Urban Limit Line in accordance with the adopted Adams Street property Preferred Alternative.</p>	<p>Not implemented. The City held a series of workshops re: the Adams Street property in 2013. Due to a lack of consensus regarding the appropriate use of the property, the City has not initiated the reconfiguration process for this parcel.</p>	<p>Delete</p>
<p>HE1.G Work with private property owners/developers to plan for road and utility improvements necessary to support housing on key opportunity sites, in the event these sites are developed. Funding shall be done on a fair share proportion of the cost.</p> <ul style="list-style-type: none"> • Extend Adams Street and Starr Avenue to intersect. Include water, sewer, and storm drain extensions. • Construct new road to Paladini property from Sulphur Springs Avenue (APN 009-362-015), including water, sewer, and storm drain improvements. 	<p>Not implemented. During the 2009-1014 Housing Element Cycle the City did not receive any applications that required any of these improvements.</p>	<p>Modify and delete references to specific new roads and street extensions in order to avoid potential conflicts with policies and programs that may be adopted in the Circulation Element of the General Plan Update.</p>
<p>HE1.H Amend zoning for the Vidovich site (APN 009-180-034) from High Density Residential to Agricultural Use.</p>	<p>Not implemented. City has received correspondence from the owner of this parcel that the proposed re-zone is not something he is interested in.</p>	<p>Delete</p>
<p>HE1.I Complete the Flood Protection Project. Complete land purchase and proceed with construction activity.</p>	<p>Completed.</p>	<p>Delete</p>
<p>HE1.J Fast-track housing developments that meet lower income and special housing needs. Ensure that housing development proposals that meet the needs of lower income households and special needs groups, such as seniors, people with disabilities, farmworkers, and homeless families and individuals, receive the highest priority and quickest turn-around possible in the development review process.</p>	<p>Completed. The City fast-tracked an application for an 8-unit project at 1105 Pope Street that was approved to provide 60% affordable units for lower income households.</p>	<p>Continue</p>

<p>HE1.K Explore possibility of an affordable housing overlay zone. Identify potential sites suitable for an affordable housing overlay zone. Study possible incentives and a review process. Incentives to be considered include, but are not limited to, reduced or waived development fees, reduced parking and/or other city standards, and an additional density bonus.</p>	<p>Not implemented. The City has several high density residential sites available to meet the housing needs of lower income households. The City also offers density bonuses and incentives to all developments that include affordable units. As a result, there is no need to designate an affordable housing overlay zone.</p>	<p>Delete</p>
<p>HE1.L Improve and enhance the local preference policy to possibly include people needed for work during city emergencies. The current local preference policy gives weighted preference to local residents as regulated affordable housing units become available. This benefit will be extended to persons employed in St. Helena that are needed during city emergencies, such as firefighters and police officers.</p>	<p>Not implemented. Staff will work with the City of Napa’s Housing Division, who assists the City of St Helena via a contract, with the management of our regulated affordable units, to accomplish this task.</p>	<p>Continue</p>
<p>HE1.M Explore a program to address the housing needs of “workforce” households, which have incomes above 120 percent of AMI, but are still unable to afford market rate housing. Conduct further study and define the upper income limit of workforce households. Provide incentives and assistance for new workforce housing developments. Such incentives may include, but are not limited to, relaxing site development standards and extending priority for water and sewer connections to such housing projects. Explore the feasibility of adding an above moderate-income workforce housing component to the Inclusionary Housing Ordinance requirements.</p>	<p>Not implemented. The economic downturn that occurred during the 2009-2014 Housing Element Cycle resulted in a significant reduction in the volume of residential project development. This resulted in reductions in staffing resources and limited our ability to implement some programs.</p>	<p>Continue</p>
<p>HE1.N Implement a program to provide financial assistance for the development of second units in exchange for affordability restrictions that will provide workforce housing. Target 5 second units for development during the Housing Element planning period. Potential funding sources include, but are not limited to, Housing Trust Funds and Transient Occupancy Tax revenues.</p>	<p>Not implemented.</p>	<p>Continue</p>
<p>HE1.O Encourage development of co-housing, ecohousing, ‘green’ manufactured homes, and other ‘nontraditional’ forms of housing. Ensure these housing types are addressed in the development of design guidelines to streamline the approval process.</p>	<p>Completed. The City encouraged the potential development of modular housing at 1105 Pope Street via impact fee waivers, density bonuses and</p>	<p>Continue</p>

	<p>an expedited entitlement process. The City encouraged modular housing development at 1752 Scott Street via an expedited entitlement process. The City is also working with multiple modular home manufacturers to develop affordable units on the City owned parcel located at 684 McCorkle.</p>	
<p>HE1.P Identify and remove barriers to the permitting of ‘green’ manufactured housing units. Review the Municipal Code and ascertain if any local policies present barriers to this type of housing. Amend the Municipal Code accordingly.</p>	<p>Completed. This was done as a component of the 2013 Building Code adoption which mandated ‘green’ building practices.</p>	<p>Delete</p>
<p>HE1.Q Address unmet needs for emergency shelter. Amend the St. Helena Municipal Code to allow emergency shelters as a permitted use by right in the Service Commercial and Industrial zoning districts within one year of adoption of the Housing Element.</p>	<p>Completed. The City adopted an ordinance to allow emergency shelters as a permitted use in the Service Commercial (SC) and Industrial (I) zoning districts.</p>	<p>Delete</p>
<p>HE1.R Amend the Zoning Ordinance for transitional and supportive housing. Amend the St. Helena Municipal Code to treat transitional housing, as defined in Section 50675.2 of the Health and Safety Code, and supportive housing, as defined in Section 50675.14 of the Health and Safety Code, as residential uses. Transitional and supportive housing will be subject only to the same permitting process as other similar residential uses in the same zone without undue special regulatory requirements. For example, a proposed multifamily supportive housing project would be subject to the same permitting process as any other similar multifamily development in the same zoning district.</p>	<p>Completed. The City adopted an ordinance to amend the Municipal Code to treat transitional housing and supportive housing as residential uses subject to the same permitting process as other similar residential types in the same zone.</p>	<p>Delete</p>
<p>HE1.S Amend the Zoning Ordinance to define and permit single-room occupancy housing development types. Amend the St. Helena Municipal Code to treat single-room occupancy developments as a permitted use within the High Density residential zone, subject to the same permitting process and regulations as any other multifamily development.</p>	<p>Completed. The City adopted an ordinance to amend the zoning code to allow single-room occupancy housing development in the HR: High Density Residential (HR) zoning district.</p>	<p>Delete</p>
<p>HE2.A Provide incentives for higher density housing. Explore possible incentives for building attached market rate housing units for rent and for sale. Incentives to be</p>	<p>Completed. The City provided incentives for the following higher density housing projects:</p>	<p>Continue</p>

explored include, but are not restricted to, fast tracking development applications, deferred development fees, reduced parking and/or other city standards, and density bonuses.	1105 Pope Street – 8 units	
HE2.B Study potential modifications to the Zoning Ordinance to facilitate higher density housing [and discourage construction of oversize homes]. Modify the Zoning Ordinance to encourage higher density developments [and restrict construction of large single-family units], including current floor area ratios and yard and setback requirements.	Not implemented. The City of St Helena’s General Plan Update has yet to be adopted. Once adopted the City will initiate an update of the Municipal Code. These modifications will be evaluated at that time.	Continue
HE2.C Amend regulations to discourage exemptions from the minimum density requirements. The City shall discourage exemptions for minimum density requirements and establish mitigation measures for exemptions in the Zoning Ordinance.	Not implemented. The City of St Helena’s General Plan Update has yet to be adopted. Once adopted the City will initiate an update of the Municipal Code. These modifications will be evaluated at that time.	Continue
HE2.D Modify section 17.100 of the Zoning Ordinance to rename the Mobilehome Park Overlay District to “Manufactured Housing Overlay District.” Develop policies to streamline the review process for this overlay district on residential land for projects that create land-ownership opportunities for residents. Support giving residents the right of first refusal if an existing park is to be sold.	Not implemented. The City of St Helena’s General Plan Update has yet to be adopted. Once adopted the City will initiate an update of the Municipal Code. These modifications will be evaluated at that time.	Continue
HE2.E Amend the “Subdivisions” section of the Municipal Code. The City will amend Title 16 of the Municipal Code to prevent subdivision activity from effectively resulting in lower densities and a loss of potential housing units on the site.	Not implemented. The City of St Helena’s General Plan Update has yet to be adopted. Once adopted the City will initiate an update of the Municipal Code. These modifications will be evaluated at that time.	Continue
HE2.F Update the General Plan Land Use Element in consideration of the established Housing Element land use goals and policies. Amend General Plan Elements concurrent with adoption of the General Plan Update as needed to ensure internal consistency.	The City of St Helena’s General Plan Update has not yet been adopted. The Land Use Element will be amended with the adoption of the 2015-2022 Housing Element to ensure internal consistency.	Continue
HE2.G Promote both ‘vertical’ and ‘horizontal’ mixed-use. Encourage mixed-use developments that combine compatible uses on the same site, either in the same structure or adjacent structures. Amend the Zoning Ordinance accordingly.	Not implemented. The City of St Helena’s General Plan Update includes a recommendation to introduce a “Mixed-Use” land use designation.	Continue

<p>Amendments to the Zoning Ordinance include permitting the FAR for the residential component of a mixed-use development to be ‘additive’ rather than within the established FAR for that zone, and allowing commercial and residential users to ‘share’ their parking, resulting in a lower overall parking requirement. Requirements for covered parking should also be reconsidered.</p>	<p>Once adopted the City will initiate an update of the Municipal Code. The ‘Mixed-Use’ land use category will be established at that time.</p>	
<p>HE2.H Explore the possibility of allowing mixed use and live/work units in non-residential zoning districts.</p> <ul style="list-style-type: none"> • Explore modifications to non-residential Zones that would permit, either as of right or as a conditional use, residential uses including integrated live/work units. • Analyze requirements that commercial projects provide housing for a portion of the employment that will be generated on site. The City will study and determine what portion of employment generated will require housing, whether housing will be required on-site or allowed off-site, if pricing for the non-inclusionary units will be tied to anticipated salaries for employees in the commercial portion of the project, and if in-lieu fees will be permitted for smaller sized projects. • Explore development incentives such as higher density and height allowances, and a streamlined design review process. 	<p>Not implemented. The City of St Helena’s General Plan Update includes a recommendation to introduce a “Mixed-Use” land use designation. Once adopted the City will initiate an update of the Municipal Code. The ‘Mixed-Use’ land use category will be established at that time.</p>	<p>Continue</p>
<p>HE2.I Review and revise development standards pertaining to second units. Ensure that the development of second units is physically and financially feasible in targeted areas. Give particular attention to parking standards, setbacks, and impact fees.</p>	<p>Not implemented. However, the City continued to provide significant incentives that encouraged the development of 37 market rate second units over the 2007-2013 planning period. Incentives included a 400 square foot floor area bonus for single family dwellings and a 200 square foot floor area exemption for a covered parking space for single family dwellings.</p>	<p>Continue</p>
<p>HE2.J Provide financial incentives for second unit development. Incentives might include low interest loans or fee waivers.</p>	<p>The City provided significant financial incentives that encouraged the development of 37 market rate second units over the 2007-2013 planning period. Incentives included a 400 square foot</p>	<p>Continue</p>

	<p>floor area bonus for single family dwellings and a 200 square foot floor area exemption for a covered parking space for single family dwellings that included a second unit. In addition, the City does not require separate water or sewer connections for second units, nor charge additional hook-up fees beyond impact fees charged for all residential development on a per square foot basis.</p>	
<p>HE2.K Target specific areas for second unit incentives. Create incentives to construct second units in the medium density areas near downtown. Incentives to be explored include, but are not restricted to, fast tracking development applications, deferred development fees, and reduced parking and/or other city standards.</p>	<p>Not implemented. However, the City provided significant financial incentives that encouraged the development of 37 market rate second units over the 2007-2013 planning period. Incentives included a 400 square foot floor area bonus for single family dwellings and a 200 square foot floor area exemption for a covered parking space for single family dwellings that included a second unit. In addition, the City does not require separate water or sewer connections for second units, nor charge additional hook-up fees beyond impact fees charged for all residential development on a per square foot basis.</p>	<p>Continue</p>
<p>HE2.L Provide public information regarding second units. Develop a guide for homeowners explaining the benefits and procedures for adding a second unit.</p>	<p>Completed. Planning staff promote the development of second units and regularly forward information to potential applicants regarding the benefits of second units.</p>	<p>Continue</p>
<p>HE2.M Link financial incentives and development standard variances to affordability requirements for second units. Require that either the main house or the second unit is used as a rental unit that is affordable to households with moderate- or below- moderate incomes whenever the City assists in development through financial</p>	<p>The City provides proposed housing developments with a minimum of 40 percent affordable units access to the supply of carryover residential building permits created through</p>	<p>Continue</p>

<p>incentives or by granting a variance.</p>	<p>implementation of the City’s Residential Growth Management. This resulted in the creation of 6 deed-restricted second units that are required to be affordable to very-low income households.</p>	
<p>HE2.N Respond to complaints regarding illegal units. The City will work with the property owners to help bring illegal units up to code and to abate the use of non-habitable buildings as living units.</p>	<p>In 2011, the City abated two non-habitable buildings on Pope Street. In 2013, the City approved a project by Calistoga Affordable Housing, a non-profit affordable housing developer, to replace the dilapidated building at 1105 Pope Street with an 8 unit building. The project was approved assuming all units will be deed-restricted with affordable housing requirements including 60 percent of the units to be affordable to low and very low income households.</p>	<p>Continue</p>
<p>HE2.O Identify appropriate ‘target’ areas for conversion of single-family homes to multi-unit dwellings. Identify areas, zoning districts, or specific sites where conversion would be appropriate or desirable.</p>	<p>See HE2.N. Note that in the case mentioned above the single-family residences were no longer habitable due to neglect.</p>	<p>Continue</p>
<p>HE2.P Develop criteria and standards and provide public information regarding conversions of single-family homes to multi-unit dwellings. Identify criteria for reviewing potential conversion opportunities and standards, including parking requirements, to ensure that conversions are carried out in a manner consistent with the character and use of adjacent properties. Develop a guide for property owners explaining the conversion program and procedures.</p>	<p>Not implemented. This type of project is uncommon in St Helena. Further, as mentioned above, if this type of project did occur it would most likely involve the demolition of an existing/neglected single-family residence and replacement with new multi-family dwellings.</p>	<p>Delete</p>
<p>HE2.Q Develop a program to encourage affordable housing in clusters of 4-6 units on Infill parcels on west side of town. The City will post an inventory of potential sites on the City’s web site. In addition the City will explore incentives to encourage affordable housing clusters, including, but not limited to priority permit processing, reduced or waived development fees, reduced parking and/or other city standards, and an additional density bonus.</p>	<p>The City was awarded a Community Development Block Grant (12-CDBG-8416) to analyze the feasibility of developing small affordable housing developments on six sites. On April 15, 2014, the State Department of Housing and Community Department cleared general</p>	<p>Continue</p>

	<p>conditions for the grant and authorized the City to enter into a contract with the selected contractor. The City Council approved the contract in January 2015. Additionally, the City explored the feasibility of developing a parcel located at 1030 Fulton Lane.</p>	
<p>HE3.A Restrict the conversion of rental units to condominiums. Current policy allows conversion to condominiums under certain circumstances when the vacancy rate is high. The presence of second homes within the community results in an inflated vacancy rate. The policy should be further studied and revised to reflect a general guiding principal of preserving the affordable housing stock while eliminating the current linkage to vacancy rates.</p>	<p>The City has continued to restrict the conversion of rental units to condominiums.</p>	<p>Continue</p>
<p>HE3.B Charge an affordable housing impact fee whenever housing units are converted to other uses. Exempt conversion projects that create affordable for-sale housing from this impact fee.</p>	<p>No such conversions have occurred during this Housing Element cycle.</p>	<p>Continue</p>
<p>HE3.C Address the potential loss of assisted units. Identify assisted properties at risk of conversion to market rates and work with the property owners and/or other parties to ensure that they are conserved as affordable housing. Monitor the Woodbridge Apartments and establish a funding plan in anticipation of either preserving or replacing the 50 units of affordable housing in 2018 when the Section 8 contract for Woodbridge expires.</p>	<p>In 2013 the City worked with the owners of the Woodbridge Apartment Complex (727 Hunt Ave) and CalHFA to re-finance and renovate 50 units of affordable housing. Through this effort the Woodbridge Apartment Complex will continue to offer regulated affordable housing for the next 30 years.</p>	<p>Delete the specific reference to Woodbridge Apartments.</p>
<p>HE3.D Continue to prohibit the conversion of market rate housing to vacation rentals. Abate the use of illegal vacation rentals, including time shares and fractional interests.</p>	<p>Faced with a number of illegal rental units, the City chose to implement a program to allow a limited number of vacation rentals for periods less than 30 consecutive days. The ordinance, adopted April 2012, allows a maximum of 25 permits for short-term rentals. In order to preserve the affordable housing stock, short term rentals are only permitted for single family</p>	<p>Modify</p>

	dwelling and are not permitted for second units.	
HE3.E Review housing needs, conditions, achievements and challenges as part of the City's regular General Plan review.	The General Plan Update has not yet been adopted. The Planning Commission reviewed the Housing Element in early 2011.	Modify to include requirement to submit an annual report to HCD by April of each year.
HE4.A Review and possibly amend the inclusionary housing ordinance: <ul style="list-style-type: none"> • Explore adjusting the inclusionary housing ordinance to require further distribution of affordable units within the various income categories. For example, a project required to provide two low-income units under the current inclusionary housing ordinance could be required to provide one unit affordable to households with incomes of up to 65 percent of area median income and one unit affordable to households with incomes of up to 80 percent of area median income. • Explore eliminating the linkage fee option and requiring the construction of housing by larger commercial developments as well as increasing the linkage fees for small commercial development where requiring residential construction would not be feasible. • Explore the possibility of increasing residential construction in-lieu fees and/or creating a sliding scale for larger houses. • Explore the feasibility of adding an above moderate-income workforce housing component to the Inclusionary Housing Ordinance requirements. 	Not implemented. The City of St Helena's General Plan Update has yet to be adopted. Once adopted the City will initiate an update of the Municipal Code. These amendments will be evaluated at that time.	Continue
HE4.B Generate Revenues for Affordable Housing through the Transient Occupancy Tax. Either increase the Transient Occupancy Tax or increase the number of transient occupancy rooms and apply the increased revenue to support affordable housing.	The City generated additional Transient Occupancy Tax revenue from the implementation of the Short-Term Rental Ordinance. In the first year, short-term rentals generated approximately \$40,000 in TOT revenue. Additionally, the City has entitled two new hotels and approved the expansion of two existing hotels which will increase the TOT room count by over 100 rooms.	Continue

	Due to on-going budget constraints, TOT revenues are not currently set aside to support affordable housing.	
HE4.C Reduce, defer, or waive fees for affordable housing developments. The City will establish a set of criteria for project eligibility to have fees reduced, deferred, or waived. The City will explore higher incentives for affordable housing developments with units affordable to extremely low- and very low-income households.	The City reduced fees by up to \$150,000 for an approved affordable housing project at 1105 Pope Street. Fees are estimated at approximately \$172,000 (the developer has not yet applied for a building permit).	Continue
HE4.D Prioritize the use of Housing Trust Funds in support of the development and preservation of regulated affordable units for extremely low-income households.	The City used Housing Trust Funds to purchase a high density residential parcel located at 684 McCorkle. This parcel is listed as a key opportunity site in the current housing element and will be developed with between 9-12 modular affordable housing units. Units affordable to extremely low-income households will be included if feasible.	Continue
HE4.E Pursue mortgage revenue bonds and/or mortgage credit certificates. Promote affordable homeownership opportunities for moderate- and lower-income households.	Not implemented. The City of St Helena has not had revenue and/or staff to implement this program. With the economy improving and the development of recently entitled resort projects, the City will be in a better position to implement this program.	Continue
HE4.F Continue Section 8 rent subsidy certificates. Work with the City of Napa Housing Authority to provide continued rental assistance to low-, very low-, and extremely low-income households.	The City has continued to contract with the City of Napa's Housing Division to assist with the management of new and existing affordable units.	Continue
HE4.G Explore the possibility of establishing a full-time, shared Housing Coordinator for the up-valley communities. The position would serve all of the up-valley communities, including Napa County.	Not implemented. The City of St Helena currently contracts with the City of Napa's Housing Division to assist in managing regulated affordable units. This partnership has been	Modify to clarify that Housing Coordinator's role would be to pro-mote

	working well.	the development of new affordable housing, not maintain existing units.
HE4.H Collaborate with countywide efforts to address farmworker housing needs. The City will contribute staff time and City resources, as appropriate, to countywide farmworker housing efforts that may occur during the Housing Element planning period.	Napa County completed an extensive assessment of farmworker housing needs in a report entitled “2012 Napa County Farmworker Housing Needs Assessment.” That report is utilized in the assessment of farmworker housing needs in St. Helena, as described in the 2015-2023 Housing Element Update.	Continue
HE4.I Amend the Zoning Ordinance for farmworker housing. Amend the St. Helena Municipal Code to clearly state that agricultural employee housing for six or fewer employees is only subject to the regulations for other types of residential development and that agricultural employee housing for more than six employees, with a maximum of 36 employees, shall be subject only to the regulations for other agricultural uses in accordance with California Health and Safety Codes 17021.5 and 17021.6.	Completed. The City adopted an ordinance to amend the Municipal Code to allow agricultural employee housing for 6 or fewer employees as a permitted use in all residential zoning districts and to allow employee housing for up to 36 beds or 12 units as a permitted use in the Agricultural (A-20), Agricultural Preserve (AP), and Winery (W) zoning districts.	Delete
HE4.J Establish regulations requiring that a portion of units in all new developments meet the special housing needs of seniors and persons with disabilities. Target 20% of new housing units to meet senior household needs and 10% accessible to persons with disabilities.	Not implemented. The City of St Helena’s General Plan Update has yet to be adopted. Once adopted the City will initiate an update of the Municipal Code. These amendments will be evaluated at that time.	Continue
HE4.K Reasonable Accommodation. The City shall amend its Municipal Code to provide individuals with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. The purpose of this is to provide a process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from the various land use, zoning, or building laws, rules, policies, practices and/or procedures of the City.	Completed. The City adopted an ordinance to amend the Zoning Code to provide persons with disabilities a process to pursue reasonable accommodation from various land use, zoning and building regulations.	Delete

Amendments to the Municipal Code will comply with State law and will consider model ordinance language provided by the California Department of Housing and Community Development.		
HE4.L The City shall participate with mediation between property owners if needed to facilitate affordable housing. The City will provide staff resources and/or work with affected parties along with an outside mediator if necessary to address issues raised by community members in response to affordable housing development applications.	The City provided extensive staff resources and legal advice to facilitate the development application for 1105 Pope Street.	Continue
HE4.M Explore the potential of using Housing Trust Fund money to purchase existing housing for conversion to restricted affordable housing. Priority for use of Housing Trust Fund monies will be given to the creation of housing affordable to extremely-low-income households.	The City used Housing Trust Funds to purchase a high density residential parcel located at 684 McCorkle. The parcel (a key opportunity site) is currently developed with a single-family residence. Staff is working on plans to develop between 9-12 modular affordable housing units. The parcel is currently developed with a single-family residence. Units affordable to extremely-low income households will be included if feasible.	Continue
HE5.A Adopt a Green Building Ordinance. The City shall adopt building code standards that meet or exceed the State's Green Building Standards Code. The Planning and Building Department shall coordinate this effort with the Climate Protection Task Force.	Completed. The City adopted the 2013 Green Building Code and adopted some additional measures related to reduction in cement use and requirements for wood roof, wall and subfloor sheet goods. The City's green building standards apply to all newly constructed buildings over 400 square feet and require a 20 percent water reduction for all new indoor plumbing fixtures installed in additions or remodels of existing structures.	Continue.
HE5.B Encourage use of alternative energy technologies. Create incentives for the	The City continues to waive permit and	Continue

use of solar energy in new and rehabilitated housing. Incentives to be explored include, but are not restricted to, ensuring a streamlined review process for applications, deferred fees, and reduced applicable city standards.	inspection fees for all solar and electric vehicle charging stations.	
HE5.C Provide public information on alternative energy technologies for residential developers, contractors, and property owners. The City will provide information on its web site and/or at City Hall regarding alternative energy technology options, possible sources of financing, and any applicable information regarding necessary local permits.	Completed. Planning, Building, Finance and Public Works staff provide the public with information via the City web site, email and verbally re: alternative energy technologies and how they relate to the permitting process.	Continue
HE5.D Require cost-effective energy conservation measures in all new and rehabilitated housing to promote long-term affordability for occupants. The City will adopt the State's new Energy Efficiency Standards as part of the 2009 California Building Standards Code and ensure that all new housing units constructed in the City meet or exceed these standards.	Completed. The City adopted the 2013 Green Building Code and adopted some additional measures related to reduction in cement use and requirements for wood roof, wall and subfloor sheet goods. The City's green building standards apply to all newly constructed buildings over 400 square feet and require a 20 percent water reduction for all new indoor plumbing fixtures installed in additions or remodels of existing structures.	Modify to apply to subsequent revisions of the State Building Code.
HE5.E Provide low-interest loans for implementation of energy conservation measures. The City will identify a source of loan funds to provide energy conservation assistance to homeowners and home-builders. The City will explore establishing a local AB-811 program as well as using state and federal sources of funding to finance local energy conservation measures. Sources of state and federal funds include, but are not limited to, the California Energy Commission State Energy Program and Energy Efficiency and Conservation Block Grant Program, and the Low Income Home Energy Assistance Program.	Completed. In 2012, the City Council adopted a resolution approving the City's participation in an AB811 program called CaliforniaFIRST. The program provides residential and commercial property owners the ability to finance renewable energy, energy efficiency and water efficiency improvements on their property. The City also participates in a Property Assessed Clean Energy (PACE) program known as HERO.	Continue.
HE5.F Provide public information on energy conservation measures for homeowners, tenants, developers, contractors and property owners. The City will	Completed. The City has promoted energy saving programs at City Hall, on its website and through	Continue

<p>provide information on its web site and/or at City Hall regarding actions homeowners, tenants, developers, contractors, and property owners can take to conserve energy.</p>	<p>its E-News service. Programs include the City’s High-Efficiency Toilet Rebate, Clothes Washer Rebate, and Smart Yard programs, as well as countywide and regional programs such as Energy Upgrade California, rebates for fluorescent lighting, and energy audits for small businesses.</p>	
<p>HE5.G Require bicycle and pedestrian amenities and connectivity to surrounding areas, in all new housing developments. Support programs to develop more local and regional walking and biking trails. In addition to requiring bicycle and pedestrian connectivity in all new residential developments, the City will provide staff time in support of regional trail programs.</p>	<p>The City adopted its first bike plan in 2013. This plan contains implementing actions, policies and programs that will require new development to support local and regional walking and biking trails as well as improve bicycle and pedestrian connectivity between new and existing development. The City continues to provide staff support for the Napa Valley Vine Trail, a regional trail connecting the City of Vallejo on the San Francisco Bay to the City of Calistoga north of St Helena.</p>	<p>Continue</p>
<p>HE5.H Continue to apply Municipal Code provisions pertaining to water resources. The City will continue to require water-efficient landscaping for new residential and commercial construction, as well as implementing the Water Use Efficiency and Use Guidelines.</p>	<p>The City continues to implement Water Use Efficiency and Use Guidelines (SHMC Chapter 13.12).The City adopted a new Water Shortage Emergencies Ordinance in October 2011 that implements additional water use restrictions. Under Phase I regulations, water customers are prohibited from expanding or installing new water-using appliances, plumbing, or improvements, such as landscaping and pools, unless the installation will result in no increase in water use. Replacement fixtures must be water-</p>	<p>Continue</p>

	efficient.	
HE5.I Promote passive natural heating and cooling opportunities in new development and insure that solar access is protected for existing development. Incentives to be explored include, but are not restricted to, ensuring a streamlined review process for applications, deferred fees, and relaxing applicable city standards.	Not implemented. The City of St Helena’s General Plan Update has yet to be adopted. Once adopted the City will initiate an update of the Municipal Code. Concepts which encourage passive natural heating and cooling will be explored at that time.	Continue
HE5.J Explore feasibility of incorporating efficient on-site alternative wastewater facilities. The City will study options for on-site alternative wastewater facilities, including graywater reuse, recycling, and/or on-site treatment. The City will then ensure that the local Municipal Code does not include regulations that may unnecessarily present barriers to implementing these technologies, amending the Municipal Code as appropriate. The City will explore establishing a local AB-811 program that will include water conservation technologies which contribute to energy conservation efforts (see HE5.E).	Partially implemented. The City of St Helena’s General Plan Update has yet to be adopted. Once adopted the City will initiate an update of the Municipal Code. Concepts which encourage on-site alternative wastewater facilities will be explored at that time. In 2012, the City Council adopted a resolution approving the City’s participation in an AB811 program called CaliforniaFIRST. The program provides residential and commercial property owners the ability to finance renewable energy, energy efficiency and water efficiency improvements on their property. The City also participates in a Property Assessed Clean Energy Program (PACE) known as HERO.	Modify to reflect actions City has already taken to participate in AB811 programs.
HE5.K The City shall explore policies that give local preference in the procurement process when municipal funds may be used for housing.	Not implemented. Staff will work with the City of Napa’s Housing Division, who assists the City of St Helena via a contract, with the management of our regulated affordable units, to accomplish this task.	Continue
HE6.A Provide educational materials at City Hall, through the press and directly to interested parties to educate real estate professionals, property owners and tenants on	Completed. The City of St Helena, through its partnership with Fair Housing Napa Valley,	Continue

<p>their rights and responsibilities and the resources available to address fair housing issues.</p>	<p>provides information to the public regarding rights and responsibilities and resources available to address fair housing issues.</p>	
<p>HE6.B Continue to utilize and support Fair Housing Napa Valley for implementing fair housing programs, receiving complaints, and providing referrals to available resources when necessary.</p>	<p>The City continues to provide funding and is responsive to all referrals from Fair Housing Napa Valley.</p>	<p>Continue</p>

Demographic and Economic Trends

In order to understand the current housing needs of St. Helena residents, this section examines historic, current, and projected population, household, and employment trends. The figures for St. Helena are compared with the equivalent figures for Napa County and the Bay Area, to frame the St. Helena figures within the trends of the greater region.⁵

The data for the analysis of population, household characteristics, and employment come from the 1990, 2000 and 2010 Censuses, the U.S. Department of Housing and Urban Development (HUD), the California Department of Housing and Community Development (HCD), the 2010 Census Transportation Planning Package (CTPP), the California Department of Finance (DoF), and the California Employment Development Department (EDD). The Association of Bay Area Governments (ABAG) supplied the growth projection data.

Population and Employment Characteristics

This section presents information regarding population, household, and employment trends between 2000 and 2010, with some additional analysis for the period between 1990 and 2000.

Population Trends

Table 3 compares the population counts from 1990, 2000, and 2010 in St. Helena, Napa County, and the Bay Area. St. Helena averaged a 1.8 percent annual growth rate from 1990 to 2000, increasing from 4,990 to 5,950 persons. Then, from 2000 to 2010, St. Helena experienced a slight decrease of 0.2 percent in population, dropping by people to 5,814 persons in 2010.

In comparison, between 1990 and 2000, Napa County and the Bay Area both grew at an annual rate of 1.2 percent between the two Censuses. Napa County maintained a similar annual growth rate from 2000 to 2010 of 0.9 percent, and the growth rate of the Bay Area registered significantly lower, at 0.5 percent annually.

Household Trends

As shown in Table 3, between 1990 and 2000, the number of households in St. Helena increased slightly, by 1.1 percent annually. This closely corresponds to both Napa County and the Bay Area, which both averaged 0.9 percent annual household growth from 1990 to 2000.

⁵ For the purposes of this Housing Needs Assessment, the Bay Area is defined to include the following counties in the Association of Bay Area Governments (ABAG): Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Sonoma, and Solano.

Between 2000 and 2010, the number of households in St. Helena increased by only 0.1 percent annually, or about 21 households. Table 3 shows that the number of households in the City is approximately 2,400 in 2010. In contrast, the number of Napa County households grew by 0.7 percent annually, to 48,900 households in 2010. Napa County's growth rate represents an increase of about 3,500 households. The number of Bay Area households grew by 0.6 percent annually from 2000 to 2010.

Average Household Size

Average household size is a function of the number of people living in households divided by the number of occupied housing units in a given area. In general, a decline or increase in average household size signals that the population and the number of households are growing at different rates. Overall, the average household size in St. Helena was slightly smaller than in Napa County in 1990, 2000, and 2010. With the number of households growing, and a slight drop in population in St. Helena between 2000 and 2010, average household sizes fell from 2.48 to 2.38 persons per household, possibly reflecting a trend towards smaller retiree and empty nester households purchasing homes in the area. In contrast, the population in Napa County increased more rapidly than the number of households, leading to increases in the average household size from 2.62 to 2.69 persons per household in Napa County. The average household size remained approximately the same at 2.69 in the Bay Area between 2000 and 2010.

Households by Type

Figures reported in Table 3 reveal that the percentage of households with children in 1990 was about 27 percent in St. Helena and 33 percent in both Napa County and the Bay Area. Then, from 1990 to 2000, the percentage of households with at least one member under the age of 18 rose to nearly 33 percent in St. Helena and around 34 percent in Napa County and the Bay Area. Between 2000 and 2010, the percentage of households with children fell slightly, dropping back to 1990 levels in Napa County and the Bay Area, and to 29 percent in St. Helena.

Household Tenure

As shown in Table 3, homeownership levels in St. Helena declined slightly between 1990 and 2000 and then dropped again between 2000 and 2010, falling from 60 to 56 percent, and then to 55 percent. Relative to the County and the Bay Area, where 63 percent and 56 percent of households, respectively, own their homes in 2010, St. Helena has a lower percentage of homeowners.

Age Distribution

Based on data reported in Table 4, in 1990, 2000, and 2010, the median age of the St. Helena population increased from around 41 years of age in 1990, to almost 43 by 2010. Similarly, the median age of Napa County's population increased slightly, from just over 36 years in 1990 to almost 40 years in 2010. Though the median age in St. Helena was higher than in Napa County in

1990, 2000, and 2010, the age gap between the two areas diminished during that time period. Furthermore, the median age in the Bay Area continually rose from about 33.6 in 1990 to 35.6 in 2000 and, finally, 38.9 in 2010.

Of all age groups, the 55 to 64 age category grew most markedly in St. Helena between 1990 and 2010. The number of people between the ages of 55 and 64 increased by approximately 450, raising the share of the total population in this age category from 7.5 to 14 percent. As in St. Helena, between 1990 and 2010, the 55 to 64 age category grew from nearly 9 to 13 percent of the total population in Napa County, and from around 8 to 12 percent in the Bay Area.

In St. Helena, the categories of persons under the age of 18, and between 45 to 54 years experienced high levels of growth between 1990 and 2000, but then the number of persons in each category decreased, albeit by a slightly lesser degree, from 2000 to 2010. By 2010, the percentage of persons under the age of 18 represented 22 percent of the total population and those between 45 and 54 constituted nearly 14 percent of St. Helena residents. Similarly, in 2010, persons under 18 equaled 23 percent of the total population and the share of persons aged 45 to 54 was almost 15 percent of the population in Napa County. Persons under 18 equaled 22 percent of the total population and the share of persons aged 45 to 54 was 15 percent of the population in the Bay Area.

The number of persons between 18 and 24 years rose by approximately 128 persons in St. Helena, increasing this category's share of the total population from about 7 to 8 percent from 1990 to 2010. In Napa County, the 18 to 24 age bracket increased in absolute numbers, but the share of the total population in 1990 (9 percent) was nearly identical to the share in 2010. The age category 65 and over increased in numbers from 1990 to 2000, and then again between 2000 and 2010. The number of persons over 65 in St. Helena stood at 1,250 in 1990 before falling to about 1,028 in 2000, and then rebounding to about 1,121 persons in 2010. The net effect of these changes was that the St. Helena median age increased by nearly two years between 1990 and 2010, while the median age in Napa County and the Bay Area rose by about three years and five years, respectively.

Household Income Distribution

Table 5 summarizes the distribution of household incomes in 2000 and 2012. From 2000 to 2012, the median household income in St. Helena, adjusted for inflation, decreased from \$81,831 to \$71,118, or by over \$10,700. In 2012, the City of St. Helena median household income is higher than the median household income of Napa County, but lower than that of the Bay Area. The Bay Area showed an inflation-adjusted decline in median income, of just over \$8,500 from about \$87,400 in 2000 to \$78,900 in 2012.

Around 40 percent of St. Helena households had incomes of \$100,000 or more in 2012. This compares to around 22 percent twelve years earlier. In addition, the percent of households in each of the income categories below \$100,000 decreased between 2000 and 2012 in the City. A similar income distribution trend occurred in Napa County between 2000 and 2012, though not to the same degree as in St. Helena. In Napa County, the percent of total households with incomes above \$100,000 increased from 19 percent in 2000 to 34 percent in 2012. While the share of total households fell in each of the income categories below \$75,000. In comparison, between 2008 and 2012 the percentage of households in the Bay Area with incomes above \$100,000 rose from around 27 percent, to 40 percent. In the Bay Area, the share of total households fell in each of the income categories below \$100,000, and the absolute number of households also fell in each of these income categories.

Household Income Categories

Table 6 presents figures from the HUD 2000 2006-2010 Comprehensive Housing Affordability Strategy (CHAS) data set. This table illustrates the distribution of households among various income categories by tenure. The Department of Housing and Urban Development defines income categories as a percentage of the Area Median Family Income (AMFI). Households whose income equals 30 percent or less of the AMFI are considered extremely low-income; households with incomes between 30 and 50 percent of the AMFI are classified as very low-income; those between 50 and 80 percent of the AFMI are low-income. The CHAS data set also provides information on households earning between 80 and 100 percent of the AMFI and households with incomes above 100 percent of the AMFI.

In 2010, a higher percentage of households in St. Helena had incomes in the moderate income and the above median-income categories compared to Napa County. In St. Helena, approximately 54 percent of households had incomes in the above median income category, compared to around 50 percent for Napa County. Furthermore, 14 percent of St. Helena households had moderate-incomes compared to 11 percent in Napa County. In addition, the percentages of households with low, very low, and extremely low incomes in St. Helena were lower compared to Napa County; 15 to 17 percent, 8 to 12 percent, and 9 to 11 percent. This suggests that St. Helena overall has a higher level of income relative to Napa County.

Examination of the distribution of owner and renter households indicates that owner households exhibited a lower percentage of extremely low-, very low, low and moderate incomes and a higher percentage of above median-incomes than renter households in St. Helena. In addition, St. Helena had a lower percentage of owner households in the extremely low-, very low-, and low-income categories, compared to Napa County. Approximately 10 percent of owner households in Napa County fell in the moderate-income category and approximately 61 percent of owner households in Napa County fell in the above median-income category, compared to 13 percent and 68 percent in

St. Helena, respectively.

Renter households in St. Helena exhibited a more even distribution among the income categories relative to owner households, with 13 percent of renter households in the extremely low-income category, 13 percent in the very low-income category, 22 percent in the low-income category, 15 percent in the moderate-income category, and 37 percent in the above median-income category. The higher concentration of renter households in the moderate-income categories and below, compared to owner households, is attributable to the fact that market rate housing in St. Helena typically requires households to have incomes above the moderate level.

Employment Trends

Labor Force

As presented in Table 7, the unemployment rates in St. Helena were higher than Napa County and the Bay Area in 2007, higher than Napa County in 2012, and the same as the Bay Area in 2012. St. Helena exhibited a small increase of 100 employed residents between 2007 and 2012 (almost 3 percent), while the number of unemployed residents also increased by 100. In comparison, Napa County and the Bay Area experienced an increase of employed residents of 12 percent.

Note that the preceding discussion refers to employed residents, or the number of local area residents who are currently working. This does not equate to the number of jobs in the local area, which is discussed in the following section.

The unemployment rate in St. Helena between 2007 and 2012 followed a similar pattern in Napa County and the Bay Area over the same time period; increasing in all three areas. The unemployment rate in St. Helena increased from about 5.6 percent to 8.4 percent, increased in Napa County from 4.2 percent to 7.8 percent, and rose in the Bay Area from 4.5 percent to 8.4 percent.

Jobs by Industry

Table 8 presents 2000 and 2010 ABAG estimates of the number of jobs by industry sector in both St. Helena and Napa County. According to ABAG, the number of jobs in St. Helena decreased 4.5 percent, or 264 jobs, between 2000 and 2010. Over the same period of time, the number of Napa County jobs grew by almost 7 percent, but in the Bay Area the number of jobs decreased by nearly 10 percent. The distribution of jobs shifted among industries.

In St. Helena, Napa County, and the Bay Area, ABAG estimated that nearly all sectors experienced a loss of jobs between 2000 and 2010. Employment in the “Health, Educational, and Recreational

Services” sector decreased by the greatest number of jobs in both St. Helena and Napa County, declining by 383 and 3,360 jobs, respectively. This ABAG-defined industry sector includes jobs in the arts and entertainment, recreation, accommodation, and food service industries, as well as the education, health care, and social services sectors. This industry sector held the highest job concentration in Napa County, with 36 percent of the total in 2000 and 29 percent of the total in 2010. However, in St. Helena, the “Health, Educational, and Recreational Services” sector comprised only 26 percent of total jobs in both 2000 and 20 percent of total jobs in 2010.

In St. Helena, the greatest concentration of jobs was in the “Manufacturing, Wholesale, and Transportation” sector, with 27 percent of total jobs in 2000 and 22 percent of total jobs in 2010. This sector, which includes the manufacturing operations of the wine industry, decreased by 353 jobs in the City between 2000 and 2010. Napa County lost approximately 160 jobs, and the Bay Area lost around 304,538 in this sector for the same time period. In Napa County, this sector remained relatively steady, representing 22 percent of total jobs in 2000 and 21 percent of total jobs in 2010. However, this sector accounted for the highest decrease in jobs in the Bay Area, from about 23 percent of total jobs in 2000 to 17 percent of total jobs in 2010.

In addition to the “Manufacturing, Wholesale, and Transportation” sector, St. Helena demonstrated slightly higher concentrations of jobs relative to Napa County and the Bay Area in the “Agriculture and Natural Resources” and “Retail” sectors. In 2010, approximately 16 percent of St. Helena jobs compared to 8 percent in Napa County and 1 percent in the Bay Area were in the sector “Agriculture and Natural Resources.” The same pattern appeared in the “Retail” sector in 2010 with the percentage of total jobs equaling about 15 percent in St. Helena, 9 percent in Napa County, and 10 percent in the Bay Area.

Table 9 shows average annual salaries for various occupations in Napa County. Average salaries range from approximately \$25,400 for food preparation and serving-related occupations to \$113,000 for management occupations. The average for all occupations is \$48,876.

Commuting Patterns

Tables 10 and 11 show the commuting patterns for the St. Helena workforce as well as the number of employed City residents as reported by the Census 2006-2010 Transportation Planning Package (CTPP). As summarized in Table 10, 78 percent of the local workforce commuted into the City from residence locations elsewhere, while employees who also resided in St. Helena filled only 22 percent of local jobs. Approximately 56 percent of St. Helena workers lived elsewhere in Napa County, with over half of those workers living in the City of Napa. In addition, nearly 9 percent of St. Helena workers lived in Sonoma County, 4 percent resided in Lake County, and almost 6 percent commuted in from Solano County.

Table 11 provides further detail regarding the commuting patterns of employed St. Helena residents. About 47 percent of local residents worked in St. Helena in 2010, and nearly 53 percent of employed St. Helena residents commuted out of St. Helena for work each day. Most of the out-commuters worked elsewhere in Napa County, primarily in the City of Napa. An additional 15 percent of employed St. Helena residents worked outside Napa County.

Ratio of Jobs to Employed Residents

Table 12 shows that St. Helena has a significantly higher proportion of jobs to employed residents as compared to other incorporated cities in Napa County. Countywide, there was just over one job per employed resident in 2000 and in 2010. However, the ratio of jobs to employed residents in St. Helena during this time period was nearly double the County ratio, with two jobs per employed resident. This means that even if all employed residents worked in St. Helena, the City would still be reliant upon in-commuters to fill approximately half of the local jobs. No other Napa County community exhibited a higher ratio of jobs to employed residents in 2000 and in 2010. While Yountville's ratio of jobs to employed residents approached St. Helena's ratio, this community had a smaller share of employed residents relative to the total population, 0.31, compared to 0.48 countywide and in St. Helena. In addition, other communities, such as American Canyon and the City of Napa had ratios of less than one job per employed resident.

Our Town St. Helena is community-based, non-profit organization working to bring housing opportunities for all members of the people vital to St. Helena. Three goals outlined in the organization's mission statement are to "advocate for low- and moderate-priced housing in St. Helena; partner with others to create that housing; and create a clearinghouse to share information about local housing opportunities." The group uses the analogy of a tree to explain the widespread need for housing in St. Helena, whereby the roots of the tree represent unskilled labor like farmworkers who can only afford rental housing which is very scarce in town, the trunk is comprised of skilled labor such as winery managers, and finally the branches are the professionals in the community who cannot find affordable market- rate housing in St. Helena. Our Town St. Helena believes the City of St. Helena needs a coordinated effort to provide housing at all three levels to maintain the small town character and vitality of the community. They believe that some housing is feasible in smaller in-fill properties, but to provide an economically feasible low-income rental option,⁶ a larger project like the Stonebridge and Hunt's Grove apartment complexes is necessary.

Population, Household and Employment Projections, 2010-2035

Table 13 reports ABAG projections of the total population, number of households, and number of

⁶ Personal Communication, Mary Stephenson, Our Town St. Helena. February 24, 2014.

employed residents. These projections provide information on St. Helena, Napa County, and the Bay Area from 2010 to 2035.

Population

ABAG projects an annual average growth rate of 0.3 percent for St. Helena's population between 2010 and 2035, as shown in Table 13. This low growth rate translates into an anticipated net population increase of only 386 persons over this time period. ABAG projects a 0.6 percent annual average population growth rate for Napa County, which translates to approximately 21,900 new County residents between 2010 and 2035. For the Bay Area, ABAG projects a higher annual average growth rate of 0.9 percent with a net population increase of 1.7 million between 2010 and 2035.

The California Department of Finance (DoF) projects the increase in the population by age and sex in Napa County as a whole in ten-year increments from 2010 to 2060. While the total population of Napa County is expected to increase by about 59,400 persons (a 43 percent increase over the 50 year period, or a 0.7 percent average annual increase), the increase in the total population over the age of 64 is expected to outpace that of the total population. The DoF projects the number of people aged 65 to 74 will increase 82 percent over the period, the number of people aged 75 to 84 will increase 121 percent, and the number of seniors over 85 will increase 221 percent.⁷ St. Helena can expect to feel the impact of this aging trend as well.

Households

ABAG also anticipates a 0.2 percent annual average growth rate for households in St. Helena between 2010 and 2035. Assuming a similar income distribution of households in St. Helena in 2035 as in 2010, it is projected that approximately 9 percent, or about 220 households, of the total 2,500 households in St. Helena would be extremely low-income households. Another approximately 210 would be very low-income and 385 would be low-income households.

As reported in Table 13, ABAG projects the number of St. Helena households will rise from 2,400 in 2010 to 2,500 in 2035, a net increase of 100 households. The disparity between ABAG's population and household projection figures for St. Helena indicates an anticipation that, on average, households in the City will increase slightly in size from the present average. In Napa County, ABAG projects the number of households will rise at an annual average growth rate of 0.5 percent, which is 0.1 percentage points higher than the projected population growth, for a total 6,174 new households by 2035. In the Bay Area, ABAG projects an annual average increase in

⁷ California Department of Finance, Demographic Research Unit, Report P-1 (Age): State and County Population Projections by Major Age Groups, 2010-2060 (by decade), January 31, 2013.

households of 0.8 percent, which is also 0.1 percentage points higher than the projected population growth, for a total of approximately 580,300 new households by 2035.

Jobs

ABAG projects that the annual average job growth rate for St. Helena, reported in Table 13, will slightly exceed the City's projected population and household growth rates, meaning that the City's already high ratio of jobs to employed residents may well increase further.⁸ With an expected 0.5 percent annual average growth rate in employment, the number of jobs will increase by approximately 770 between 2010 and 2035. The greatest increases in jobs are projected in the "Health, Educational, and Recreational Services" sector, with 230 new jobs by 2035, and the "Financial and Professional Services" sector with 194 jobs by 2035.

In Napa County, ABAG projects an annual average employment growth rate of 0.8 percent, or approximately 16,220 new jobs between 2010 and 2035. The greatest employment increase for the County is anticipated in three areas: the "Professional and Managerial Services" sector, with 4,040 new jobs; the "Health and Educational Services" sector, with 3,260 new jobs; and the "Arts, Recreation, and Other Services" sector, with 2,560 new jobs. In addition, the "Transportation and Utilities" sector is anticipated to have an annual average percentage increase in employment of 2.2 percent, or an increase of approximately 1,210 new jobs between 2010 and 2035. In contrast, ABAG expects that employment in the "Manufacturing and Wholesale" sector in Napa County will grow by only 30 jobs, and employment in the "Manufacturing, Wholesale, and Transportation" sector in St. Helena will grow by a mere 11 jobs between 2005 and 2035.

The projected Bay Area employment growth rate also exceeds the projected population and household growth rates, indicating a possible regional increase in the ratio of jobs to employed residents. The largest employment increases are expected in the "Construction," "Professional and Managerial Services," and "Health and Educational Services" sectors through 2035.

Summary

Between 2000 and 2010, St. Helena experienced a small loss in population and slight increase in household growth, with the local population decreasing by 0.2 percent and the number of households increasing by 0.1 percent. This is in contrast to the nearly 1.8 percent and 1.1 percent increase in population and households, respectively, seen in St. Helena from 1990 to 2000. In

⁸ ABAG utilizes the Subarea Allocation Model (SAM) to allocate job projections to the 1,405 Census tracts in the region. According to ABAG's website: "Employment is distributed to Census tracts according to a weighted combination of a tract's share of employment potential and its previous share of its zone's employment. Employment potential is indicated by the amount of land available for development as determined in the ABAG's land use database."

Napa County and the Bay Area from 1990 to 2000, and 2000 to 2010, the population and households continually increased. St. Helena's decrease in population may reflect a trend in purchase of St. Helena homes for use as second homes.

The size of households in St. Helena rose from 1990 to 2000, before dropping between 2000 and 2010, while in both Napa County and the Bay Area the household size rose over both time periods. St. Helena's homeownership rate fell between 2000 and 2008, placing St. Helena further behind Napa County and the Bay Area.

By 2010, increases in the median age in St. Helena, Napa County and the Bay Area, resulted in a three to four year difference between the median age in St. Helena (42.9) and the median age in Napa County and the Bay Area (39.7 and 38.9, respectively). St. Helena maintained higher shares of residents in the 55 to 64, and 65 and Over age categories than both Napa County and the Bay Area in 2000 and 2010. However, the share and number of residents age 65 and over decreased in St. Helena between 1990 and 2010. Furthermore, the City of St. Helena had a lower percentage of residents in the 25 to 34 and 35 to 44 age categories than both Napa County and the Bay Area.

The percentage of St. Helena residents who have incomes of \$100,000 or more by 2012 is close to 38 percent, while only 34 percent of Napa County, and 40 percent of Bay Area households have incomes of \$100,000 or more. In addition, the percentage of St. Helena households with incomes of less than \$25,000 fell from about 19 percent in 2000 to 13 percent in 2012. St. Helena's median income of \$71,100 in 2012 exceeds that of Napa County by \$69,000, and is less than the Bay Area at \$78,900.

In 2007 and 2012, St. Helena had a higher unemployment rate than Napa County, a higher unemployment rate than the Bay Area in 2007, and the same unemployment rate as the Bay Area in 2012. The greatest job concentration in St. Helena was in the "Manufacturing, Wholesale, and Transportation" sector, in both 2000 and 2010, even though this sector experienced large job losses over the ten-year period. However, the largest decrease in jobs within the City between 2000 and 2010 occurred in the "Health, Educational, and Recreational Services" sector, which was nearly as large a decrease in jobs as the "Manufacturing, Wholesale, and Transportation" employment category in St. Helena.

According to the Census 2006-2010 Transportation Planning Package (CTPP), most people who work in St. Helena commuted in from residences located outside of the City. Furthermore, 53 percent of employed St. Helena residents commuted to jobs outside of the City. The ratio of jobs to employed residents confirms that St. Helena had approximately two jobs per employed resident in 2010. Therefore, even if all employed St. Helena residents worked in St. Helena, the City would still need in-commuters to fill approximately half of the local jobs. ABAG projects that the number

of residents, households, and jobs in St. Helena will continue to grow at a conservative rate through 2035, with the annual average job growth rate slightly outpacing population and household growth rates.

Table 3: Population and Household Trends, 1990, 2000, and 2010

City of St. Helena	1990	2000	2010	Average Annual Growth 1990-2000	Average Annual Growth 2000-2010	Percent Change 1990-2000	Percent Change 2000-2010
Population	4,990	5,950	5,814	1.8%	-0.2%	19.2%	-2.3%
Households	2,138	2,380	2,401	1.1%	0.1%	11.3%	0.9%
Average Household Size	2.31	2.48	2.38	0.7%	-0.4%	7.4%	-4.0%
Household Type							
HH w ith Children (a)	26.9%	32.6%	28.9%				
HH w ithout Children	73.1%	67.4%	71.1%				
Tenure							
Homeow ners	60.3%	56.0%	55.4%				
Renters	39.7%	44.0%	44.6%				
Napa County	1990	2000	2010	Average Annual Growth 1990-2000	Average Annual Growth 2000-2010	Percent Change 1990-2000	Percent Change 2000-2010
Population	110,765	124,279	136,484	1.2%	0.9%	12.2%	9.8%
Households	41,312	45,402	48,876	0.9%	0.7%	9.9%	7.7%
Average Household Size	2.54	2.62	2.69	0.3%	0.3%	3.0%	2.7%
Household Type							
HH w ith Children (a)	33.3%	34.4%	33.8%				
HH w ithout Children	66.7%	65.6%	66.2%				
Tenure							
Homeow ners	64.5%	65.1%	62.6%				
Renters	35.5%	34.9%	37.4%				
Bay Area (b)	1990	2000	2010	Average Annual Growth 1990-2000	Average Annual Growth 2000-2010	Percent Change 1990-2000	Percent Change 2000-2010
Population	6,023,577	6,783,760	7,150,739	1.2%	0.5%	12.6%	5.4%
Households	2,246,242	2,466,019	2,608,023	0.9%	0.6%	9.8%	5.8%
Average Household Size	2.61	2.69 (c)	2.69	0.3%	0.0%	2.9%	-0.2%
Household Type							
HH w ith Children (a)	33.4%	34.7%	33.4%				
HH w ithout Children	66.6%	65.3%	66.6%				
Tenure							
Homeow ners	56.4%	57.7%	56.2%				
Renters	43.6%	42.3%	43.8%				

Notes:

- (a) Households w ith children have at least one member under the age of 18.
- (b) The Bay Area includes the following nine counties encompassed by the Association of Bay Area Governments (ABAG): Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma.
- (c) The 2000 average household size for the Bay Area is a Claritas estimate.

Sources: Census 1990, 2000, and 2010.

Table 4: Age Distribution, 1990, 2000, and 2010

City of St. Helena						
Age Distribution	1990		2000		2010	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Under 18	1,065	21.3%	1,494	25.1%	1,280	22.0%
18-24	325	6.5%	383	6.4%	453	7.8%
25-34	659	13.2%	685	11.5%	629	10.8%
35-44	773	15.5%	877	14.7%	704	12.1%
45-54	546	10.9%	917	15.4%	805	13.8%
55-64	372	7.5%	566	9.5%	822	14.1%
65 and Over	1,250	25.1%	1,028	17.3%	1,121	19.3%
Total	4,990	100%	5,950	100%	5,814	100%
Median Age	40.8 (a)		39.9		42.9	

Napa County						
Age Distribution	1990		2000		2010	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Under 18	25,720	23.2%	29,998	24.1%	31,486	23.1%
18-24	10,244	9.2%	10,510	8.5%	12,023	8.8%
25-34	16,830	15.2%	15,562	12.5%	16,755	12.3%
35-44	17,697	16.0%	18,884	15.2%	17,851	13.1%
45-54	12,145	11.0%	18,392	14.8%	19,932	14.6%
55-64	9,790	8.8%	11,847	9.5%	17,843	13.1%
65 and Over	18,339	16.6%	19,086	15.4%	20,594	15.1%
Total	110,765	100%	124,279	100%	136,484	100%
Median Age	36.4 (a)		38.3		39.7	

Bay Area						
Age Distribution	1990		2000		2010	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Under 18	1,387,341	23.0%	1,601,858	23.6%	1,589,673	22.2%
18-24	620,499	10.3%	595,173	8.8%	641,008	9.0%
25-34	1,177,834	19.6%	1,120,919	16.5%	1,052,669	14.7%
35-44	1,040,415	17.3%	1,172,570	17.3%	1,065,647	14.9%
45-54	656,003	10.9%	964,638	14.2%	1,072,222	15.0%
55-64	476,007	7.9%	571,095	8.4%	851,291	11.9%
65 and Over	665,478	11.0%	757,507	11.2%	878,229	12.3%
Total	6,023,577	100%	6,783,760	100%	7,150,739	100%
Median Age	33.6 (a)		35.6 (a)		38.9 (b)	

Notes:

(a) 1990 median age estimates for the City of St. Helena, Napa County and the Bay Area, and the 2000 median age estimate for the Bay Area are Claritas estimates.

(b) 2010 median age for the Bay Area is an average of each county's median age.

Sources: Census 1990, and 2010 Census 2000, Claritas.

Table 5: Household Income Distribution, 2000 and 2012

Income Range	City of St. Helena				Napa County				Bay Area		Bay Area	
	2000 (est) (a)		2012 (est) (b)		2000 (est) (a)		2012 (est) (b)		2000 (est) (a)		2012 (est) (b)	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Less than \$24,999	457	19.2%	346	12.8%	9,222	20.3%	7,483	15.2%	436,554	17.7%	410,176	15.8%
\$25,000 - \$49,999	572	24.1%	550	20.3%	12,578	27.7%	10,180	20.7%	537,483	21.8%	439,090	16.9%
\$50,000 - \$74,999	432	18.2%	481	17.7%	9,147	20.1%	8,750	17.8%	482,228	19.5%	401,028	15.5%
\$75,000 - \$99,999	386	16.2%	306	11.3%	6,022	13.3%	6,189	12.6%	347,356	14.1%	317,256	12.2%
\$100,000 or more	531	22.3%	1,029	37.9%	8,426	18.6%	16,607	33.7%	664,403	26.9%	1,024,595	39.5%
Total Households	2,378	100.0%	2,712	100%	45,395	100.0%	49,209	100%	2,468,024	100.0%	2,592,145	100%
Median Household Income (c)	\$81,831		\$71,118		\$71,878		\$69,571		\$87,428 (d)		\$78,908 (d)	

Notes:

- (a) 2000 figures are based on US Census Bureau, 2000 Decennial Census Counts.
- (b) 2012 figures are based on American Community Survey 5-year estimates for 2008-2012 and include income and benefits.
- (c) 2000 median household income is reported in inflation-adjusted 2012 dollars.
- (d) Median income for the Bay Area is a weighted average of the median household income of each of the nine counties.

Sources: 2000 Census; American Community Survey, 2008-2012.

Table 6: Household Income Categories, City of St. Helena, 2010

Income Categories	City of St. Helena						Napa County					
	<u>Owner Occupied</u>		<u>Renter Occupied</u>		<u>Total Households</u>		<u>Owner Occupied</u>		<u>Renter Occupied</u>		<u>Total Households</u>	
	<u>Number</u>	<u>Percent of Total</u>	<u>Number</u>	<u>Percent of Total</u>	<u>Number</u>	<u>Percent of Total</u>	<u>Number</u>	<u>Percent of Total</u>	<u>Number</u>	<u>Percent of Total</u>	<u>Number</u>	<u>Percent of Total</u>
Extremely Low Income (Less than 30% of AMFI)	70	5.1%	155	12.9%	225	8.8%	2,310	7.2%	3,290	19.1%	5,600	11.4%
Very Low Income (30% to 50% of AMFI)	60	4.4%	155	12.9%	215	8.4%	2,490	7.8%	3,180	18.5%	5,670	11.5%
Low Income (50% to 80% of AMFI)	130	9.5%	265	22.1%	395	15.4%	4,605	14.4%	3,620	21.1%	8,225	16.7%
Moderate Income (80% to 100% of AMFI)	170	12.5%	180	15.0%	350	13.6%	3,120	9.8%	2,075	12.1%	5,195	10.6%
Above Median Income (Over 100% of AMFI)	930	68.1%	445	37.1%	1,375	53.6%	19,470	60.9%	5,015	29.2%	24,485	49.8%
Total Households	1,365	100%	1,200	100%	2,565	100%	31,995	100%	17,185	100%	49,180	100%

Note: Numbers may not add due to rounding.

Source: 2006-2010 CHAS dataset.

Table 7: Labor Force Trends, 2007 and 2012

	City of St. Helena		Napa County		Bay Area	
	2007	2012	2007	2012	2007	2012
Employed Residents	3,400	3,500	70,400	71,800	3,419,600	3,471,600
Unemployed Residents	200	300	3,100	6,100	161,300	315,200
Labor Force (a)	3,600	3,800	73,300	77,800	3,581,000	3,766,600
Unemployment Rate (b)	5.6%	8.4%	4.2%	7.8%	4.5%	8.4%

Notes:

- (a) The labor force consists of the employed and unemployed residents combined.
- (b) The unemployment rate is the percentage of the labor force that is unemployed.

Sources: EDD, 2014.

Table 8: Jobs by Industry, 2000 and 2010

Industry (a)	City of St. Helena				Napa County				Bay Area			
	2000		2010		2000		2010		2000		2010	
	Employed Workers	Percent of Total	Employed Workers	Percent of Total	Employed Workers	Percent of Total	Employed Workers	Percent of Total	Employed Workers	Percent of Total	Employed Workers	Percent of Total
Agriculture and Natural Resources Jobs (b)	364	6.5%	859	16.1%	3,088	4.7%	5,790	8.2%	24,468	0.7%	24,650	0.7%
Manufacturing, Wholesale, and Transportation Jobs (c)	1,517	27.1%	1,164	21.8%	14,688	22.1%	14,848	21.0%	863,410	23.0%	558,872	16.5%
Retail Jobs (d)	644	11.5%	805	15.1%	7,019	10.6%	6,415	9.1%	402,657	10.7%	335,934	9.9%
Financial and Professional Service Jobs (e)	881	15.7%	806	15.1%	8,632	13.0%	8,061	11.4%	851,630	22.7%	782,792	23.1%
Health, Educational, and Recreational Service Jobs (f)	1,469	26.2%	1,086	20.3%	24,148	36.4%	20,788	29.4%	1,055,978	28.1%	920,656	27.2%
Other Jobs (g)	728	13.0%	619	11.6%	8,778	13.2%	14,750	20.9%	555,207	14.8%	762,396	22.5%
Total	5,603	100%	5,339	100%	66,353	100.0%	70,651	100.0%	3,753,323	100%	3,385,300	100%

Notes:

- (a) Industry employment figures report the number of jobs in each geography, not the number of employed residents.
- (b) Includes North American Industrial Classification System sectors 11 and 21: Agriculture, Fishing, Forestry, and Mining.
- (c) Includes North American Industrial Classification System sectors 22, 31-33, 42, and 48-49: Utilities, Manufacturing, Wholesale, Transportation, and Warehousing.
- (d) Includes North American Industrial Classification System sectors 44 and 45: Retail Trade.
- (e) Includes North American Industrial Classification System sectors 52-56: Finance, and Insurance; Real Estate and Rental and Leasing; Professional, Scientific, and Technical Services; and Management of Companies and Enterprises, as well as Administrative Supports, Waste Management, and Remediation Services.
- (f) Includes North American Industrial Classification System sectors 61, 62, 71, 72, and 81: Educational Services, Health Care and Social Assistance; Arts, Entertainment, and Recreation; Accommodation and Food Services; and Other Services.
- (g) Includes North American Industrial Classification System sectors 23, 51 and 92: Construction, Information, and Public Administration.

Source: ABAG Sustainable Communities Strategy Preferred Scenario, v20, May 24, 2013.

Table 9: Wages by Occupation, Napa County, First Quarter 2013

Occupation	Average Annual Wage
Food Preparation and Serving-Related Occupations	\$25,411
Building and Grounds Cleaning and Maintenance Occupations	\$31,273
Farming, Fishing, and Forestry Occupations	\$28,094
Personal Care and Service Occupations	\$28,865
Healthcare Support Occupations	\$35,876
Transportation and Material Moving Occupations	\$34,028
Office and Administrative Support Occupations	\$40,858
Sales and Related Occupations	\$43,076
Production Occupations	\$37,848
Arts, Design, Entertainment, Sports, and Media Occupations	\$51,270
Protective Service Occupations	\$44,014
Community and Social Services Occupations	\$51,668
Installation, Maintenance, and Repair Occupations	\$50,092
Construction and Extraction Occupations	\$54,140
Education, Training, and Library Occupations	\$58,016
Healthcare Practitioners and Technical Occupations	\$94,920
Architecture and Engineering Occupations	\$80,844
Computer and Mathematical Occupations	\$75,089
Business and Financial Operations Occupations	\$72,746
Life, Physical, and Social Science Occupations	\$77,865
Legal Occupations	\$71,648
Management Occupations	\$112,951
Average all Occupations	\$48,876

Sources: California Employment Development Department, 2014.

Table 10: St. Helena Workers by Place of Residence, 2010

	<u>Number of workers</u>	<u>Percent</u>
Workers Employed in St. Helena (a)	5,605	100.0%
Workers Commuting into St. Helena	4,375	78.1%
<i>Detailed Place of Residence for Workers Commuting Into St. Helena</i>		
	<u>Number of workers</u>	<u>Percent of workers Employed in St. Helena</u>
Live in Napa County	4,345	77.5%
<i>St. Helena</i>	1,230	21.9%
<i>Napa</i>	1,690	30.2%
<i>Calistoga</i>	255	4.5%
<i>Angwin</i>	165	2.9%
<i>Yountville</i>	65	1.2%
<i>Remainder of County</i>	940	16.8%
Live in Sonoma County	475	8.5%
<i>Santa Rosa</i>	175	3.1%
<i>Remainder of County</i>	300	5.4%
Live in Lake County	230	4.1%
<i>Hidden Valley Lake</i>	110	2.0%
<i>Remainder of County</i>	120	2.1%
Live in Solano County	325	5.8%
<i>Vallejo</i>	70	1.2%
<i>Remainder of County</i>	255	4.5%
Live Elsewhere in California	230	4.1%

Note:

(a) Table excludes a small number of workers who commute into St. Helena from out of the state.

Sources: Census 2006-2010 Transportation Planning Package, 2014.

Table 11: St. Helena Residents by Place of Work, 2010

	<u>Number</u>	<u>Percent</u>
Employed St. Helena Residents (a)	2,591	100.0%
Workers Commuting out of St. Helena	1,361	52.5%
<i>Detailed Place of Work for Workers Commuting Out of St. Helena</i>		
	<u>Number</u>	<u>Percent of Employed St. Helena Residents</u>
Work in Napa County	2,209	85.3%
<i>St. Helena</i>	1,230	47.5%
<i>Remainder of County</i>	724	27.9%
<i>Angwin</i>	30	1.2%
<i>Napa</i>	150	5.8%
<i>Calistoga</i>	45	1.7%
<i>Yountville</i>	30	1.2%
Worked Outside Napa County	382	14.7%
Worked Outside California	-	0.0%

Sources: 2006-2010 American Community Survey 5-Year Estimates; Census 2006-2010 Transportation Planning Package.

Table 12: Ratio of Jobs to Employed Residents, 2000 and 2010

Community	2000					2010					
	Population	Employed Residents	Employed Residents/Population	Jobs	Jobs/Employed Residents	Population	Percent Change 2000-2010	Jobs	Percent Change 2000-2010	Employed Residents	Jobs/Employed Residents
Napa County	124,279	59,886	0.48	66,353	1.11	136,484	9.8%	70,651	6.5%	58,927	1.20
American Canyon	9,846	4,339	0.44	1,933	0.45	19,454	97.6%	2,918	51.0%	5,300	0.55
Calistoga	5,190	2,431	0.47	2,712	1.12	5,155	-0.7%	2,218	-18.2%	2,176	1.02
Napa City	72,964	35,341	0.48	32,950	0.93	76,915	5.4%	33,949	3.0%	34,689	0.98
St. Helena	5,951	2,864	0.48	5,603	1.96	5,814	-2.3%	5,339	-4.7%	2,806	1.90
Yountville	3,297	1,015	0.31	1,897	1.87	2,933	-11.0%	1,602	-15.6%	911	1.76
Unincorporated	27,031	13,896	0.51	21,259	1.53	26,213	-3.0%	24,627	15.8%	13,046	1.89

Source: ABAG Sustainable Communities Strategy Preferred Scenario, v20, May 24, 2013.

Table 13: ABAG Population, Household, and Employment Projections

	2010	2015	2020	2025	2030	2035	Average Annual Percent Change 2010-2035
City of St. Helena							
Population	5,814	5,900	6,000	6,100	6,100	6,200	0.3%
Households	2,401	2,420	2,450	2,480	2,490	2,500	0.2%
Employment	5,339	5,590	5,860	5,910	5,970	6,110	0.5%
Agriculture and Natural Resources	859	878	896	901	905	946	0.4%
Manufacturing, Wholesale and Transportation	1,164	1,200	1,237	1,212	1,188	1,175	0.0%
Retail	805	833	862	865	868	877	0.3%
Financial and Professional Services	806	860	918	942	968	1,000	0.9%
Health, Education and Recreational Services	1,086	1,149	1,215	1,245	1,276	1,316	0.8%
Other jobs (a)	619	671	727	742	756	777	0.9%
Napa County							
Population	136,484	140,300	144,200	148,600	153,100	158,400	0.6%
Households	48,876	50,100	51,370	52,560	53,840	55,050	0.5%
Employment	70,660	75,700	81,240	82,740	84,300	86,880	0.8%
Agriculture and Natural Resources	5,790	5,920	6,050	6,070	6,090	6,380	0.4%
Construction	2,730	3,750	4,930	5,160	5,400	5,710	
Manufacturing and Wholesale	13,210	13,600	13,960	13,680	13,400	13,240	0.0%
Retail	6,410	6,710	7,020	7,060	7,090	7,180	0.5%
Transportation and Utilities	1,650	2,090	2,600	2,670	2,740	2,860	2.2%
Information	660	660	660	660	660	660	0.0%
Financial and Leasing	2,410	2,510	2,580	2,590	2,590	2,600	0.3%
Professional and Managerial Services	5,650	6,660	7,870	8,410	8,980	9,690	2.2%
Health and Educational Services	9,110	9,890	10,770	11,250	11,750	12,370	1.2%
Arts , Recreation and Other Services	11,680	12,420	13,220	13,520	13,830	14,240	0.8%
Government	11,360	11,490	11,580	11,670	11,770	11,950	0.2%
Bay Area							
Population	7,150,739	7,461,400	7,786,800	8,134,000	8,496,800	8,889,000	0.9%
Households	2,608,023	2,720,410	2,837,680	2,952,910	3,072,920	3,188,330	0.8%
Employment	3,385,300	3,669,990	3,987,150	4,089,320	4,196,580	4,346,820	1.0%
Agriculture and Natural Resources	24,640	25,180	25,690	24,800	23,940	23,330	-0.2%
Construction	142,350	168,380	197,560	203,280	209,150	217,080	1.7%
Manufacturing and Wholesale	460,170	473,360	486,720	476,580	467,010	461,330	0.0%
Retail	335,930	352,550	370,260	372,210	374,060	379,210	0.5%
Transportation and Utilities	98,710	108,320	119,080	120,650	122,090	124,760	0.9%
Information	121,070	134,550	149,640	150,890	152,130	154,720	1.0%
Financial and Leasing	186,070	204,730	225,520	226,770	227,680	230,880	0.9%
Professional and Managerial Services	596,740	678,230	771,560	814,300	859,260	914,710	1.7%
Health and Educational Services	447,720	497,070	553,680	584,230	616,620	656,290	1.5%
Arts , Recreation and Other Services	472,930	519,020	570,160	589,000	608,420	633,960	1.2%
Government	498,970	508,600	517,280	526,610	536,220	550,550	0.4%

Notes:

(a) Includes North American Industrial Classification System sectors 23, 51 and 92: Construction, Information, and Public Administration.

Source: ABAG Plan Bay Area Projections 2013; ABAG Sustainable Communities Strategy Preferred Scenario, v20, May 24, 2013.

Housing Conditions

The following section details the housing conditions in St. Helena and, where available, compares the data to Napa County and the Bay Area. Data sources include the 2000 Census, 2008 - 2012 American Community Survey, California Department of Finance (DoF), U.S. Department of Housing and Urban Development (HUD) including the Comprehensive Housing Affordability Strategy (CHAS) dataset, and the California Department of Housing and Community Development (HCD). Property owners and managers of local residential apartment complexes were also interviewed for information regarding residential rental market conditions.

Existing Housing Conditions

Housing Stock Characteristics

Table 14 reports the distribution of housing units by type for St. Helena, Napa County, and the Bay Area. In St. Helena between 2000 and 2010, the total number of detached single-family units increased by approximately 133 units, while the number of attached single-family units decline by 63. Overall, St. Helena had about 68 more units in 2010 than in 2000, due to an increase in detached single family homes. The overall increase in housing units represents a 3 percent increase in the quantity of housing in St. Helena between 2000 and 2010. In Napa County and the Bay Area, the number of housing units increased by 13 percent (6,302 units) and 9 percent (235,448 units), respectively, over the same time period, greatly surpassing the housing growth rate in St. Helena.

St. Helena and Napa County have a higher share of single-family homes relative to the Bay Area, about 70 percent and 74 percent of total units, respectively, in 2010 to the Bay Area's 63 percent, and a higher share of mobile homes, around 6 to 7 percent compared to 2 percent. Overall, St. Helena and the County have a smaller proportion of multifamily units than the County. However, St. Helena exhibits a higher proportion of multifamily units in structures with five or more units (19 percent in 2010) compared to the County's 12 percent. This percentage was still low by regional standards, with 25 percent of Bay Area housing stock in structures with five or more units.

Age of Housing Stock

Based on data from the 2008-2012 American Community Survey reported in Table 15, the Bay Area has a slightly older housing stock relative to St. Helena and Napa County. Approximately 38 percent of St. Helena and Napa County's housing units were built after 1980, which surpassed the 31 percent in the Bay Area. In addition, approximately 45 percent of the housing stock in Napa County and 47 percent in the Bay Area were constructed between 1950 and 1979. In St. Helena,

only 38 percent of the housing units were built in that time period. St. Helena and the Bay Area had slightly higher proportions of historic homes, with 24 and 23 percent of housing units in both areas built prior to 1950, respectively, compared to 16 percent in Napa County.

Occupancy Rates

In St. Helena, the overall housing vacancy rate reached 7.8 percent in 2012 according to the 2008-2012 American Community Survey (ACS) and as shown in Table 16. Homes kept for seasonal, recreational, or occasional use accounted for about 97 units, or about 45 percent of total vacant units. These units for seasonal, recreational, or occasional use also represented over 43 percent of all housing units in the City.⁹ In Napa County, units for seasonal, recreational, or occasional use represented approximately 5 percent of total housing units, nearly one-half of residential vacancies. In the Bay Area, the vacancy rate was significantly lower, at 6.9 percent, with one percent of homes vacant because of seasonal, recreational, or occasional use. Overall, after excluding vacancies due to seasonal, recreational, or occasional uses, the vacancy rate in St. Helena was 4.5 percent. This was lower than in Napa County or the Bay Area, where the comparable figures were 6 percent for both areas.

Vacant for-sale units represented 2.4 percent of total units in St. Helena, which was higher than vacant for-rent units at approximately 1.2 percent of total units. These percentages represent 34 vacant rental units and 72 vacant for-sale units in St. Helena. These figures compare to 97 vacant units in the City for seasonal, recreational or occasional use. Based on anecdotal information, the number of housing units within St. Helena used for seasonal, recreational, or occasional use may be considerably higher than reported by the American Community Survey.

A comparison of 2012 ACS data with 2000 Census data revealed that the overall vacancy rate in 2000 was 12 percent, which is about four percent higher than in 2012. One of the major reasons for the higher overall vacancy rate is that in 2000 St. Helena had 152 vacant units for seasonal, recreational, or occasional use, but by 2012, the number had fallen to 97 vacant units.

In the real estate industry, a five percent residential vacancy rate is considered an indicator of a healthy housing market, with a reasonable balance between supply and demand. The 2012 data indicate that, after setting aside the units held vacant for seasonal or vacation use, St. Helena's vacancy rate was at industry standards for a balanced market.

⁹ The census defines seasonal, recreational or occasional use as "housing units including vacant units used or intended for use only in certain seasons, for weekends, or other occasional use throughout the year. Interval ownership units, sometimes called shared ownership or timesharing condominiums are included in this category." <http://www.census.gov/prod/cen2000/dp1/2kh00.pdf> . Accessed February 7, 2014.

Overcrowding

The U.S. Census defines overcrowding as more than one person per room in a given housing unit,¹⁰ and Table 17 details overcrowding by income category and tenure. The 2006-2010 CHAS dataset provides the information on persons per room. As of 2010, more than 95 percent of St. Helena housing units had less than one person per room, leaving slightly less than 5 percent of the units with overcrowded conditions. Of the 125 households living in overcrowded conditions, only 30 were owner households and the remainder were renters.

Among extremely low-income and very low-income households, there were no households living in overcrowded conditions. In the low-income category, owner and renter households endured overcrowded conditions, with 20 owner households (5.6 percent of total households) and 50 renter households (13.9 percent of total households) having more than one person per room. Finally, the moderate and above income category had a total of 10 owner households (0.6 percent of total households) and 44 renter households (2.9 percent of total households) living in overcrowded conditions.

Housing Cost Burden

Table 18 presents household income limits, as defined by HUD, and estimates of housing cost burden based on the 2006-2010 CHAS database from HUD. Income limits are defined relative to the Area Median Family Income (AMFI) for Napa County. In addition, housing cost burden refers to the share of a household's income spent on housing costs. All households experience some level of housing cost burden, but households paying between 30 and 50 percent of their income for housing experience "excessive" housing cost burden. The housing cost burden qualifies as "severe" at levels above 50 percent of household income.¹¹

In 2010, St. Helena households with a housing cost burden of less than 30 percent of their income represented around 62 percent of all households in St. Helena, meaning these households had a manageable housing cost burden. Of the remaining households, approximately 17 percent had excessive cost burdens and 21 percent had severe housing cost burdens. Overall, the incidence of excessive and severe housing cost burdens was greater among renter households, but the severity of the housing cost burden varied by income level and among owners versus renters.

¹⁰

According to the U.S. Census, a room includes all "whole rooms used for living purposes...including living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodgers' rooms. Excluded are strips or pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets."

¹¹

U.S. Department of Housing and Urban Development Office of Policy Development and Research. "Affordable Housing Needs: A Report to Congress on the Significant Need for Housing." 2003. <http://www.huduser.org/Publications/pdf/AffhsqNeedsRpt2003.pdf>. Accessed February 7, 2014.

Of the 230 extremely low-income households (less than 30 percent AMFI) in St. Helena, around 4 percent of renter-occupied households have a housing cost burden less than 30 percent, but 7 percent and 57 percent of renter-occupied households, respectively, have excessive and severe housing cost burdens. Notably, in the extremely low-income category, the total number of owner-occupied households (70) experienced severe housing cost burdens. Of all of the income categories, extremely low-income households are the most likely among renters to experience severe housing cost burden (130 households).

In the case of very low-income households (30 to 50 percent of AMFI), a much higher percentage of households (26 percent), had housing cost burdens of less than 30 percent of household income compared to extremely low-income households. In addition, 42 percent and 35 percent of households had excessive and severe housing cost burdens, respectively. More very low-income renter households (115 households) than owner households (50 households) had excessive or severe housing cost burdens.

Among low-income households (50 to 80 percent of AMFI), 43 percent of households had housing cost burdens of less than 30 percent. In 2010, there were 155 low-income renter households and 70 low-income owner households with excessive or severe housing cost burdens.

For households in the moderate and above category, about 80 percent had housing cost burdens of less than 30 percent. While the percentage of renter households with severe or excessive housing cost burdens equaled about 8 percent of all moderate and above income households, the percentage of owners with severe or excessive housing cost burdens totaled almost 13 percent of this income category. Thus, smaller number of this income category's renter households had excessive (80) or severe (50) housing cost burdens, but among owner households, significantly higher numbers had excessive (165) and severe (55) housing cost burdens.

Overall, as the income category rises from extremely low-income to moderate-income and above, the numbers and percentages of renter households that experienced excessive or severe housing cost burdens varied. Extremely low income renters had the highest share of excessive housing costs, while very low income renters had the highest share of severe housing cost burdens. Among owner households, the highest incidence of excessive housing cost burdens occurred in households with extremely low incomes. Therefore, rental subsidies and owner assistance are most crucial for St. Helena households with the lowest incomes.

Physical Housing Conditions

In general, the condition of the housing stock in St. Helena is good. This is primarily due the high value of residential property, recent new construction, and minor to extensive remodeling which

has been performed within the last ten years. Property owners are motivated to keep housing in good condition because of the high value of houses and rents.

There are scattered areas where housing condition can be an issue. City staff estimates approximately 2 percent of the single family houses and 1 percent of multi-family units are in need of replacement. These units have improvement costs that exceed the estimated replacement cost. Approximately 4 percent of single family houses and 2 percent of multifamily units are in need of significant rehabilitation, which is defined as having major deficiencies that may require immediate repair. About 5 percent of the housing stock is in need of limited rehabilitation. These structures exhibit minor repair need and are not considered to have major safety issues. Housing conditions are quantified in Table 19.

“At Risk” Units

State law requires an analysis of the risk of conversion of affordable housing to market-rate housing within the next ten years. The 2009 Housing Element identified one affordable housing complex, the Woodbridge Apartments, as at-risk for losing its federal subsidies. In 2013, the City worked with the property owners and CalHFA to re-finance and renovate 50 units of affordable housing. Through this effort the Woodbridge Apartment Complex will continue to offer regulated affordable housing through November 2032.

The California Housing Partnership (CHPC) provides information on affordable housing developments subsidized through the U.S. Department of Housing and Urban Development (HUD), the U.S Department of Agriculture, the Low Income Housing Tax Credit Program, and public housing. CHPC does not identify any affordable housing developments with subsidies expiring over the next ten years.¹²

¹² California Housing Partnership website, <http://www.chpc.net/preservation/MappingWidget.html>. Accessed April 14, 2015.

Table 14: Housing Stock Characteristics, 2000 and 2010

Units in Structure	St. Helena				Napa County				Bay Area			
	2000		2010		2000		2010		2000		2010	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total						
Detached Single Family	1,644	60.7%	1,777	64.0%	32,569	67.1%	37,509	68.5%	1,376,911	53.9%	1,496,701	53.8%
Attached Single Family	215	7.9%	152	5.5%	3,215	6.6%	2,827	5.2%	224,837	8.8%	256,951	9.2%
2 to 4 units	210	7.8%	169	6.1%	3,637	7.5%	4,084	7.5%	266,321	10.4%	277,705	10.0%
5 or more units	478	17.7%	525	18.9%	5,204	10.7%	6,558	12.0%	623,345	24.4%	692,915	24.9%
Mobile Homes	161	5.9%	153	5.5%	3,832	7.9%	3,781	6.9%	57,129	2.2%	59,719	2.1%
Total Units	2,708	100%	2,776	100%	48,457	100%	54,759	100%	2,548,543	100%	2,783,991	100%

Sources: Census 2000, Department of Finance, 2010.

Table 15: Housing Stock by Year Built, 2012

Year Structure Built	St. Helena		Napa County		Bay Area	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
2010 or later	0	0.0%	114	0.2%	4,939	0.2%
2000 to 2009	258	8.8%	7,157	13.1%	245,284	8.8%
1990 to 1999	484	16.5%	6,354	11.6%	252,259	9.1%
1980 to 1989	379	12.9%	7,441	13.6%	345,715	12.4%
1970 to 1979	623	21.2%	10,119	18.5%	500,314	18.0%
1960 to 1969	217	7.4%	7,163	13.1%	404,333	14.5%
1950 to 1959	263	8.9%	7,538	13.8%	395,715	14.2%
1940 to 1949	124	4.2%	3,673	6.7%	206,016	7.4%
1939 or earlier	592	20.1%	5,080	9.3%	428,782	15.4%
Total Units	2,940	100%	54,639	100%	2,783,357	100%

Source: 2008-2012 American Community Survey 5-year estimates.

Table 16: Housing Occupancy and Vacancy Status, 2012

Housing Units	St. Helena		Napa County		Bay Area	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
Occupied Housing Units	2,712	92.2%	49,209	90.1%	2,592,145	93.1%
Vacant Housing Units	228	7.8%	5,430	9.9%	191,212	6.9%
For rent	34	1.2%	1,127	2.1%	50,767	1.8%
Rented, not occupied	0	0.0%	105	0.2%	10,600	0.4%
For sale only	72	2.4%	898	1.6%	25,361	0.9%
Sold, not occupied	0	0.0%	254	0.5%	8,689	0.3%
For seasonal, recreational or occasional use	97	3.3%	2,480	4.5%	34,963	1.3%
Migrant Labor Housing	0	0.0%	0	0.0%	249	0.0%
Other Vacant (a)	25	0.9%	566	1.0%	566	0.0%
Total Units	2,940	100%	54,639	100%	2,783,357	100%

Notes:

(a) If a vacant unit does not fall into any of the classifications specified above, it is classified as "other vacant." For example, this category includes units held for occupancy by a caretaker or janitor, and units held by the owner for personal reasons.

Source: 2008-2012 American Community Survey 5-year estimates.

Table 17: Overcrowding by Income Category and Tenure, St. Helena, 2010

Persons Per Room (a)	All Income Levels		Extremely Low Income (less than 30% of AMFI)		Very Low Income (30% to 50% of AMFI)		Low Income (50% to 80% of AMFI)		Moderate and Above (Over 80% of AMFI)	
	Number	Percent of Total Households	Number	Percent of Total Households	Number	Percent of Total Households	Number	Percent of Total Households	Number	Percent of Total Households
Owner Occupied										
1.00 Person or less	1,340	52.3%	70	27.5%	60	28.6%	110	30.6%	1,090	69.7%
1.01 - 1.50 Persons	20	0.8%	0	0.0%	0	0.0%	20	5.6%	0	0.0%
1.51 Persons or More	10	0.4%	0	0.0%	0	0.0%	0	0.0%	10	0.6%
Subtotal: Owner-Occupied	1,365	53%	80	31.4%	85	40.5%	160	44.6%	1,010	64.6%
Renter Occupied										
1.00 Person or less	1,100	43.0%	155	60.8%	155	73.8%	215	59.9%	580	37.1%
1.01 - 1.50 Persons	15	0.6%	0	0.0%	0	0.0%	10	2.8%	4	0.3%
1.51 Persons or More	80	3.1%	0	0.0%	0	0.0%	40	11.1%	40	2.6%
Subtotal: Renter Occupied	1,195	47%	175	68.6%	125	59.5%	199	55.4%	554	35.4%
Total Households	2,560	100%	255	100%	210	100.0%	359	100.0%	1,564	100.0%

Notes:

(a) Overcrowding is defined as more than one person per room. Severe overcrowding is defined as more than 1.5 persons per room.

(b) Numbers may not add up due to HUD rounding.

Source: 2006-2010 CHAS dataset.

Table 18: Housing Cost Burden, City of St. Helena, 2010

	All Income Levels		Extremely Low-Income (Less than 30% of AMFI)		Very Low-Income (30% to 50% of AMFI)		Low-Income (50% to 80% of AMFI)		Moderate and Above (Over 80% of AMFI)	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Owner Households										
With 0% to 30% Housing Cost Burden	950	37.0%	0	0.0%	15	7.0%	60	15.2%	875	50.7%
With 30% to 50% Housing Cost Burden	220	8.6%	0	0.0%	20	9.3%	25	6.3%	165	9.6%
With 50% or Greater Housing Cost Burden	195	7.6%	70	30.4%	30	14.0%	45	11.4%	55	3.2%
Subtotal: Owner-Occupied Households	1,365	53.2%	70	30.4%	60	30.2%	130	32.9%	1,100	63.5%
Renter Households										
With 0% to 30% Housing Cost Burden	645	25.1%	10	4.3%	40	18.6%	110	27.8%	500	29.0%
With 30% to 50% Housing Cost Burden	205	8.0%	15	6.5%	70	32.6%	40	10.1%	80	4.6%
With 50% or Greater Housing Cost Burden	345	13.5%	130	56.5%	45	20.9%	115	29.1%	50	2.9%
Subtotal: Renter-Occupied Households	1,200	46.6%	155	67.4%	155	72.1%	265	67.1%	625	36.5%
Total Households	2,565	100%	230	98%	215	102%	395	100%	1,725	100%

(a) Figures reported above are based on the HUD-published CHAS data, derived from the 2006-2010 American Community Survey. CHAS household income categories reflect HUD-defined household income limits in HUD-specified geographic areas. Cost burden is the ratio of housing costs to household income. A household is considered cost-burdened if monthly housing costs (including utilities) exceed 30% of monthly income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs" which includes mortgage payment; utilities; association fees; insurance; and real estate taxes. Numbers may not add up due to HUD rounding of published data.

Sources: CHAS 2006-2010, huduser.org, 2013.

Table 19: Housing Conditions Survey Results for St. Helena, February 2014

Housing Type	Existing Units (a)	Need for Replacement (b)	Need for Significant Rehabilitation (c)	Need for Limited Rehabilitation (d)
Single Family Units	2,372	47	95	142
Multi-family Units	568	6	11	17
Total	2,940	53	106	159
% of Total Units	100%	2%	4%	5%

Notes:

- (a) 2008-2012 American Community Survey 5-Year Estimates. Single family units include attached and detached units and mobile homes.
- (b) Replacement need is defined as having improvement cost that exceeds estimated replacement cost.
- (c) Significant rehabilitation is defined as having major deficiencies that may require immediate repair.
- (d) Limited rehabilitation is defined as structures exhibiting minor repair need and are not considered to exhibit major safety issues.

Sources: 2008-2012 American Community Survey 5 Year Estimates; City of St. Helena, 2014.

Housing Market Conditions

This section provides information on the private housing market in St. Helena and assesses the market's ability to accommodate the housing needs of local residents. Data on recent home sales and rental rates form the basis of an analysis of the level of income required to afford housing in St. Helena.

For-Sale Housing

Table 20 supplies detailed information on recent single-family home sales in St. Helena, as well as estimates of household income levels required to afford units at the reported minimum sales prices. Of the 77 reported single family sales in 2013, 36 (about 47 percent) involved sale prices over \$1,000,000. Furthermore, only 5 single family homes sold for a price below \$600,000 during that time period. Overall, the median single family housing price over the past year was \$960,000 in St. Helena.

Table 21 shows similar data for single condominium sales in St. Helena in 2013. There were 11 condominium sales, ranging in sales price from a low of \$369,000 to a maximum of \$825,000, with a median sales price of \$420,000. Five of the condominiums were three-bedroom units, five were two-bedroom units, and one was a one-bedroom unit.

Table 20 also shows that in order to afford the lowest-priced single family home in St. Helena, a household must typically have a minimum income of approximately \$83,000. Table 21 shows that a household income of approximately \$79,000 is required to buy the lowest-priced condominium. This is more than the St. Helena median income in 2012 of \$71,118 reported in Table 5. The necessary household income to afford the lowest-priced home also requires, in most cases, two annual salaries, as reported in Table 8. The minimum annual household income requirement estimates are based on the assumption of a standard 30-year fixed rate mortgage with a 20 percent downpayment, a 4.6 percent interest rate, annual property tax rate of 1.08 percent, and an annual hazard insurance cost of 0.20 percent of the home value. These values represent the market conditions at one given point in time and will change as local and national economic conditions fluctuate.¹³

Affordable Home Purchase Prices

Table 22 examines affordability in a different way. Instead of presenting the income required to buy a market rate house in St. Helena, Table 22 examines how much very low, low, and moderate income households in St. Helena could afford to pay for housing, along with the corresponding maximum affordable home price. The assumptions align with those from Tables 20 and 21 except

¹³ Assumptions used for this analysis were collected to represent conditions for a property in the City of St. Helena specifically. This analysis allows for a maximum of 30 percent of income to be allocated to housing costs, to be consistent with the definition of affordability used in State housing element guidelines.

for the down payment percentage, which is 10 percent, modeling a situation that is more typical of first-time homebuyers who have not amassed sufficient financial resources to make a larger downpayment. These buyers are more likely to be in need of affordable housing options than the typical buyers of market rate housing in St. Helena. The lower downpayment amount requires the owner to buy mortgage insurance.

Given this set of assumptions, in the case of a three-person household, the affordable home price varies from approximately \$156,500 for very low-income, to \$240,500 for low-income, and \$376,000 for moderate-income households. The income limits increase with household size, and a five-person household with very low, low, or moderate income can afford to buy a home priced at \$188,000, \$288,500, and \$451,500, respectively. Therefore, home prices that are significantly lower than current market levels would be necessary for lower-income St. Helena households to purchase a home, while moderate-income households can purchase some condominium and single family homes at market prices.

Rental Housing

Table 23 contains a list of rental complexes containing 509 rental apartments in St. Helena. This includes substantially all of the existing multifamily complexes within the City. Table 23 then provides a list of the current apartment rental rates for two of the larger market rate apartment buildings and various other rental units, including second units, in St. Helena. Rents ranged from \$750 to \$1,250 for a studio, \$985 to \$1,485 for a one bedroom unit, and \$700 to \$1,750 for a two bedroom unit. Due to the small sampling size, the analysis also includes data for average apartment rents in Napa County from RealFacts, a research firm that surveys rental properties with 50 or more units. RealFacts reports average rents in Napa County in 2013 were \$850 for a studio, \$1,317 for a one bedroom, one bathroom unit, and \$1,474 for a two bedroom, one bathroom unit.

In addition to apartment complexes, there are also single-family homes for rent in St. Helena. Craigslist listed three single-family homes for rent in St. Helena in March 2014, with rents averaging \$3,800 per month. A three-bedroom home was listed for \$3,100 per month, and a four-bedroom home for \$3,850 per month. A fully furnished, two-bedroom, two-bath house was listed for \$4,500 per month.

Affordable Rental Rates

Based on Napa County 2014 income limits published by HCD, Table 25 calculates affordable rental rates for households in each income category by household size. These estimates take into account utility costs provided by the Housing Authority of the City of Napa. Affordable monthly rents for extremely low-income households are a maximum of \$417 for a studio unit, \$464 for a one-bedroom, and \$509 for a two-bedroom unit, while affordable rents for very low-income households are a maximum of \$718 for a studio, \$807 for a one-bedroom unit, and \$895 for a two-

bedroom unit. Maximum affordable rents for low-income households are \$1,118 for a studio, \$1,265 for a one-bedroom, and \$1,410 for a two-bedroom unit.

While the studio, one-bedroom, and some of the two-bedroom market rate apartments in St. Helena are affordable to low-income and a portion of very low-income households, they are in limited supply. Average apartment rents throughout Napa County are only affordable to low-income households. In addition, single-family rental units are significantly more expensive and are affordable only to above moderate-income households.

Affordable Housing Complexes

Table 26 lists affordable housing complexes and units in St. Helena. These include four rental complexes and four for-sale subdivisions that increase the supply of housing and focus on meeting the housing needs unmet by the private housing market. The four rental complexes, Hunt's Grove, Stonebridge, Woodbridge and Magnolia Oaks, provide 202 units of affordable housing to St. Helena residents. Hunt's Grove Apartments currently has 55 families on the wait list and is accepting applications.¹⁴ Stonebridge also currently has a significant waiting list with 53 families waiting for a one-bedroom unit, 36 families for a two-bedroom unit, 12 families for a three-bedroom unit, and 4 families for a four-bedroom unit.¹⁵ Woodbridge Apartments has 41 families on the waiting list at present, and the waiting list is closed.¹⁶ In addition to these complexes, there are 3 regulated affordable apartments.

The four for-sale subdivisions (Marietta Townhomes, Wallis Subdivision, Vintner's Court, and Magnolia Oaks) provide 33 affordable for-sale units with deed restrictions. The City of St. Helena contributed funds to the Marietta townhomes in 1997, including \$130,000 in silent second mortgages and \$12,500 in building fees.

In addition, mobile home parks like Vineyard Valley, although not officially regulated as affordable housing, do represent a housing option in St. Helena that is affordable to moderate income households.

Summary

The number of housing units in St. Helena increased by an estimated 230 units between 2000 and 2012, driven by an increase in the number of single-family units. Single-family units constituted 74 percent of the total housing units in St. Helena, followed by complexes containing five or more

¹⁴ Personal communication. Yesenia Guitron, Resident Manager, Hunts Grove Apartments, February 18, 2015.

¹⁵ Personal communication. Caterina Sanchez, Stonebridge Apartments, February 28, 2014.

¹⁶ Personal communication. Rachel Fox, Woodbridge Apartments, March 5, 2014.

units, which represent approximately 13 percent of total units. The housing stock in St. Helena is relatively new with a higher percentage of homes built after 1980 than in the Bay Area.

The housing market in St. Helena exhibited an above average vacancy rate. The high rate is partially attributable to the inclusion of homes held vacant for seasonal, recreational, and occasional use. After excluding such homes, the vacancy rate in 2012 was about 4.5 percent, which is lower than in Napa County or the Bay Area. Of occupied homes, almost 5 percent were overcrowded while the majority of incidences of overcrowding occurred among renter households.

The incidence of excessive or severe housing cost burdens varies among owner and renter households. For renters, the share of households with excessive or severe housing cost burden was higher in the lower income categories. However, significant portions of owner households in all income categories faced high housing cost burdens.

The current market conditions in St. Helena enable only above moderate-income households to purchase homes. The median price of a St. Helena single family home in 2013 was \$960,000, while the median price of a condominium was \$420,000. While some of the market rate apartment units are affordable to low-income and a portion of very-low income households, the limited supply of market rate units affordable to very low-income households and below means that affordable units are necessary to meet the needs households at the lowest income levels. Three affordable rental and three for-sale housing complexes in St. Helena provide 238 units of affordable housing.

Table 20: Single-Family Housing Sales Prices, St. Helena, 2013

Unit Sales Price	Units (a)		Minimum Unit Price	Down Payment	Annual Principal & Interest	Property Insurance	Property Taxes	Total Annual Payment	Minimum Annual Household Income Requirement (b)
	Number	Percent Total							
Under \$600,000	5	6.5%	\$400,000	\$80,000	\$19,935	\$643	\$4,384	\$24,963	\$83,209
\$600,000 - \$649,999	4	5.2%	\$600,000	\$120,000	\$29,903	\$965	\$6,558	\$37,426	\$124,752
\$650,000 - \$699,999	6	7.8%	\$650,000	\$130,000	\$32,395	\$1,045	\$7,101	\$40,541	\$135,138
\$700,000 - \$749,999	7	9.1%	\$700,000	\$140,000	\$34,887	\$1,126	\$7,645	\$43,657	\$145,523
\$750,000 - \$799,999	7	9.1%	\$750,000	\$150,000	\$37,378	\$1,206	\$8,188	\$46,773	\$155,909
\$800,000 - \$849,999	5	6.5%	\$800,000	\$160,000	\$39,870	\$1,287	\$8,731	\$49,888	\$166,295
\$850,000 - \$899,999	3	3.9%	\$850,000	\$170,000	\$42,362	\$1,367	\$9,275	\$53,004	\$176,681
\$900,000 - \$949,999	1	1.3%	\$900,000	\$180,000	\$44,854	\$1,448	\$9,818	\$56,120	\$187,066
\$950,000 - \$999,999	3	3.9%	\$950,000	\$190,000	\$47,346	\$1,528	\$10,362	\$59,236	\$197,452
Over \$1,000,000	36	46.8%	\$1,000,000	\$200,000	\$49,838	\$1,608	\$10,905	\$62,351	\$207,838
Total	77	100%							
Median Single-Family Home Price			\$960,000						

Notes:

- (a) Number of single-family units sold in St. Helena between January 1, 2013 and December 30, 2013.
- (b) Based upon the minimum unit price with the following ownership cost assumptions:
 - Percent of Income for Housing Costs
(Principal, Interest, Taxes, and Insurance) 30% of gross annual income
 - Mortgage Terms
 - Down Payment 20% of home value
 - Annual Interest Rate 4.625% fixed
 - Loan Term 30 years
 - Annual Property Tax Rate 1.0868% of home value plus \$37
 - Annual Hazard Insurance 0.20% of home value (c)
- (c) Hazard Insurance includes the basic premium for hazard insurance plus an additional payment for flood insurance.

Sources: Gina Elliot, Pacific Union International, 2013; State Farm Insurance, 2008; www.bankrate.com, 2013; Wells Fargo, 2013.

Table 21: Condominium Sales Prices, St. Helena, 2013

Unit Sales Price	Units (a)		Minimum Unit Price	Down Payment	Annual Principal & Interest	Property Insurance	Property Taxes	Total Annual Payment	Minimum Annual Household Income Requirement (b)
	Number	Percent Total							
Under \$400,000	3	27.3%	\$369,000	\$73,800	\$18,390	\$1,357	\$4,047	\$23,794	\$79,313
\$400,000 - \$449,999	4	36.4%	\$600,000	\$120,000	\$29,903	\$2,206	\$6,558	\$38,666	\$128,888
\$450,000 - \$499,999	1	9.1%	\$650,000	\$130,000	\$32,395	\$2,390	\$7,101	\$41,885	\$139,618
\$500,000 - \$549,999	0	0.0%	\$700,000	\$140,000	\$34,887	\$2,573	\$7,645	\$45,105	\$150,348
\$550,000 - \$599,999	1	9.1%	\$750,000	\$150,000	\$37,378	\$2,757	\$8,188	\$48,324	\$161,079
\$600,000 - \$649,999	0	0.0%	\$800,000	\$160,000	\$39,870	\$2,941	\$8,731	\$51,543	\$171,809
\$650,000 - \$699,999	0	0.0%	\$850,000	\$170,000	\$42,362	\$3,125	\$9,275	\$54,762	\$182,539
\$700,000 - \$749,999	1	9.1%	\$900,000	\$180,000	\$44,854	\$3,309	\$9,818	\$57,981	\$193,270
\$750,000 - \$799,999	0	0.0%	\$950,000	\$190,000	\$47,346	\$3,492	\$10,362	\$61,200	\$204,000
Over \$800,000	1	9.1%	\$1,000,000	\$200,000	\$49,838	\$3,676	\$10,905	\$64,419	\$214,731
Total	11	100%							
Median Condominium Price			\$420,000						

Notes:

(a) Number of single-family units sold in St. Helena between January 1, 2013 and December 30, 2013.

(b) Based upon the minimum unit price with the following ownership cost assumptions:

Percent of Income for Housing Costs (Principal, Interest, Taxes, and Insurance)	30%	of gross annual income
Mortgage Terms		
Down Payment	20%	of home value
Annual Interest Rate	4.625%	fixed
Loan Term	30	years
Annual Property Tax Rate	1.0868%	of home value plus \$37
Annual Hazard Insurance	0.46%	of home value (c)

(c) Hazard Insurance includes the basic premium for hazard insurance plus an additional payment for flood insurance.

Sources: Gina Elliot, Pacific Union International, 2013; State Farm Insurance, 2008; www.bankrate.com, 2013; Wells Fargo, 2013.

Table 22: Affordable For-Sale Housing Prices, Napa County, 2014

2014 Income Limits (a)	Household Size 3-Persons	Household Size 4-Persons	Household Size 5-Persons						
Very Low -Income	\$38,750	\$43,050	\$46,500						
Low -Income	\$59,350	\$65,900	\$71,200						
Moderate-Income	\$92,950	\$103,300	\$111,550						
<hr/>									
3-Person Household	Amount Avail. for Housing	Principal & Interest	Property Insurance	Property Taxes	Mortgage Insurance	Total Monthly Payment	Down- Payment	Maximum Affordable Home Price	
Very Low -Income	\$969	\$724	\$26	\$145	\$70	\$966	\$15,650	\$156,500	
Low -Income	\$1,484	\$1,113	\$40	\$221	\$108	\$1,482	\$24,050	\$240,500	
Moderate-Income	\$2,324	\$1,740	\$63	\$344	\$169	\$2,316	\$37,600	\$376,000	
<hr/>									
4-Person Household	Amount Avail. for Housing	Principal & Interest	Property Insurance	Property Taxes	Mortgage Insurance	Total Monthly Payment	Down- Payment	Maximum Affordable Home Price	
Very Low -Income	\$1,076	\$805	\$29	\$161	\$78	\$1,073	\$17,400	\$174,000	
Low -Income	\$1,648	\$1,238	\$45	\$245	\$120	\$1,648	\$26,750	\$267,500	
Moderate-Income	\$2,583	\$1,934	\$70	\$382	\$188	\$2,574	\$41,800	\$418,000	
<hr/>									
5-Person Household	Amount Avail. for Housing	Principal & Interest	Property Insurance	Property Taxes	Mortgage Insurance	Total Monthly Payment	Down- Payment	Maximum Affordable Home Price	
Very Low -Income	\$1,163	\$870	\$31	\$173	\$85	\$1,159	\$18,800	\$188,000	
Low -Income	\$1,780	\$1,335	\$48	\$264	\$130	\$1,777	\$28,850	\$288,500	
Moderate-Income	\$2,789	\$2,089	\$76	\$412	\$203	\$2,780	\$45,150	\$451,500	
<hr/>									
Ownership Cost Assumptions									
% of Income for Housing Costs	30% of gross annual income								
Mortgage Terms									
Down Payment	10% of home value								
Annual Interest Rate	4.625% fixed								
Loan Term	30 years								
Annual Mortgage Insurance	0.60% of mortgage								
Annual property tax rate	1.0868% of home value plus				\$37				
Annual Hazard Insurance	0.20% of home value								

Note:

(a) Income limits defined by the California Department of Housing and Community Development for Napa County.

Sources: HCD, 2013; State Farm Insurance, 2008; Wells Fargo, 2013; www.bankrate.com, 2013; Napa County Treasurer-Tax Collector, 2013.

Table 23: Multi-Family Housing Survey Results for St. Helena, February 2014

Complex Name	Address	Year Built/ Renovated	Number of Units	Zoning (a)
<i>Affordable Housing Units</i>				
Stonebridge Apartments	990 College Ave	1993	80	HR
Hunts Grove Apartments	548 Hunt St.	1992	56	HR
Woodbridge Apts.	727 Hunt Ave	1980/2013	50	HR
Wydown Hotetl	1421 Railroad Avenue		1	CB
Magnolia Oaks		2013	10	HR
Hunt St. Apts.	957 Hunt		2	MR
SUBTOTAL UNITS			199	
<i>Market Rate Apartments</i>				
Unknown	957 Hunt	1880	6	MR
Christine Apartments	723 Hunt	1971	4	MR
Unknown	933 Brown St.	Unknown	4	HR
Cottages at Southbridge	1000 Brown St	1997	17	HR
Charter House	1026 Charter Oak	Unknown	5	MR
Unknown	1332 Main St.	Unknown	12	CB
Tripoli Court Apartments	1600 Main St.	Unknown	18	MR
Unknown	1520/1536 Main St.	1976	8	MR
Unknown	1650 Main	Unknown	5	MR
Unknown	1095 Crinella	1972	7	MR
Unknown	825 Allison	Unknown	4	MR
Unknown	1018 Allison	1965	12	HR
Silverado Orchards	601 Pope	Unknown	94	HR
Unknown	911 Pope	Unknown	5	MR
Ogletree Apartments	1005 Pope	Unknown	5	HR
Ogletree Apartments	999 Pope	Unknown	28	HR
Unknown	1043 Pope	Unknown	5	MR
Unknown	1112 Edwards	1940	4	MR
Unknown	1133 Edwards	1888	5	MR
Unknown	1145 Edwards	Unknown	4	MR
Unknown	1313 Monte Vista	1969	6	MR
Unknown	1327 Monte Vista	Unknown	6	MR
Unknown	1328 Monte Vista	1980	4	MR
Unknown	1336 Monte Vista	Unknown	6	MR
Unknown	1337 Monte Vista	1973	8	MR
Unknown	1346 Monte Vista	Unknown	4	MR
Unknown	1347 Monte Vista	1972	6	MR
Unknown	1356 Monte Vista	Unknown	6	MR
Unknown	1357 Monte Vista	1972	6	MR
Unknown	1366 Monte Vista	1972	6	MR
SUBTOTAL UNITS			310	
TOTAL UNITS			509	

(a) MR = Medium Density Residential, HR = High Density Residential, CB = Central Business.
Source: City of St. Helena, 2014.

Table 24: Market-Rate Apartment Rental Rates, St. Helena, 2014

<u>Development/Address</u>	<u>Units</u>	<u>Studio</u>	<u>1 Bedroom</u>	<u>2 Bedrooms</u>
Tripoli Court/1600 Main Street	18			\$700
Cottages at Southbridge/1000 Brown St.	17			\$1,450-\$1,650
1133 Edwards St.	5		\$1,385 \$985 \$1,285 \$1,485	\$1,650
1145 Edwards St.	4			\$1,550 \$1,200 \$1,685 \$1,725
957 Hunt	6		\$1,295	
630 Sunnyside Road (a)	1	\$1,150		
Rosebud Lane (a)	1			\$1,750
Pratt Avenue (a)	1	\$1,250		
Monte Vista (a)	1			\$1,595
Second unit; address not available (a)	1	\$750		
Second unit; address not available (a)	1	\$1,150		
Second unit; address not available (a)	1		\$1,350	
Unit in 5-Plex Building (a)	1		\$1,150	
Average Rent, Napa County (b)		\$850	\$1,317	\$1,425 (c) \$1,474 (d) \$1,736 (e)

- (a) Rents as advertised on Criaglist, February-March 2014.
- (b) Average rents for 2013 for Napa County as reported by RealFacts.
- (c) Tw o bedroom tow nhouse.
- (d) Tw o bedroom, one bathroom unit.
- (e) Tw o bedroom, tw o bathroom unit.

Source: RealFacts, 2013; Craigslist, 2014; Christine O'Rourke Community Planning, 2014.

Table 25: Affordable Rents, Napa County, 2014

Year/Income Category (a)	Income Limits/Household Size							
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
2014: Median \$86,100								
Extremely Low -Income	\$18,100	\$20,700	\$23,300	\$25,850	\$27,950	\$30,000	\$32,100	\$34,150
Very Low -Income	\$30,150	\$34,450	\$38,750	\$43,050	\$46,500	\$49,950	\$53,400	\$56,850
Low -Income	\$46,150	\$52,750	\$59,350	\$65,900	\$71,200	\$76,450	\$81,750	\$87,000
Median Income	\$60,250	\$68,900	\$77,500	\$86,100	\$93,000	\$99,900	\$106,750	\$113,650
Moderate -Income	\$72,300	\$82,650	\$92,950	\$103,300	\$111,550	\$119,850	\$128,100	\$136,350

Affordable Rents (b)	Unit Size				
	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
Extremely Low -Income					
1-Person	\$417				
2-Person		\$464			
3-Person			\$509		
4-Person				\$554	
5-Person					\$587
Very Low -Income					
1-Person	\$718				
2-Person		\$807			
3-Person			\$895		
4-Person				\$984	
5-Person					\$1,051
Low -Income					
1-Person	\$1,118				
2-Person		\$1,265			
3-Person			\$1,410		
4-Person				\$1,556	
5-Person					\$1,668
Moderate -Income					
1-Person	\$1,772				
2-Person		\$2,012			
3-Person			\$2,250		
4-Person				\$2,491	
5-Person					\$2,677
Included Utilities (c)	\$83	\$84	\$93	\$102	\$110

Notes:

- (a) Income limits are 2014 California Department of Housing and Community Development income limits for Napa County.
- (b) Affordable rents equal 30 percent of gross monthly income minus a utility allowance derived from figures released by the Housing Authority of the City of Napa for 2013. Allowances include electricity for heating, cooking, water heating and other electric. Household size appropriate for unit size as defined by California Health and Safety Code 50052.5(h).
- (c) Included utilities represents utility costs normally included in rent. These are water, sewer and trash collection.

Sources: HCD, 2014; City of Napa Housing Division, 2013.

Table 26: Affordable Housing Developments, St. Helena

Project Name	Address	Affordable Units	Bedrooms/ Bathrooms Units	Special Needs	Current Owner	Funding Sources	Status	Affordability Requirement
Rental Housing								
Hunts Grove	548 Hunt Ave.	56	14- 1 Bdr/ 1 Bath 28 - 2 Bdr/1 Bath 14 - 3 Bdr/2 Bath	n.a.	Bridge Housing	9% Tax Credit Equity; Residential Housing Construction Program; Bank of America, First Nationwide Bank, City of St. Helena, First Financial Management.	Active	Low and Very Low Income Households
Stonebridge Apts.	990 College Ave.	80	8 - 1 Bdr/1Bath 36 - 2 Bdr/1 Bath 28 - 3 Bdr/2 Bath 8 - 4 Bdr/2 Bath	n.a.	EAH Nonprofit Housing Corporation	9% Tax Credit Equity; HCD; Residential Housing Construction Program; City of St. Helena; Federal Home Loan Bank, Affordable Housing Program.	Active	Low and Very Low Income Households
Woodbridge Apts.	727 Hunt Ave.	50	48-1 Bdr/1 Bath 2 - 2Bdr/1 Bath Bedrooms/ Bathrooms/ Units	Senior Citizens	Woodbridge RAL	CHFA, Section 8	Active	Very Low Income
Magnolia Oaks	Rose Street	10 6	2 Bdr Apartments 1 Bdr Second Units	n.a.	n.a.	Developer Financed	Active	Low (4) and Mod. Income (6);
Wydown Hotel	1421 Railroad Ave.	1	1 Bdr		Wydown Hotel	Developer Financed	Active	Very Low Income
Hunt St. Apts.	957 Hunt Street	2	Studio	n.a.	Jack Ibrahim	Owner Financed	Active	Very Low Income
For-Sale								
Wallis Subdivision	Voorhees Circle	19	2 Bdr/2 Bath	n.a.	n.a.	Developer Financed	Active	Moderate Income
Marietta Townhomes	Voorhees Circle	11	Unknown	n.a.	n.a.	Napa Valley Community; City of St. Helena	Active	Moderate Income
Sherwin	1012 Allison Ave.	1	4 Bdr Single Family	n.a.	n.a.	Developer Financed	Active	Moderate Income
Magnolia Oaks	Rosebud Lane	2	3 Bdr Single Family	n.a.	n.a.	Developer Financed	Active	Moderate Income

Sources: City of St. Helena, Planning Department, 2014; City of Napa Housing Division, 2014.

Special Needs Populations

California Government Code Section 65583 (a) (7) requires an analysis of any special housing needs, “such as those of the elderly, persons with disabilities, large families, farm workers, families with female heads of household, and families and persons in need of emergency shelter.”¹⁷ This section provides estimates of the prevalence of each of these special needs populations, discusses special housing concerns, and analyzes their housing cost burdens within St. Helena to the extent that available data allows. Data sources include the 2000 Census, the 2012 American Community Survey, the California Department of Finance (DoF), the HUD CHAS dataset, California Employment Development Department (EDD), and the Napa County Continuum of Care.

Persons with Disabilities

Disabilities can take many forms and have numerous implications for housing needs. Many disabled people can live in conventional housing without any modifications, or with only minor modifications, while some disabled people require substantial modifications and/or on-site care to facilitate everyday living. Accessible units can be more expensive to build, due to features such as ramps, extra wide doors, handrails, lowered counters, raised toilets, and a variety of other accessibility elements. Compared to the general population, disabled persons are more likely to live alone, earn less, and be homeless.¹⁸

Table 27 presents data on the estimated number of disabled persons in St. Helena, Napa County, and the Bay Area. The 2012 estimates are 5-year estimates based on the 2008-2012 American Community Survey. Around 640 disabled persons over the age of five lived in St. Helena in 2012. This includes approximately 30 persons between the ages of 5 and 17, 196 between the ages of 18 and 64, and 411 persons age 65 and older. St. Helena and Napa County have almost the same percentage of disabled persons (around 11 to 12 percent of the total population), which is slightly higher than the Bay Area disabled population of approximately 10 percent of the total population. In St. Helena and Napa County, a higher concentration of disabled persons exists among persons in the age 65 and over category, relative to the Bay Area. About 11 percent of the population over the age of 18 in St. Helena and Napa County are disabled, compared to 9 percent in the Bay Area. In St. Helena, the age 65 and over group features a concentration of sensory disabilities and cognitive, ambulatory and independent living difficulties. Furthermore, high rates of hearing, vision, and ambulatory difficulties account for a large part of the 18 to 64 disabled population.

¹⁷ California Government Code Section 65583 (a) (7) at <http://www.leginfo.ca.gov/cgi-bin/displaycode?section=gov&group=65001-66000&file=65580-65589.8>, Accessed February 7, 2014.

¹⁸ Tootelian, Dennis, and Gaedeke, Ralph. “The Impact of Housing Availability, Accessibility, and Affordability on People with Disabilities”. Sacramento, CA: State Independent Living Council. April, 1999. As cited in the Analysis of Senate Bill 1025.

There are a number of organizations that provide information and services to disabled people in St. Helena. The Disability Services and Legal Center provides information about no-cost installation of ramps, lifts, grab-bars, and other devices to assist disabled people to have access in their homes. Buckelew Programs assists people with serious mental illness to live as independently as possible, and Catholic Charities helps to find shelter, counseling, and services for those with chronic disabilities. Family Service of Napa Valley and Progress Foundation provide supportive housing and services for mentally disabled adults. The North Bay Housing Coalition provides information, support, and affordable housing to persons with developmental disabilities. Becoming Independent provides services to assist people with developmental disabilities who wish to live on their own. Additional resources may be found on the Fair Housing Napa Valley website.

Residential care facilities for the elderly in St. Helena include the Vintage Chalet, Crinella Home Care, Rosehaven, and St. Helena Home Care. These facilities provide a total of 52 beds.

Persons Living with Developmental Disabilities

A person with a developmental disability has a substantial disability that originates during childhood and can be expected to continue through adulthood. Developmental disabilities include mental retardation, cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services currently provides community-based services to approximately 243,000 persons with developmental disabilities through a statewide system of facilities. The North Bay Regional Center provides point of entry to services for people with developmental disabilities in Napa, Sonoma and Solano counties. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. The Center reports that there are a total of 31 individuals with developmental disabilities in the 94574 zip code area, distributed among age groups as follows: 15 children aged 14 years and under; 5 persons aged 15 to 22 years; 11 adults aged 23-65 years; and no adults aged 65.

There are a number of housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating ‘barrier-free’ design in all, new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

Elderly

The elderly population often requires special housing to accommodate part-time or full time care. Meanwhile, the elderly are also more likely to have lower incomes than the population in general. Other requirements can include modifications to doors and steps to improve accessibility and installation of hand rails and grab bars to make bathing, toileting, and other daily activities safer. Housing types such as apartments or condominiums that do not entail high maintenance requirements can also be beneficial as the elderly continue to age and become less able to perform extensive home maintenance work on their own. The elderly are also commonly on fixed incomes while expending more of their income on medical care, which can result in a need for affordable housing.

Elderly Households

Table 28 presents data for 2000 and 2012 for age of householder. Table 28 is different from Table 4 in that Table 4 presents the age of all residents while Table 28 presents the age of the person whose name the unit is owned or rented under.

St. Helena, similar to Napa County, had a higher percentage of residents over the age of 65 compared to the Bay Area. Around 35 percent of St. Helena households, 26 percent in Napa County, and 20 percent of Bay Area households had heads of households over the age of 65 in 2012. Across all three jurisdictions, more elderly households owned rather than rented their homes.

In 2012, among owner-occupied St. Helena households there are 372 households (about 14 percent of total households) with a head of household between the ages of 65 and 74, and 305 households (11 percent of total households) with a householder age 75 and older. A smaller number of elderly households in St. Helena live in rental units, with 76 households (almost 3 percent of total households) having a householder between ages 65 and 74, and about 190 households (7 percent of total households) with a head of household age 75 and older. Napa County had a lower percentage

of elderly owner-occupied households, with nearly 10.5 percent of total households with a head of household between the ages of 65 and 74, and 10 percent of total households headed by an individual age 75 or older. Napa County also had a lower percentage of elderly renter households, with 2.5 percent and 2.9 percent of total households headed by a householder aged 65 to 74 or age 75 and older, respectively. The Bay Area had lower percentages of both owner-occupied households with householders aged 65 to 74 (about 8 percent of total households), with householders age 75 or older (nearly 7 percent of total households) as compared to St. Helena and Napa. For renter households, 2.6 percent of total Bay Area households had a head of household between the ages of 65 and 74, and 2.7 percent were headed by a person age 75 or older.

Additional data from the 2010 Census reveal that St. Helena has a somewhat disproportionate number of females over the age of 64. In 2010, there were about 440 males (about 8 percent of the total population) and 680 females (approximately 12 percent of the total population) over the age of 64. In Napa, the population over age 64 is comprised of the 9,200 males (about 7 percent of the total population) and 11,400 females (just over 8 percent of the total population). Therefore, the percentage of females over the age of 64 is slightly higher in St. Helena than in Napa.

Elderly Housing Cost Burden

Table 29 contains information from the 2010 Comprehensive Housing Affordability Strategy (CHAS) database. Elderly households, which the CHAS database defines as households with at least one person over the age of 62, are again much more likely to be owner households (71 percent of total elderly households) than renter households (29 percent of total elderly households). The majority of elderly households (58 percent) have affordable housing costs, which is defined as housing cost burdens of less than 30 percent. Twelve percent of elderly households have excessive housing costs (defined as paying more than 30 percent but less than 50 percent of household income for housing costs), while 28 percent have severe housing cost burdens and pay more than 50 percent of their household income on housing costs.

In comparison to Table 18, which shows the number of total households in St. Helena with high housing cost burdens, approximately 45 percent of all households with housing cost burdens are elderly. All of the extremely low and very low income owner households in St. Helena with excessive or severe housing cost burdens are elderly, while approximately 37 percent of the extremely low and very low income renter households are elderly.

Among low income households with excessive or severe housing cost burdens, 57 percent of owner households and 26 percent of renter households are elderly. Among moderate and above income households with excessive or severe housing cost burdens, 32 percent of owner households with excessive are elderly, while half of renter households are elderly.

Additional Elderly Housing Needs

Given the high proportion of the St. Helena households that are elderly, especially elderly age 75 and older, it is important to work to address their housing needs. In her work with the Area Agency on Aging serving Napa and Solano Counties, planner Terry Leeanne Martinson identified a number of needs of the elderly in St. Helena that are currently being met as well as those needs which St. Helena could help meet during this Housing Element planning period.¹⁹ Ms. Martinson cited the work of the Rianda house, which provides seniors with a meeting place and valuable information on topics ranging from housing and income-assistance to medical referrals, as a welcome and positive resource for the elderly in St. Helena.

There are still many needs of the elderly that are not being met, however, and changes to St. Helena's housing policies could make it easier for the elderly to age in place. Often, when the elderly persons are released from a hospital stay and return to their own homes, they have trouble navigating inside the home and getting to neighborhood services like the grocery store and doctor's office. Two possible ways to help remedy this situation within the scope of the Housing Element would be for the City of St. Helena to consider the proximity to public transportation, paratransit routes, and local services when approving senior housing, and to adopt design standards for new residential construction that would ensure accessibility.

Certain design strategies incorporated into the City's policies and programs concerning new and existing housing can help prevent falls. For example, incorporating features detailed in AB 1400 can help reduce falls and accommodate the needs of people of all ages and abilities. Examples include:

- zero-step entrances
- accessible first floor bathrooms
- wider doorways
- no step bathtubs and showers
- grab bars near toilets and bath/shower
- reinforced handrails on stairs and ramps
- accessible kitchen appliances, shelving
- more energy efficient, brighter lighting

Additional policies and programs that the City should consider include zoning that encourages families to use options such as Accessory Dwelling Units to accommodate their aging relatives or caregivers. Such policies could also provide for more elder-friendly neighborhoods, improved lighting to increase visibility, and safe sidewalks and walking paths. For example, sidewalks that allow for safe tree root growth, such as sidewalk materials made of rubber (used in Santa Barbara and other communities) would help improve pedestrian safety.

¹⁹ Personal Communication. Leeanne Martinson, Planner, Area Agency on Aging. February 26, 2014.

Large Households

The U.S. Census defines a large family as one containing five or more related members. The California Department of Housing and Community Development recommends using this definition of a large family.²⁰ As displayed in Table 30, all large households in St. Helena are family households, and there were 120 large family households in 2012, representing just over 4 percent of all households.

As of 2000, St. Helena had about 255 large households, including only one non-family large household, representing close to 11 percent of the total households in St. Helena. By 2012, the numbers of large households fell by nearly half. This decrease in large families was offset primarily by an increase in two-person family households, which increased by 51 percent. This led the percent of large family households to increase to nearly 12 percent in 2008. The share of large households in St. Helena in 2012 is much smaller than that of Napa County (just over 12 percent) and the Bay Area (about 11 percent).

Large Family Housing Cost Burden

Table 31 presents the housing cost burdens for large family households in St. Helena by tenure. The total number of large family households in Table 30 (190 households) derived from HUD-published 2010 CHAS data is higher than the estimate presented in Table 28 (120 households), which is derived from 2012 American Community Survey estimates. Across all income levels, the majority of large households (53 percent of large family households) have affordable housing costs.

About 45 percent of large households have excessive housing cost burdens, while no large households experience severe housing cost burdens. Moreover, there are no large households with extremely low-incomes in St. Helena, and no large households with very low income households who own their own home. On the other hand, all of the very-low income large households who rent their homes (15 households) and all of the low-income large households (40 households) have excessive housing costs burdens. The majority of large households with moderate and above incomes have affordable housing costs, while approximately 22 percent of these households have excessive housing cost burdens.

A comparison of all the housing cost burdens for all households in St. Helena from Table 18 with the housing cost burdens of large families indicates that a disproportionate share of low-income households with excessive cost burdens are large households. Half of low-income renter

²⁰ California Department of Housing and Community Development. *Building Blocks for an Effective Housing Element: Special Needs, Large and Female-Headed Households*. http://hcd.ca.gov/hpd/housing_element2/SHN_lfhhouses.php. Accessed on February 7, 2014.

households and 80 percent of low-income owner households with excessive housing costs are large households.

Single Female-Headed Households with Children

Single female-headed households with children tend to have a higher need for affordable housing compared to family households in general. In 2012, the poverty rate of female-householder families nationally 31.8 percent, which was still significantly above the poverty rate of all families (11.8 percent) and married couples (5.8 percent).²¹ In addition, single female-headed households with children are more likely to need childcare since the mother is often the sole source of income and the sole caregiver for children within the family.

The information provided in Table 32 is from the 2000 Census and the 2012 American Community Survey. In 2012, the percent of single-female headed households with children in St. Helena (4.7 percent of total households) was slightly less than the percentages calculated in both Napa County (4.9 percent) and the Bay Area (5.4 percent). The total number of households in the City of St. Helena rose by 332 households between 2000 and 2012, while the number of single female-headed households declined by 27 households.

Among St. Helena single-female households in 2012, the entire share of households were renter households (127 households). Napa County and the Bay Area have a higher percentage of owner households (1.7 and 1.8 percent of total households, respectively) and a lower percentage of renter households (3.2 and 3.7 percent of total households, respectively) compared to St. Helena.

Farmworkers

Vineyards in and around St. Helena employ both full-time and seasonal farmworkers. According to the 2013 American Community Survey, there are approximately 162 people employed in the agriculture forestry, fishing and hunting, and mining industries in St. Helena. Of these workers, approximately 107 people are employed in natural resources, construction and maintenance occupations. Therefore, the City estimates the resident farmworker population in St. Helena as 107 people. The Department of Education reports there are 55 children of migrant farmworkers attending St. Helena schools.

While the City does not have information on the number of farmworkers who work in St. Helena, the Association of Bay Area Governments estimates 878 people hold agriculture and natural resource jobs in St. Helena. Extrapolating from countywide data, the City estimates there are

²¹ 2012 American Community Survey.

approximately 700 farmworker jobs in St. Helena, and about 175 of these jobs are held by migrant farmworkers.

Data on the conditions of farmworkers specifically residing in St. Helena are not available; therefore, information regarding farmworkers in Napa County is used to examine the conditions in St. Helena. The housing needs of full-time, permanent farmworkers is very similar to those of other low-income households, however the additional seasonal workers who are only employed during harvest time need short-term affordable housing options.

Four data sources provide statistics on the number of farmworkers in Napa County: the California Employment Development Department (EDD), a 2007 study by the California Institute for Rural Studies, a 2012 Napa County Farmworker Housing Needs Assessment, and the U. S. Department of Agriculture 2012 Census of Agriculture. The EDD provided the information presented in Table 32. Over the 19 years from 1993 through-2012, Table 33 indicates that Napa County farm employment continually fluctuated, but overall farm employment has risen by 1,400 jobs over the period. In 1993, farm employment was 3,400 and farm employment peaked at 5,300 in 2002. Since 2001, it remained relatively consistent, registering employment of 4,800 in 2012. The U.S. Department of Agriculture reports significantly higher numbers of farmworkers in Napa County; in 2012, the Department estimates there were 9,857 farmworkers in Napa, and 2,676 of these were migrant farmworkers, or approximately 27 percent.

Napa County completed an extensive assessment of farmworker housing needs in Napa County in 2012. Table 34 presents an estimate of the total farmworkers in Napa County from the assessment. Workers are categorized by employment period. A “regular worker” works seven months or more a year, a “seasonal worker” between three and six months a year, and a “harvest worker” less than three months a year. As of 2012, Napa County employed 4,800 farmworkers, including 2,400 regular workers, 1,200 seasonal workers, and 1,200 harvest workers.

The California Institute for Rural Studies completed an extensive assessment of farmworker housing needs in Napa County in 2007. The Institute completed a survey of agricultural employers, interviewed farmworkers and others with knowledge of farmworker housing needs, conducted focus groups, and gathered additional data from secondary data sources. The Institute’s face-to-face interviews with farmworkers revealed that during the week, 46 percent of farmworkers stay in apartments, 40 percent in homes, 5 percent in labor centers, 4 percent in garages, 3 percent in motels, and the final 2 percent in trailers.²² The interview questions also covered the amount of money that farmworkers spend on housing and Table 35 summarizes the results. The majority of farmworkers (87 percent) rent housing units. Accompanied farmworkers, those with a spouse

²² California Institute for Rural Studies “An Assessment of the Demand for Farm Worker Housing in Napa County” March, 2007. (Pg. 15).

and/or children, reported paying \$319 per adult for rental housing compared to \$218 per adult for unaccompanied adults.²³ Among survey respondents living in Napa County, the rent rises to \$345 for accompanied and \$254 for unaccompanied farmworkers. In addition to the rental costs listed above, 55 percent of respondents who live in apartments indicated that they had to pay extra money to cover utilities, which averaged \$66 dollars per month. Those farmworkers who own their own homes (11 percent of survey respondents) reported average monthly mortgage costs of \$2,167 plus an additional \$225 for utilities.

The 2012 Napa County Farmworker Housing Needs Assessment found that the monthly rent paid by farmworkers and the family members with whom they live ranges from \$100 to \$4,200, with an average of \$648.

Table 35 provides information on the income of farmworkers, to assess the affordability of housing units. This data also comes from the 2007 California Institute for Rural Studies report. The average income is categorized by farmworker occupation with general laborers annually earning \$15,745, specialized laborers \$26,317, and foremen or supervisors \$37,000. These income levels rise when taking into account the income of other members of farmworker households, with general laborers, specialized laborers, and foremen or supervisors' reporting average household incomes of \$19,122, \$33,268, and \$50,294, respectively. Given these levels of income, the Institute study calculated "that housing costs represent 23 percent of gross annual income. Nonetheless, rental costs are 35% of income when remittances are subtracted from gross household income."²⁴ This suggests that, at least among the sample of farmworkers surveyed, housing costs are at or above the affordability levels, indicating continued need for additional affordable housing for farmworkers or for other types of assistance to farmworker households.

Five different kinds of housing exist for farmworkers in Napa County: farmworker centers, owned and operated by the Napa County Housing Authority (NCHA); private accommodations designated for agriculture employees that accommodate five or more employees and are monitored by the Department of Environmental Management; private accommodations designated as farm labor dwellings accommodating less than five residents, private apartments or other housing rented or owned by farmworkers; and affordable housing projects subsidized by the County and by incorporated cities, some of which have units set aside specifically for farmworker households.

The NCHA currently owns three public farmworker centers in Napa County: Calistoga, River Ranch, and Mondavi. The Calistoga Farm Labor Center is located approximately halfway between

²³ California Institute for Rural Studies "An Assessment of the Demand for Farm Worker Housing in Napa County" March, 2007. (Pg. 16).

²⁴ California Institute for Rural Studies "An Assessment of the Demand for Farm Worker Housing in Napa County" March, 2007. (Pg. 26).

Calistoga and St. Helena, River Ranch Farm Labor Center is located just south of St. Helena, and Mondavi Farm Labor Center is located southeast of Yountville. Only unaccompanied persons can live at the three public farm labor centers; they are designed to serve short-term male residents and are not designed to address the housing needs of year round residents. Each center has 60 beds (two beds per room), for a total of 180 beds. These public farmworker centers charge \$12 per night, which includes lodging and three meals per day. None of these centers is open year round; each is closed for portions of the period from November to February, when the demand for labor goes down. However, the months during which they close are staggered, such that at least one of the centers is open during any given month of the year. On average, between 2007 and 2012, the Calistoga center has been closed for 52 days/year, the River Ranch center has been closed for 42 days/year, and the Mondavi center has been closed for 86 days per year.²⁵

The 2007 California Institute for Rural Studies report indicated that the existing farm labor centers addressed the needs of about five percent of the farmworkers in the County. Across the three centers, the occupancy rate did not reach 100 percent in fiscal year 2004-2005, and the occupancy rate was below 50 percent in many of the non-summer months.²⁶ However, the results of the 2012 Napa County Farmworker Housing Needs Assessment (the 2012 assessment) indicate that the occupancy rates achieved by these farmworker centers between 2007 and 2012, factoring in the months that centers are closed, ranged between 53 percent and 69 percent, exhibiting a tendency toward higher occupancy rates in recent years. The 2012 assessment also indicates that peak demand occurs between May and October, during which time occupancy rates tend to exceed 70 percent and surpassed 90 percent in 2012. Interviews with center managers found that the River Ranch center, located closest to St. Helena, often achieves full occupancy and has had to turn away individuals on certain occasions during peak months. Center managers found that the River Ranch center also tends to have a higher proportion of such “year round” residents than the other two centers.²⁷

Interviews conducted in the 2012 assessment point to a perceived increase in the number of farmworkers who work in Napa County year-round from 50 percent to approximately 75 percent in recent years.²⁸ Napa County vineyard workers earn 30 percent more per hour and are more likely to

²⁵ BAE Urban Economics “Final Report: 2012 Napa County Farmworker Housing Needs Assessment” March, 2013. (Pg. 27).

²⁶ California Institute for Rural Studies “An Assessment of the Demand for Farm Worker Housing in Napa County” March, 2007. (Pg. 4).

²⁷ BAE Urban Economics “Final Report: 2012 Napa County Farmworker Housing Needs Assessment” March, 2013. (Pg. 29).

²⁸ BAE Urban Economics “Final Report: 2012 Napa County Farmworker Housing Needs Assessment” March, 2013. (Pg. 13).

be employed full time than the average agricultural worker in other areas of the state.²⁹ Demand for year-round housing options is likely to be particularly strong for the higher skilled and higher paid farmworkers. An increasing number of farmworkers are choosing to reside in Napa County on a permanent or semi-permanent basis, which increases the need for farmworker household types that are local and affordable and that are not only available for single men. Stakeholders interviewed also concluded that between 50 and 80 percent of Napa County's farm labor force has a permanent place of residence outside of Napa County but inside California.³⁰

The City of St. Helena Housing Committee conducted a survey of individuals who work within the City, seeking to learn about their current housing situation and preferences. The survey results indicate that only 1 in 4 of the survey respondents who work in St. Helena also live within the City limits. Importantly, 3 out of 4 of the respondents would prefer to live within the City. In addition, local Latino workers who responded to the survey were more likely to be renters, live down valley or outside Napa County, have less income, and live in larger households. Though it is likely that few farmworkers live in the City of St. Helena, the survey findings confirm the trend of lower income Latino workers choosing longer commutes in order to secure affordable housing.³¹

Of the employer providers of private unlicensed farm labor dwellings, only 30 percent of the 2012 assessment survey respondents indicated that they provided housing for at least some of their employees. They also indicated that their worker housing is usually totally occupied during both peak season and off-season.³² In Napa County, 3 of the 7 employer-provided private licensed farm labor dwellings are located in St. Helena, for a total of 39 beds.³³ Recent research on statewide farmworker housing trends has found that one of the most significant changes in the farm labor housing market has been the precipitous decline in the number of employer-owned centers, a finding that is consistent with the experience of Napa County.³⁴ Many survey respondents who

²⁹ Yetman, Robert. March 2009. Napa Valley Wine Industry Wages & Benefits. Prepared for the Napa Valley Grape Growers Association.

³⁰ BAE Urban Economics "Final Report: 2012 Napa County Farmworker Housing Needs Assessment" March, 2013. (Pg. 22).

³¹ City of St. Helena, Housing Committee. January 2012. Housing Survey. PowerPoint Presentation.

³² BAE Urban Economics "Final Report: 2012 Napa County Farmworker Housing Needs Assessment" March, 2013. (Pg. 32).

³³ Ibid.

³⁴ Villarejo, D. December 2010. "The Challenge of Housing California's Hired Farm Laborers." Rural Housing, Exurbanization, and Amenity-Driven Development. Edited by D Marcouiller, M Lapping, and O Furuseth. P.193-207.

choose not to provide farmworker housing cited the burdens of regulatory compliance and liability and their decision to hire farm labor through labor contractors.³⁵ This reliance on labor contractors explains in part why many farmworkers live outside Napa County. However, several employers indicated that farmworkers are not interested in worker housing, due to the physical isolation of agricultural properties, the lack of community and the associated amenities of higher density living (such as proximity to childcare and schools), and the desire to ultimately become homeowners.³⁶

When asked what the ideal situation would be for themselves and their families, nearly 38 percent of respondents indicated a preference for family housing at or near their work sites. Only slightly fewer (34 percent) expressed preference for family housing in a city/town in Napa County. Importantly, less common was the preference for solo housing at or near the work site (17 percent), solo housing in a city/town in Napa County (9 percent), and family housing outside of Napa County (4 percent).³⁷

Napa Valley Community Housing provides subsidized housing in Napa County, managing 406 units in 13 developments located in the City of Napa, St. Helena, and Yountville. Of these, approximately 105 units are occupied by self-identified farmworker households. The average income of these farmworker households is \$43,500, and the average household size is 5 persons.³⁸ The majority of respondents in the 2012 assessment cited affordability concerns and the need for more year-round housing options; 50 percent noted that there is not enough housing appropriate for families. In addition, the cost of market rate rentals can exceed farmworker household incomes and may result in overcrowding.

Families and Persons in Need of Emergency Shelters

Data are not available on the homeless population of St. Helena specifically. Consequently, data for Napa County inform a discussion of families and persons in need of emergency shelter in St. Helena. The two main sources of data on homeless in Napa County are 2006 Ten Year Plan to End

³⁵ BAE Urban Economics “Final Report: 2012 Napa County Farmworker Housing Needs Assessment” March, 2013. (Pg. 32).

³⁶ Ibid.

³⁷ BAE Urban Economics “Final Report: 2012 Napa County Farmworker Housing Needs Assessment” March, 2013. (Pg. 46).

³⁸ BAE Urban Economics “Final Report: 2012 Napa County Farmworker Housing Needs Assessment” March, 2013. (Pg. 35).

Homelessness and the 2013 Point-In-Time Count completed by the Napa County Health and Human Service Agency.

The point-in-time survey is a census of homeless individuals in Napa County on one night during the last week of January who are living in emergency shelters, transitional housing, and public places not meant for human habitation. The survey was last conducted on January 28, 2013. This is not an annual estimate of homeless needs throughout the year, but rather an estimate of the needs of the homeless in Napa County on one particular day. There are no data presently available documenting the increased level of demand for shelter in Napa County during particular times of the year. Due to the relatively mild climate, the only time of year when increased demand appears to be a factor is during the winter months (December to March). The biannual homeless count takes place in January, which is a period when demand for shelter typically is at its highest. The City therefore bases its year-round estimate on the homeless population on this survey.

The point-in-time survey indicates there are 68 unsheltered persons in Napa County. Since the count does not include a breakdown of the homeless population by jurisdiction, the City estimates its homeless population based on the St. Helena's share of the countywide population, which is 4.3 percent of the population, or approximately 3 homeless persons.

The point-in-time survey shows that there were 119 persons in emergency shelter beds and 58 persons in transitional housing on the day of the count, for a total of 245 sheltered and unsheltered homeless persons. Of all sheltered and unsheltered persons, 37 were reported as chronically homeless, 19 were veterans, 39 were severely mentally ill, 72 had chronic substance abuse, and 19 were victims of domestic violence. Forty-six were under 18 years.

The St. Helena Community Food Pantry, a 501(c)(3) nonprofit agency, facilitates food distribution to needy families at the Seventh Day Adventist Church. In 2013, the Food Pantry served around 200 households with 700 individuals. Sixty-six percent of these households accessed the Food Pantry on a monthly basis, which indicates that households' need is based not on an emergency of crisis but due to ongoing food insecurity. The Food Pantry documented that 71 percent of the clients visiting the Food Pantry were Hispanic, 37 percent were children under the age of 18, and 16 percent were seniors. The agency also reports that 20 percent of the clients they served were unemployed, and 9 percent consisted of individuals living in a multi-family household. In 2013, the Food Pantry received applications from 37 households.³⁹

Given the documented need for emergency shelters in Napa County, St. Helena is subject to Government Code Section 65583(a) (4). This code section, which became effective as of January

³⁹ Personal Communication. Shirley King, Program Director, St. Helena Food Pantry. March 13, 2014.

1, 2008, requires jurisdictions to designate zoning districts adequate for facilities to accommodate the identified need for emergency shelters, wherein emergency shelters must be allowed without a conditional use or other discretionary permit.^{40 41} In January 2015, the City amended the Zoning Code to allow emergency shelters as a permitted use by right in the Service Commercial and Industrial zoning districts. The designated emergency shelter areas in St. Helena have adequate capacity to accommodate a year-round emergency shelter that could provide temporary lodging for the City's share of the countywide homeless population, which is estimated to be 3 individuals in 2013.

Summary

The disabled population of St. Helena equals around 12 percent of the total population ages five years and above. Napa County has a similar percentage, while the Bay Area as a whole about 10 percent of the total population has disabilities. In St. Helena, people in the 65 and older age category represent the greatest number of people with disabilities.

Elderly households represent a higher percentage of the total households in St. Helena, at about 35 percent as compared to approximately 26 percent in Napa County and 20 percent in the Bay Area. Elderly owner households are more likely to have high housing cost burdens compared to all St. Helena households.

Large family households in St. Helena constitute about 4 percent of total households, which is much lower than the rates in Napa County and the Bay Area. All of the 55 lower-income large families have excessive housing cost burdens.

Single female-headed households with children represent around 5 percent of total St. Helena households. Although the number of single female-headed households is small, it is likely that a higher percentage of these types of households relative to the general household population in St. Helena have incomes below the poverty line.

St. Helena addresses the needs of both farmworker and homeless needs through countywide cooperation. The Napa County Farmworker Housing Needs Assessment concluded that farm labor centers only meet the needs of a small subsection of farmworkers. The majority of farmworkers cited a need for more year-round, affordable family housing located close to work sites. There is a

⁴⁰ Building Block for Effective Housing Elements, "Adequate Sites Inventory and Analysis: Zoning for Emergency Shelters and Transitional Housing".
http://www.hcd.ca.gov/hpd/housing_element2/SIA_variety.php. Accessed February 14, 2014.

⁴¹ Senate Bill 2, Chapter 633. Amendment to Acts 655582, 65583 and 65589.5. Approved by Governor on October 13, 2007. Effective January 1, 2008. Accessed February 17, 2014.

significant need for farmworker housing in St. Helena, and the Housing Element contains programs to specifically address farmworker housing needs as well as support affordable housing programs that also serve farmworkers and their families.

The current supply of emergency shelters, transitional housing, and permanent supportive housing does not meet the demand for each of these housing types. To meet its share of the homeless population's housing needs, St. Helena has designated zoning districts adequate to accommodate an emergency shelters for at least 3 homeless individuals. These districts allow emergency shelters without a conditional use permit.

In addition, the City amended the Municipal Code to treat transitional housing and supportive housing as residential uses. As required by state law, transitional and supportive housing are subject only to the same permitting process as other similar residential uses in the same zone without undue special regulatory requirements. For example, a proposed multifamily supportive housing project is subject to the same permitting process as any other similar multifamily development in the same zoning district.

Table 27: Civilian Non-Institutionalized Population with Disabilities, 2012

Age Range and Disability Type	City of St. Helena		Napa County		Bay Area	
	2012		2012		2012	
	Population	Percent of Total	Population	Percent of Total	Population	Percent of Total
Age 5-17	30	0.5%	756	0.6%	37,943	0.6%
<i>Hearing Disability</i>	0	0.0%	122	0.1%	5,069	0.1%
<i>Vision Difficulty</i>	11	0.2%	124	0.1%	6,087	0.1%
<i>Cognitive Difficulty</i>	24	0.4%	550	0.4%	26,707	0.4%
<i>Ambulatory Difficulty</i>	0	0.0%	53	0.0%	5,832	0.1%
<i>Self-Care Difficulty</i>	0	0.0%	76	0.1%	8,993	0.1%
Age 18-64	196	3.6%	6,269	5.0%	308,097	4.6%
<i>Hearing Disability</i>	83	1.5%	1,314	1.0%	58,754	0.9%
<i>Vision Difficulty</i>	47	0.9%	893	0.7%	49,048	0.7%
<i>Cognitive Difficulty</i>	14	0.3%	2,892	2.3%	133,208	2.0%
<i>Ambulatory Difficulty</i>	83	1.5%	2,769	2.2%	143,630	2.2%
<i>Self-Care Difficulty</i>	0	0.0%	1,404	1.1%	57,066	0.9%
<i>Independent Living Difficulty</i>	0	0.0%	2,397	1.9%	113,163	1.7%
Age 65 and Over	411	7.5%	7,254	5.7%	299,738	4.5%
<i>Hearing Disability</i>	182	3.3%	3,275	2.6%	116,201	1.7%
<i>Vision Difficulty</i>	53	1.0%	1,206	1.0%	52,207	0.8%
<i>Cognitive Difficulty</i>	119	2.2%	1,786	1.4%	82,959	1.2%
<i>Ambulatory Difficulty</i>	179	3.3%	4,597	3.6%	191,446	2.9%
<i>Self-Care Difficulty</i>	64	1.2%	1,794	1.4%	83,225	1.3%
<i>Independent Living Difficulty</i>	163	3.0%	2,956	2.3%	152,367	2.3%
Total Disabled Population	637	11.7%	14,279	11.3%	645,778	9.7%
Total Population 5 Years and Over	5,464		126,434		6,650,852	

Source: 2008-2012 American Community Survey 5-year estimates.

Table 28: Household Tenure by Age of Householder, 2000 and 2012

Age of Householder	City of St. Helena				Napa County				Bay Area			
	2000 (a)		2012 (est.)		2000 (a)		2012 (est.)		2000 (a)		2012 (est.)	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Owner-Occupied												
15-24	9	0.4%	0	0.0%	152	0.3%	78	0.2%	8,496	0.3%	5,632	0.2%
25-34	25	1.1%	8	0.3%	1,943	4.3%	1,777	3.6%	134,030	5.4%	104,156	4.0%
35-54	542	22.8%	329	12.1%	12,934	28.5%	11,339	23.0%	695,711	28.2%	639,903	24.7%
55-64	301	12.7%	399	14.7%	5,365	11.8%	7,168	14.6%	245,606	10.0%	333,925	12.9%
65-74	221	9.3%	372	13.7%	4,426	9.7%	5,158	10.5%	174,781	7.1%	203,998	7.9%
75 and older	233	9.8%	305	11.2%	4,734	10.4%	4,935	10.0%	165,335	6.7%	179,493	6.9%
Subtotal: Owner-Occupied	1,332	56%	1,413	55%	29,554	65%	30,455	63%	1,423,958	58%	1,467,107	56%
Renter-Occupied												
15-24	21	0.9%	114	4.2%	1,030	2.3%	1,085	2.2%	78,151	3.2%	71,707	2.8%
25-34	241	10.1%	160	5.9%	3,927	8.7%	4,763	9.7%	316,675	12.8%	308,589	11.9%
35-54	489	20.5%	606	22.3%	7,083	15.6%	7,433	15.1%	437,577	17.7%	465,017	17.9%
55-64	93	3.9%	153	5.6%	1,369	3.0%	2,845	5.8%	83,920	3.4%	140,586	5.4%
65-74	48	2.0%	76	2.8%	799	1.8%	1,208	2.5%	56,975	2.3%	67,929	2.6%
75 and older	157	6.6%	190	7.0%	1,640	3.6%	1,420	2.9%	68,763	2.8%	71,210	2.7%
Subtotal: Renter-Occupied	1,048	44%	1,299	45%	15,848	35%	18,754	37%	1,042,061	42%	1,125,038	44%
Total Households	2,380	100%	2,712	100%	45,402	100%	49,209	100%	2,466,019	100%	2,592,145	100%

Notes:

(a) 2000 figures were derived using Census Summary File 1 total household figures, and Census Summary File 3 households by age of householder and tenure distribution figures.

Sources: Census 2000; 2008-2012 American Community Survey 5-year estimates.

Table 29: Elderly Households and Housing Cost Burden, City of St. Helena, 2010

	<u>All Income Levels</u>		<u>Extremely Low-Income (Less than 30% of AMFI)</u>		<u>Very Low-Income (30% to 50% of AMFI)</u>		<u>Low-Income (50% to 80% of AMFI)</u>		<u>Moderate and Above (Over 80% of AMFI)</u>	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Owner Households										
With 0% to 30% Housing Cost Burden	515	48.8%	0	0.0%	15	13.6%	35	26.9%	465	69.9%
With 30% to 50% Housing Cost Burden	100	9.5%	0	0.0%	20	18.2%	25	19.2%	55	8.3%
With 50% or Greater Housing Cost Burden	130	12.3%	70	46.7%	30	27.3%	15	11.5%	15	2.3%
Subtotal: Owner-Occupied Households	745	70.6%	70	46.7%	65	59.1%	75	57.7%	535	80.5%
Renter Households										
With 0% to 30% Housing Cost Burden	100	9.5%	10	6.7%	15	13.6%	10	7.7%	65	9.8%
With 30% to 50% Housing Cost Burden	30	2.8%	15	10.0%	0	0.0%	0	0.0%	15	2.3%
With 50% or Greater Housing Cost Burden	170	16.1%	55	36.7%	25	22.7%	40	30.8%	50	7.5%
Subtotal: Renter-Occupied Households	310	29.4%	80	53.3%	45	40.9%	55	42.3%	130	19.5%
Total Households	1,055	100%	150	100%	110	100%	130	100%	665	100%

Note:

(a) Figures reported above are based on the HUD-published CHAS data, derived from the 2006-2010 American Community Survey. CHAS household income categories reflect HUD-defined household income limits in HUD-specified geographic areas. HUD defines elderly as age 62 and up. Numbers may not add up due to HUD rounding of published data.

Table 30: Family and Non-Family Households by Size, 2000 and 2012

Household Type and Size	City of St. Helena				Napa County				Bay Area			
	2000		2012 (est.)		2000		2012 (est.)		2000		2012 (est.)	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Family Households (a)												
2-person Household	652	27.4%	987	36.4%	13,309	29.3%	14,838	30.2%	593,764	24.1%	641,784	24.8%
3-person Household	281	11.8%	285	10.5%	6,323	13.9%	6,050	12.3%	362,953	14.7%	398,478	15.4%
4-person Household	294	12.4%	210	7.7%	5,785	12.7%	6,739	13.7%	335,693	13.6%	372,015	14.4%
5+ -person Household	255	10.7%	120	4.4%	5,277	11.6%	5,969	12.1%	302,060	12.2%	271,553	10.5%
Subtotal: Family Households	1,482	62%	1,602	59%	30,694	68%	33,596	68%	1,594,470	65%	1,683,830	65%
Non-Family Households (a)												
1-person Household	752	31.6%	914	33.7%	11,733	25.8%	12,211	24.8%	637,575	25.9%	698,815	27.0%
2-person Household	126	5.3%	145	5.3%	2,384	5.3%	2,742	5.6%	179,385	7.3%	164,960	6.4%
3-person Household	17	0.7%	51	1.9%	373	0.8%	356	0.7%	34,379	1.4%	27,980	1.1%
4-person Household	2	0.1%	0	0.0%	105	0.2%	217	0.4%	12,364	0.5%	11,460	0.4%
5+ -person Household	1	0.0%	0	0.0%	113	0.2%	87	0.2%	7,846	0.3%	5,100	0.2%
Subtotal: Non-Family Households	898	38%	1,110	41%	14,708	32%	15,613	32%	871,549	35%	908,315	35%
Total Households	2,380	100%	2,712	100%	45,402	100%	49,209	100%	2,466,019	100%	2,592,145	100%

Notes:

(a) A "family" household is two or more related people living together. Non-family households are single people living alone, or two or more unrelated people living together.

Sources: Census 2000; 2008-2012 American Community Survey 5-year estimates.

Table 31: Large Family Households and Housing Cost Burden, City of St. Helena, 2010

	All Income Levels		Extremely Low-Income (Less than 30% of AMFI)		Very Low-Income (30% to 50% of AMFI)		Low-Income (50% to 80% of AMFI)		Moderate and Above (Over 80% of AMFI)	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Owner Households										
With 0% to 30% Housing Cost Burden	75	39.5%	0	-	0	0.0%	0	0.0%	75	55.6%
With 30% to 50% Housing Cost Burden	40	21.1%	0	-	0	0.0%	20	50.0%	20	14.8%
With 50% or Greater Housing Cost Burden	0	0.0%	0	-	0	0.0%	0	0.0%	0	0.0%
Subtotal: Owner-Occupied Households	120	60.5%	0	-	0	0.0%	20	50.0%	100	70.4%
Renter Households										
With 0% to 30% Housing Cost Burden	25	13.2%	0	-	0	0.0%	0	0.0%	25	18.5%
With 30% to 50% Housing Cost Burden	45	23.7%	0	-	15	100.0%	20	50.0%	10	7.4%
With 50% or Greater Housing Cost Burden	0	0.0%	0	-	0	0.0%	0	0.0%	0	0.0%
Subtotal: Renter-Occupied Households	70	36.8%	0	-	15	100.0%	20	50.0%	35	25.9%
Total Households	190	97%	0	-	15	100%	40	100%	135	96%

Note:

(a) Figures reported above are based on the HUD-published CHAS data, derived from the 2006-2010 American Community Survey. CHAS household income categories reflect HUD-defined household income limits in HUD-specified geographic areas. HUD defines large families as those with 5 or more persons. Numbers may not add up due to HUD rounding of published data.

Sources: 2006-2010 CHAS, huduser.org, 2014.

Table 32: Single Female-Headed Households with Children, 2000 and 2012

	City of St. Helena				Napa County				Bay Area			
	2000 (a)		2012 (est.)		2000 (a)		2012 (est.)		2000 (a)		2012 (est.)	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Single Female-Headed Households with Children (b)												
Owner	71	3.0%	0	0.0%	771	1.7%	751	1.7%	44,170	1.8%	40,876	1.8%
Renter	83	3.5%	127	4.7%	1,468	3.2%	1,662	3.2%	90,138	3.7%	101,674	3.7%
Total: Single Female-Headed Households with Child	154	6.5%	127	4.7%	2,239	4.9%	2,427	4.9%	134,308	5.4%	141,177	5.4%
Total Households	2,380		2,712		45,402		49,209		2,466,019		2,592,145	

Notes:

- (a) 2000 figures were derived using Census 2000 Summary File 1 total households estimates and Summary File 3 single female-headed households by tenure distribution estimates.
- (b) Family household with a female head of household, no husband present, and one or more household members under the age of 18, as defined by the U.S. Census.

Sources: Census 2000; 2008-2012 American Community Survey 5-year estimates.

Table 33: Farm Employment, Napa County, 1993 - 2012

Year	Annual Farm Employment	Annual Percent Change
1993	3,400	n.a.
1994	3,300	-2.9%
1995	3,600	9.1%
1996	3,800	5.6%
1997	4,200	10.5%
1998	4,400	4.8%
1999	4,400	0.0%
2000	4,900	11.4%
2001	5,300	8.2%
2002	5,300	0.0%
2003	4,900	-7.5%
2004	4,700	-4.1%
2005	4,600	-2.1%
2006	4,700	2.2%
2007	4,900	4.3%
2008	4,900	0.0%
2009	4,900	0.0%
2010	4,700	-4.1%
2011	4,800	2.1%
2012	4,800	0.0%
Total Change 1993 - 2012	1,400	41.2%

Note:

(a) These figures reflect the total numbers of employees reported to be working in the farm industry, defined as NAICS Codes 111000-113200 and 114000-115000. These figures do not include self-employed farm owners or their relatives, winery or wine production employees, or employees who do not receive unemployment insurance through their employer ("informal workers"). Farm workers hired through contracting or management companies based outside Napa County may not be reported in these figures.

Source: California Employment Development Division, Industry Employment - Official Monthly Estimates (CES), 2014.

Table 34: Farmworkers, Napa County, 2012

Employment Period	Total Farmworker Estimates
Regular Workers (worked more than 7 months a year)	2,400
Seasonal Workers (worked between 3 and 6 months a year)	1,200
Harvest Only Workers (worked less than 3 months a year)	1,200
Total Farmworkers	4,800

Note:

(a) Research consultants surveyed 350 Napa farmworkers about their employment situations and housing needs. Results from the survey indicate that the farm labor workforce is currently evenly split among workers employed less than three months per year, those employed between three and six months, those employed between seven and ten months, and those employed more than ten months.

Source: 2012 Napa County Farmworker Housing Needs Assessment, BAE Urban Economics for Napa County Housing and Intergovernmental Affairs, March 29, 2013.

Table 35: Farmworker Rents and Incomes, Napa County, 2005

<u>Monthly Housing Costs (b)</u>	<u>Surveyed Farmworkers</u>	<u>Farmworkers Residing in Napa County</u>
Renters		
Average Rent per Adult	\$252	n.a.
Respondents with a spouse and/or children	\$319	\$345
Respondents, unaccompanied	\$218	\$254
Utilities (c)	\$66	n.a.
Homeowners		
Average Mortgage Payment	\$2,167	n.a.
Utilities	\$225	n.a.

<u>Farmworker Occupations</u>	<u>Surveyed Farmworkers</u>	<u>Reported Mean Annual Earnings</u>	<u>Total Household Income</u>
General Laborers	159	\$15,745	\$19,122
Specialized Laborers	19	\$26,317	\$33,268
Foreman or Supervisor	11	\$37,000	\$50,294

Notes:

(a) The data reported above are from a farmworker survey of 189 respondents who worked in any part of Napa County between September and November 2006. The interviewees were selected based on place of employment. A stratified random sample came from registered farm labor contractors, vineyard properties with unique site identification assigned by the Napa County Agricultural commissioner, and one large nursery farm. Three workers from each selected crew were interviewed.

(b) 87 percent of survey respondents rent, 11 percent own, and the remaining two percent report receiving free housing from their employer.

(c) Only 55 percent of renter respondents reported paying for utilities, with \$66 being the average reported by respondents who pay rent.

Sources: An Assessment of the Demand for Farm Worker Housing in Napa County, California Institute for Rural Studies, March, 2007 BAE, 2008.

Non-governmental and Governmental Constraints

Constraints on the development of housing are divided into non-governmental constraints and governmental constraints. Non-governmental constraints include the price of land, cost of construction, availability of financing, and overall housing production costs. Governmental constraints include land use controls, codes and enforcements, on and off site improvements, fees and exactions, processing and permit procedures, and regulations affecting housing for persons with disabilities.

Non-governmental Constraints

Price of Land

According to Realtor.com, an on-line resource operated by the Nation Association of Realtors, there were approximately seven sales of vacant land between September 2013 and March 2014 in the St. Helena area. Sales are reported between \$80,000 and \$6,500,000 for properties ranging in size from 3,250 square feet to 83 acres. Several of the properties have large vineyards. A one-acre flat parcel sold with a planted vineyard and potential for one new residence sold for \$965,000. An 8.5 acre lot property with a vineyard at 851 Silverado Trail sold for \$860,000. A 3,250 square foot lot in downtown St. Helena, with potential to build a small cottage, sold for \$207,000.

In addition to these sales, the City of St. Helena purchased a high density residential parcel located at 684 McCorkle Place in 2013. The half-acre parcel sold for \$700,000. The City intends to develop 9 to 12 affordable units on the property. In 2012, a 9,525 square foot parcel at 1105 Pope Street was purchased for \$375,000 and subsequently donated to Calistoga Affordable Housing (CAH). The City approved an 8-unit affordable housing project at 1105 Pope Street in 2013.

Cost of Construction

Construction costs include both hard costs, such as labor and materials, and soft costs, including architectural and engineering services and development fees. According to local contractors and realtors, construction costs in St. Helena vary between \$200 and \$250 per square foot for average construction and can go up to \$500 per square foot for a high-end, custom-built single family house. Soft costs (including architectural and engineering fees, property taxes during construction, city and utility fees, and construction loan interest and fees) typically increase these costs by approximately 35 to 40 percent. Construction costs can be higher if lots require substantial site work due to steep slopes, unstable soils, waterways, and other environmental concerns.

According to local developers, hard construction costs (including site improvements) for a typical two or three-story multi-family development averages \$175-\$195 per square foot. Soft costs typically add 45 to 50 percent to this base cost.

A pro-forma budget developed for the Calistoga Affordable Housing 8-unit project at 1105 Pope Street estimates hard construction costs at \$1.4 million and soft costs at \$625,000 for a total of \$2,025,000, or approximately \$300 per square foot and \$253,000 per unit.

Overall Housing Production Costs

Based upon the cost estimates discussed above, overall multifamily production costs are estimated at between \$260,000 and \$300,000 per unit for a prototype project on a 0.5 acre site with 16 multifamily rental units averaging 850 square feet. This estimate assumes land costs of \$750,000, construction costs of \$250 to 300 per square foot (including all hard and soft costs), and conservative assumptions regarding financing costs.

The rental rate required to cover the overall production cost of these units is approximately \$1,950 per month, assuming a cap rate of 6.5 percent, a 5 percent vacancy rate, and annual operating expenses of \$4,000 per unit. A rental rate of approximately \$1,950 per month for a 1-bedroom unit is affordable to 2-person moderate-income households and those households with above moderate incomes. To make the units affordable to lower income households, a subsidy may be necessary.

The overall production costs of single-family housing units would be more expensive than multifamily housing because of the higher cost of land per unit constructed due to the low density associated with single-family development. These high costs make single-family housing units unaffordable to very low-income, low-income, and moderate-income households. Therefore, a subsidy would most likely be necessary to make single-family housing units affordable to moderate-income households and below.

Availability of Financing

St. Helena is affected by the conditions in the national credit market. High national foreclosure rates, climbing interest rates, and failing banks have tightened the credit market and made it hard for developers to obtain construction and permanent loans to build units. The credit crisis has seriously curtailed the availability of nontraditional mortgage products like adjustable rate mortgages and subprime mortgages.

Quality credit scores, documentable income, and a significant down payment are now crucial to obtaining a home loan, thereby limiting the number of households able to obtain financing to purchase homes. This will exclude certain households who previously could have qualified to buy homes forcing them into the rental market. The high overall production costs coupled with the

decrease in the availability of credit indicates that St. Helena may have to increase the number of rental units available to provide these households displaced from the for-sale market households with adequate rental housing options.

In addition, current market conditions make it difficult to obtain financing for new housing developments. Capital availability is very limited and reserved only for projects that pose the least risk and the highest chance of return.

Flooding

The Napa Valley near the Napa River and along some of its tributaries is prone to flooding. The Napa River flows are largely influenced by precipitation. The peak flows generally occur in January and February. Some of the worst flooding in the immediate area of St. Helena has occurred in December and April, especially in and around Vineyard Valley, which is near the confluence of Sulphur Creek and the Napa River. Flood hazards also exist in the York Creek and Sulphur Creek Watersheds in St. Helena.

Significant flood control improvements consisting of levees and flood walls have been constructed along the Napa River at a cost of approximately \$15 million since the 2009 Housing Element was prepared. These flood control improvements have removed approximately 70 acres of land that is zoned for medium density housing from the 100-year flood plain.

All new construction and substantial improvements in special flood hazard areas as defined by the Federal Emergency Management Agency are required to comply with the provisions of Municipal Code Chapter 15.52 “Flood Damage Prevention.” The development standards are intended to meet, if not exceed, minimum National Flood Insurance Program (NFIP) criteria for requirements for floodplain management regulations. New development in these areas are required to assure that proposed development: 1) is designed or modified and anchored to prevent flotation, collapse and lateral movement of the structure; 3) uses construction materials and utility equipment that are resistant to flood damage; and 4) uses construction methods that minimize flood damage. In addition, projects must be elevated 18 inches above the base flood elevation.

Governmental Constraints

Local government can directly influence housing production cost through land use controls, building codes, on and off site improvement standards, fees and exactions, processing and permit procedures, regulations affecting housing for persons with disabilities, and with government codes and enforcement. This section discusses each of these topics and identifies the governmental controls that may adversely affect housing production.

Preservation of Agricultural Land

One of the major thrusts of the City's land use controls is to encourage in-fill development while preserving land for agriculture. The agricultural soils of St. Helena are identified as Prime Farmland by the California State Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program. The wines produced from the grapes in this region achieve international recognition for their superb quality.

Roughly one-half of the 3,055 acres within the incorporated limits of the City are considered urbanized area. This portion of the City of St. Helena is defined by an Urban Limit Line (ULL) which denotes the area within which urban development is allowed. The intent of the ULL is to discourage urban sprawl by containing urban development within a limited area.

There are approximately 1,500 acres of land outside of the Urban Limit Line, but inside the incorporated limits of the City of St. Helena. Most of this land is farmed and planted to vineyards.

Land-Use Controls

The St. Helena Zoning Ordinance and General Plan can affect housing production because they determine the location, amount of land, and also the density of housing.

Zoning Ordinance

Title 17 of the St. Helena Municipal Code outlines both the residential and nonresidential zoning designations. Table 36 provides a list of all of the residential zoning districts as well as information on the rights and requirements associated with each district. Residential uses, including transitional and supportive housing, are permitted by right in the following zones: Twenty-Acre Agriculture (A-20), Winery (W), Woodland Watershed (WW), Agricultural Preserve (AP), Low Density Residential One Acre Minimum (LR-1A), Low Density Residential (LR), Medium Density Residential (MR), and High Density Residential (HR).

In terms of units per acre, the lowest allowable density is the AP district. The AP district permits, by right, one single-family unit per 40-acre lot. The A-20 and W zones allow one single-family dwelling and one second unit by right on 20 acres of land. Agricultural employee housing for up to 36 beds in group quarters or 12 units designed for use by a single family or household is permitted by right in the AP, A-20 and W districts.

Both the LR and LR-1A zones permit by right not only single-family dwellings, but also permanent mobilehomes, and agricultural employee housing, intermediate care, residential, developmentally disabled, and nursing facilities for six or fewer persons. The LR-1A allows one unit per acre; however, the LR zone sets a minimum of one unit per acre, and applies a maximum at five units

per acre. In addition, both zones permit as a conditional use single-family dwellings at less than one unit per acre and all of the aforementioned types of facilities for seven or more persons.

The MR zone allows the same uses by right and with a conditional use permit as the LR district and also allows small lot developments, condominium, or townhomes with a conditional use permit. Minimum and maximum densities for the MR zone range from 5.1 to 16 DUA. Finally, the HR zone, in addition to allowing the same residential uses by right as the LR and MR zones, permits multifamily dwellings, apartments, single room occupancy housing, and dwelling groups containing four units or less. The allowable density for the HR zone is between 16.1 to 28 DUA. With a conditional use permit, buildings with more than four units, multifamily dwellings, apartments, and dwelling groups are permitted. The conditional use permit requirements for multifamily dwellings of more than four units does not place an undue burden on development because the Magnolia Oaks and Vineland Station development, which both contain apartments, were approved by the City of St. Helena in 2007 without creating unreasonable timeframes for approval and without imposing unreasonable conditions of approval.

In addition to the residential zones described above, some overlay districts can affect the type and amount of housing that can actually be built, including the Planned Development, Rural-Residential, Specific Plan, Flood Plain, Historic Preservation, and Mobile Home Park overlay district. An overlay district expands upon the regulations already set by the underlying zoning district. For example, the Planned Development Overlay District (PD) allows for a wider variety of development, including mixed-use development not otherwise allowed in the zoning code. The PD zone is often applied to large pieces of land and requires approval of a rezoning and a conditional use permit application.

General Plan

While St. Helena is in the process of updating the City's General Plan, the currently valid General Plan was completed in 1993. The City of St. Helena consists of approximately 3,025 acres, and roughly 925 acres are already developed with residential, commercial or industrial uses, and the remaining 2,100 acres consist of agricultural cropland, open space, parks, and woodlands and watershed land.⁴² Not all of the 3,000 acres within the City of St. Helena are available for development; rather only about 1,500 acres within the Urban Limit Line (ULL) are eligible for development.⁴³ Thirteen land use designations cover the land in St. Helena.

⁴² City of St. Helena General Plan Update 2030, Chapter Two Land Use and Growth Management. http://cityofsthenana.org/sites/default/files/02_land_use_%26_growth_management_revised_07311_0.pdf. Accessed March 14, 2014.

⁴³ City of St. Helena General Plan Update 2030, Chapter Two Land Use and Growth Management. http://cityofsthenana.org/sites/default/files/02_land_use_%26_growth_management_revised_07311_0.pdf. Accessed March 14, 2014.

The ULL contains land use designations including Low, Medium, and High Density Residential, Central Business, Service Commercial, Industrial, Business and Professional Office, Parks and Recreation, Public/Quasi-Public, Open Space and Agriculture. The Low, Medium, and High Density Residential land use correspond to the zoning district of the same names presented in Table 35. Some land outside, yet contiguous to the ULL has a General Plan designation of Urban Reserve (UR) indicating that it should be considered first if land outside the ULL is needed for development. All lands with a UR land use designation are zoned A-20.

Residential Growth Management System

The residential growth management system (GMS) first went into effect in 1979, but has been revised most recently in 2010.⁴⁴ The stated purpose of the system is “to regulate the residential growth of the city to approximately two percent per year, while providing for both market rate and affordable housing units.”⁴⁵ The current GMS establishes a baseline of 2,707 housing units in 2000 (U.S. Census 2000 data) and imposes a limitation of nine building permits for market rate housing per year over 10 years, with a cap of 2,800 units by 2010.⁴⁶ In 2010, the U.S. Census counted 2,776 housing units in St. Helena, and increase of 69 housing units over ten years, or approximately seven units per year. Not all new residential development is subject to this restriction of nine permits per year. The relevant exemptions include affordable housing, and second dwelling units. The City Council had the power to decide on the number of permits issued for affordable housing units. The Growth Management System has not prevented housing development that would have occurred otherwise. The City has not issued all nine permits each year and puts the excess permits into a bank that “shall only be available for allocation for the construction of market rate units in development projects that include a minimum of forty percent affordable units.”⁴⁷ These “rollover” permits are only made available for the market rate portion of developments with at least 40 percent affordable units.

Design Review

Chapter 17.164 of the St. Helena Municipal Code outlines the City’s Design Review policies. The purpose of the policy is to go beyond the controls inherent in the land use controls and building codes and examine individual project proposals for the “general form of the land before and after development, the spatial relationships of the structures and open spaces to proximate land uses and

⁴⁴ City of St. Helena Municipal Code. Chapter 17.152. <http://www.codepublishing.com/CA/sthelena/>. Accessed on March 14, 2014.

⁴⁵ City of St. Helena Municipal Code. Chapter 17.152. <http://www.codepublishing.com/CA/sthelena/>. Accessed on September 25, 2008.

⁴⁶ City of St. Helena Municipal Code. Chapter 17.152. <http://www.codepublishing.com/CA/sthelena/>. Accessed on September 25, 2008.

⁴⁷ St. Helena Municipal Code. 17.152 Residential Growth Management System

the appearances of building and open spaces as they contribute to an area as it is being developed.”⁴⁸ The Municipal Code lists 17 specific design criteria considered by the Planning Commission and a summary of these points follows:

- Compatibility with the general plan, current site, and surrounding properties.
- Physical characteristics of the buildings and surrounding landscaping
- Employment of green building practices into the design.

The Planning Commission examines all proposed new buildings and structures and exterior additions in relation to the design criteria and arrives at one of three recommendations, approve, approve with minor modifications, or disapprove.⁴⁹ The City staff had noted that the complex and subjective nature of the design review process can be cumbersome for the Planning Commission, and therefore this process may need to be streamlined to facilitate housing development.

The limitations to the design review processes are expressly stated in the Municipal Code, and the one limitation that directly impacts affordable housing states that “the commission is not to use design review intentionally or inadvertently to exclude housing for minority groups or housing for low and moderate income persons.”⁵⁰ Presumably, then, the Planning Commission would take the 17 design criteria into consideration when reviewing affordable housing projects, but not disapprove a project strictly because it is a low cost structure.

Implementation of new Design Review guidelines could commence after the new General Plan is adopted. Assuming that architecturally distinct neighborhoods are identified in the General Plan Community Design element, a consultant would be hired to identify design themes and develop design guidelines for new construction within each of the neighborhoods. The target adoption date for the new General Plan is mid-2015. Approximately one additional year will be required for budget adoption, consultant selection, and finalization of design guidelines.

Housing Trust Fund, Housing Impact Fee, and Inclusionary/In-Lieu Fee Requirements

In September 2004, the City Council passed Ordinance 2004-7 adding Chapter 17.146 Housing Trust Fund, Housing Impact Fee, and Inclusionary/In-Lieu Fee Requirements to the St. Helena Municipal Code. The regulations are designed so that new non-residential developments and additions are required to pay a housing impact fee and new residential developments containing five units or more are required to include 20 percent of their units as affordable housing, and

⁴⁸ St. Helena Municipal Code. 17.165 Design Review.

⁴⁹ *Ibid.*

⁵⁰ *Ibid.*

developments with less than five units pay an in-lieu fee. The fees collected from the nonresidential and residential development then go into a Housing Trust Fund. The use of Housing Trust Fund monies is directed exclusively to “increase and improve the supply of housing affordable to households of moderate, low and very low income” including costs such as land, construction, financing, and reimbursements to the City.⁵¹ The monies are available for both ownership and rental projects and services.

These affordable housing requirements do add additional cost to market rate residential development in the process of creating additional affordable housing in St. Helena. To minimize the impact on the price of market rate housing, the Municipal Code allows developers to submit an “alternative equivalent proposal” and offers a series of concessions or incentives.⁵² An “alternative equivalent proposal” enables developers to meet the affordable housing requirements through alternative means like dedicating vacant land as long as the proposed alternative aligns with the purpose of the Municipal Code and is approved by the City Council. Concessions and incentives that are automatically available to residential developers who construct inclusionary units include the opportunity to submit a preliminary development proposal, priority in the City application process, and fee deferment. In addition, the City Council can grant additional concessions and incentives including extra density bonuses, changes to City standards, and monetary assistance. The automatic and discretionary concessions and incentives help expedite the process of building affordable housing and therefore minimize the cost to developers.

On/Offsite Improvement Standards

The St. Helena Municipal Code lists requirements for new development related to sewer and water connections, parking, curbs, gutters, sidewalks, fire hydrants, and street trees.

Sewer

The City of St. Helena owns the Wastewater Treatment and Reclamation Plant, which provides secondary-level treatment for domestic and commercial wastewater within the City. The plant has a permitted average dry weather treatment capacity of 0.5 million gallons per day (mgd) and can treat up to 2.8 mgd during wet weather.⁵³ The wastewater treatment plant has sufficient capacity to meet the demands of the 31 housing units anticipated through the RHNA process.

Per Chapter 727, Statutes of 2004 (SB 1087), sewer providers must grant priority for service allocations to proposed development that include housing units affordable to lower-income

⁵¹ St. Helena Municipal Code. 17.146.030

⁵² St. Helena Municipal Code 17.146.050

⁵³ California Regional Water Quality control Board San Francisco Bay Region. Order No. R2-0210-0105, NPDES No. CA0038016. http://www.waterboards.ca.gov/rwqcb2/board_decisions/adopted_orders/2010/R2-2010-0105.pdf. Accessed March 14, 2014.

households. Local public and private wastewater service providers must adopt written policies and procedures that grant priority for service hook-ups to developments that help meet the community's share of the regional need for lower-income housing. In addition, the law prohibits water providers from denying, conditioning the approval, or reducing the amount of sewer service for an application for development that includes housing units affordable to lower-income households unless written findings are made as specified in Government Code Section 65589.7(c). The 2009 housing element contains Program HE1.D that commits the City to granting projects that include affordable housing units priority access to sewer resources over other new projects should the capacity of local sewer systems become inadequate to meet the full demand for new connections. In January 2015, the City amended the Zoning Code to state that the City shall grant priority for the provision of sewer service to developments that include housing units affordable to lower income households. The City also adopted a resolution establishing a policy and procedure for granting priority sewer service.

Water

The City has three sources of potable water: Bell Canyon Reservoir, water purchased from the City of Napa under a long-term water supply contract, and groundwater from City-owned and operated wells.

Bell Canyon Reservoir is the City's primary source of potable water. Bell Canyon is an on-stream reservoir with a physical storage capacity of 2,384 acre-feet, although the maximum annual yield of water that is available in a good water year is around 1,100 acre-feet (AF). The City also purchases significant water quantities from the City of Napa through a contract, expiring in 2035, which guarantees delivery of a minimum of 600 AF per year. Finally, the City pumps groundwater from its two wells. The City seeks to limit groundwater withdrawals to 450 AF in normal years.

The City calculates a safe annual yield for its water system as "the quantity of water which can be reliably delivered on an annual basis through most rainfall years, including a Dry Year (rainfall at 22" to 25.9") without undue hardship on water customers through water shortage restrictions. The City defines "undue hardship" as three or more consecutive months of Phase II water restrictions or Phase III water restrictions. Based on water supplies available in 2013, the City estimates the safe annual yield of its water system is 1,950 AF.

Water demand has decreased significantly in recent years, from a high of 2,384 AF in 2007 to 1,806 AF in 2013. Based on the methodology the City uses to calculate water demand, the City estimates that it had a water surplus of 80 AF in 2013.

In 2011, the City adopted a new Water Shortage Emergencies Ordinance. The ordinance establishes three water shortage emergency phases with increasing water use restrictions. Phase I

water regulations are triggered when the supply/usage balance is in deficit, meaning that the five-year rolling average of total water usage exceeds the safe annual yield of the City's water system. Under Phase I regulations, water customers are prohibited from expanding or installing new water-using appliances, plumbing, or improvements, such as landscaping and pools, unless the installation will result in no increase in water use. Replacement fixtures must be water-efficient. In addition, new water connections for new development may only be approved if the projected water demand for the project can be offset by a corresponding reduction in the existing water demand on the city water system. New development proposals may demonstrate that the project is water-neutral through a combination of on-site water conservation measures, off-site retrofitting or well water. The City is currently in a Phase I water emergency.

Phase II water shortage emergency regulations include all Phase I regulations plus mandatory conservation measures. Under Phase II, residential water users are limited to 65 gallons per person per day. An additional allocation of 2,500 gallons per month for single-family landscape irrigation is provided during the April through October billing cycle. Multi-family or mobile home occupants are permitted up to 70 gallons per day per 1,000 square feet of landscaped area or for dedicated irrigation meters, a 60 percent limit of current reference evapotranspiration. There are strict penalties for non-compliance of these mandatory conservation measures. In addition, no new water connections are permitted during a Phase II water emergency. Phase III water shortage emergency regulations limit water use further, to 60 gallons per person per day, and place additional limits on landscape irrigation.

Future water demand for new housing units is calculated using the City's 2004 Water and Wastewater Study estimate of 203 hundred cubic feet (HCF) per single-family unit and 89 HCF per multifamily unit. The 31 housing units required under the City's 2014-2022 RHNA is assumed to represent 18 multifamily and 13 single-family units. This new development is estimated to have a future water demand of 4,241 HCF, or 9.74 AF, which is substantially less than the 80 AF surplus that was recorded in 2013. As a result, the analysis indicates that St. Helena has capacity to supply water to the 31 housing units anticipated through the RHNA process.

In 2012, the City adopted a water management plan ordinance with the stated objective of conserving and managing water resources to achieve adopted land use planning objectives. The ordinance defines a procedure whereby the City Council establishes an allocation of water resources when the City is not in a declared water shortage emergency by adopting a water allocation resolution. The resolution must include a list of defined land use or project categories for which surplus water will be made available. On September 24, 2013, the Council adopted its first resolution allocating a water surplus of 80 AF. Defined water categories were General Residential, Affordable Housing, Commercial, Industrial, Hotel/Resort, Public Facilities, and Unallocated Reserves. The Council allocated 2 AF to affordable housing and the remaining 78 AF to

unallocated reserves. The affordable housing allocation was intended to include an allocation for a proposed 9-unit affordable housing project at 684 McCorkle Place with an estimated annual water demand of 1.2 AF. In addition to the water surplus allocation, the City may approve any residential project that can demonstrate it is water neutral as long as the City is not in a Phase II or higher water shortage emergency.

Per Chapter 727, Statutes of 2004 (SB 1087), water providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. Local public and private water providers must adopt written policies and procedures that grant priority for service hook-ups to developments that help meet the community's share of the regional need for lower-income housing. In addition, the law prohibits water providers from denying, conditioning the approval, or reducing the amount of water service for an application for development that includes housing affordable to lower-income households unless written findings are made as specified in Government Code Section 65589.7(c). A city may deny, condition or reduce water services to developments that include lower-income housing units if the city does not have "sufficient water supply" as defined in Government Code Section 66473.7(a) (2) or is operating under a water shortage emergency as defined in Section 350 of the Water Code.

In January 2015, the City amended the Zoning Code to state that the City shall grant priority for the provision of water service to developments that include housing units affordable to lower income households. The City also adopted a resolution establishing a policy and procedure for granting priority water service.

Parking

Residential parking requirements vary according to the number of dwelling units, as follows:

- One to two dwelling units: Minimum of two spaces per unit, with one of the spaces in a garage or carport.
- Three or more dwelling units: Minimum of one space under cover per unit, plus either a half space or one additional whole space depending the number of bedrooms in the units.
- Rooming, boarding, or lodging house: Minimum of one space per room, and two spaces for the owner-occupied unit.
- Mobile home: Minimum of two spaces per unit plus centralized space for guest parking.⁵⁴

The one exception to these requirements is housing built for senior citizens, with funding from the Federal or State government, which is affordable to low- and moderate-income households.⁵⁵ For

⁵⁴ Municipal Code 17.124.030 Minimum on-site parking requirements

⁵⁵ *Ibid.*

all other uses not covered in the Municipal Code, the Planning Commission has the power to set the parking requirements based upon the general parking guidelines of the City.

Other

Other miscellaneous improvements required by the City of St. Helena include curb, gutter and sidewalk treatments, fire hydrants, and street trees. Whenever new development fronts a public street, the developers are required to provide curb, gutter, and sidewalk treatments to the specifications supplied by the Public Works director.⁵⁶ If the Fire Chief or Public Works director decides that there is not sufficient supply of fire hydrants nearby, new development would cover the cost of additional hydrants as necessary.⁵⁷ Finally, if a new development fronts a planting strip, then the owner must care for and maintain the trees and other vegetation in the strip.

The water, parking, and other miscellaneous on-and-off site improvements standards do not constrain residential development in St. Helena. .

Building Codes and Enforcement

The current St. Helena Building code has been adapted from the 2013 California Building Standards Code, also known as Title 24 of the California Code of Regulations. These regulations include the 2013 California Fire Code, 2013 Energy Code, 2011 National Electrical Code, 2012 Uniform Mechanical Code, and 2012 Uniform Plumbing Code. The major local amendments included the continuation of St. Helena's program for the seismic retrofit of unreinforced buildings and the requirement that all new construction install an approved automatic fire-suppression sprinkler system. Existing residential structures that undergo additions or repairs equal to at least 50 percent of the existing floor area, and units experiencing a change in occupancy to a more hazardous use, also require the installation of an approved sprinkler system.⁵⁸ Otherwise, Title 15 of the St. Helena Municipal Code closely adheres to the 2013 California Building Standards Code and places no greater constraints on housing development than any other jurisdiction in the State that follows this model code.

The enforcement of building codes within the City of St. Helena is centered on the inspection of new construction and remodels or renovations requiring building permits. The City has the power to inspect and declare unsafe any structure or piece of equipment, be it existing or under-construction that does not meet specific municipal code standards. These include, but are not limited to, structures with insufficient modes of egress; structures that are unsafe or that have been made structurally unsound due to fire, earthquake, or other natural disaster; buildings that are

⁵⁶ Municipal Code 12.08.090 Plans and specifications.

⁵⁷ Municipal Code 16.32.110 Fire protection.

⁵⁸ Municipal Code, 15.36.060 Fire protection systems.

deemed a public nuisance; and, buildings that have been constructed or maintained in violation of local or state law. Once a building has been declared unsafe, the building official may issue notice that the structure be repaired,⁵⁹ vacated, or demolished within a reasonable amount of time and with the appropriate permits.

Building and Development Impact Fees

The City's building department fee schedule is designed to directly offset the costs incurred by the City when processing and reviewing development applications, and to inspect new construction. Fees are charged when a building permit is issued and are based on building plans and estimated construction costs.

Development impact fees are charged to new projects in order to offset costs for the construction, expansion, and maintenance of off-site improvements that either were built for the purposes of the new project or were existing improvements from which the new developments will benefit. In the case of St. Helena, impact fees are charged for public safety, civic facilities, water and wastewater services, a drainage, traffic mitigation, and schools. In 2013, the City conducted a comprehensive study and update of all of its development impact fees. As a result, total impact fees for single family houses decreased from \$19.78 per square foot to \$16.32 per square foot, a 17.5 percent reduction. Fees for multi-family development increased from \$13.78 per square foot to \$21.37 per square foot, a 55 percent increase.

The single-family fee calculations shown in Table 37 are based on a development prototype of a 2,300 square foot single-family residence with three-bedrooms and two-bathrooms with a total construction cost estimate of approximately \$920,000 (\$400 per square foot). The fee calculations for the multifamily project use the conceptual plan for the 8 unit, three story project proposed by Calistoga Affordable Housing. As shown in Table 37, building permit and development impact fees for a prototypical single-family home total \$71,190, representing 7.7 percent of total construction costs.

The fees are different for a multifamily development. Using the 8 unit, 6,780 square foot Calistoga Affordable Housing development as a prototype, the total development fee comes to \$171,952, or \$21,494 per unit, representing 12.3 percent of total construction costs. Fees are calculated as shown in Table 38.

The multifamily development impact fees have increased to reflect the costs of the improvements necessary to serve residential development. Without the money collected through the fees, the City

⁵⁹ City of St. Helena. *St. Helena Municipal Code, Title 15*. <http://www.codepublishing.com/CA/sthelenal/>. Accessed March 28, 2014

could not afford to make the necessary improvements in infrastructure, and thus the fees do not represent an undue governmental constraint to housing development. In addition, fee reductions and adjustments for affordable and other housing projects are permitted on a case by case basis, as approved by City Council under Section 3, Chapter 3.32 of the St. Helena Municipal Code. For example, the City reduced development fees of up to \$150,000 for the Calistoga Affordable Housing project at 1105 Pope Street.

Processing and Permit Procedures

The processing and permitting procedures in St. Helena are summarized in Tables 39 and 40 and described below using examples of a single-family unit, a multifamily affordable housing development, and a market rate single-family development. A single-family unit requires design review approval from the Planning Commission (four weeks) and a building permit (two weeks) for a total of approximately two months to process.

The prototype multifamily housing project contains 20 units on land zoned high-density residential.⁶⁰ Since it is a multifamily dwelling, it requires a conditional use permit from the City. In addition, the development would require design review and a building permit. The processing time for the development would amount to around 9 months, with an allowance of 60 days for application submittal, staff review and response to comments, an additional 90 to 135 days for California Environmental Quality Act (CEQA) review processing, including the applicant hiring a consultant and the preparation of an Initial Study and mitigation measures, 60 days for comments on the Mitigated Negative Declaration, and, finally, about 30 days for design review. The process for a multifamily affordable housing development would take longer than 9 months if a complete EIR is necessary.

In comparison, a 20-unit, market rate single family development would take an additional 90 days, for a total of approximately 12 months, including an additional month for staff review and response to comments, since market rate single family developments are not given priority processing. As shown in Table 39, this development type would require environmental review and applications for a tentative subdivision map and design review. A significant portion of the time involved is due to the procedural requirements of CEQA, which are beyond the City's control. In addition, a market rate single family development of around 20 units would actually take years to build since the Building Department only issues 9 building permits per year under the Growth Management System and only developments with at least 40 percent of the units affordable to lower-income households qualify for the reserve of GMS residential permits from previous years.

⁶⁰ Personal Communication with City staff, April 2, 2014.

Constraints to Housing for Persons with Disabilities

On January 1, 2002, SB 520 went into effect, requiring local jurisdictions to analyze potential governmental constraints to the development, improvement, and maintenance of housing for persons with disabilities as part of a jurisdiction's housing element update. Under SB 520, housing elements must also include one of the following 1) a program to remove constraints, or 2) provide reasonable accommodations for, "housing designed for occupancy by, or with supportive services for, persons with disabilities." A jurisdiction can fulfill this second clause in a variety of ways including establishing policies that facilitate the provision of housing that is physically accessible to people with mobility impairments, residential care facilities for individuals with Alzheimer's, housing for persons with AIDS/HIV, and transitional housing that serves homeless with disabilities.

Senate Bill 520 Analysis

The City has not identified any barriers to the provision of accessible housing. In January 2015, the City adopted a Reasonable Accommodation Ordinance that provides a procedure for people with disabilities to request reasonable accommodation in the application of zoning laws and other land use regulations, policies and procedures. Applications are reviewed and approved by the Planning Director if no discretionary permit approval is required other than the request for reasonable accommodation. Otherwise, the request is reviewed concurrently with another discretionary review permit.

Zoning and Land Use

The zoning code and land use designations for the City of St. Helena support the provision of housing for persons with disabilities. The City permits transitional and supportive housing in all residentially zoning districts and conditionally permits transitional and supportive housing in commercial zoning districts, subject only to the same restrictions that apply to other residential uses of the same type in the same zone.

The City of St. Helena allows an intermediate care facility, and residential or developmentally disabled nursing facilities serving six or fewer persons as a right in the LR-1A, LR, MR, and HR zones, as required by SB520.⁶¹ Therefore, small group homes are permitted by right in the majority of residential zones in the City, and these same districts allow larger group homes of more than six persons with a conditional use permit (CUP) as required by SB 520. No other regulations in the zoning code or land use designations restrict the siting of either group homes or housing for other special needs populations, including disabled persons.⁶²

⁶¹ City of St. Helena Municipal Code, Title 17.

⁶² Government Section Code 12926 defined physical disability as including, "but is not limited to, all of the

The City's parking and loading requirements do not have specific provisions related to persons with disabilities, but there is a provision stating that "rest homes, convalescent hospitals, residential care and similar group care facilities" require only one space for each four beds, which is a reduced requirement compared to the two parking spaces required for typical "one-and two-family dwelling units."⁶³ Consequently, the reduced parking requirements for group care facilities decrease the parking requirements for some disabled persons, but parking requirements for residential development need to serve all disabled persons. In addition, federally subsidized senior citizen housing for low- and moderate-income residents is subject to reduced off-street parking requirements.

The City appears to comply with Fair Housing Laws in respect to occupancy standards since the City does not make a distinction between families and unrelated adults of less than six persons.⁶⁴

The remaining requirements under SB 520 may not have been met by the City of St. Helena because the City of St. Helena has not conducted a complete review of the City's compliance with Fair Housing Law.

Permits and Processing

The majority of the City of St. Helena permitting and processing procedures do not appear to negatively affect the ability to design or retrofit homes that will be accessible for the disabled, or, to constrain the siting of group homes. The City, however, applies the same process required for other renovations to retrofitting homes and the City does not have a special process for such retrofits.

As discussed above, group homes with fewer than six persons are permitted by right, and group homes with more than six persons are permitted with a CUP in the residential zones, and no additional permits are required. This is consistent with the City's requirements for other larger group quarters such as condominiums, townhomes, apartments, and dwelling groups containing more than four units, which also require a CUP. There are no additional requirements placed on

following: (1) Having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that does both of the following: (A) Affects one or more of the following body systems: neurological, immunological, musculoskeletal, special sense organs, respiratory, including speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic and lymphatic, skin, and endocrine."

⁶³ City of St. Helena Municipal Code, Chapter 17.124: Parking and Loading Requirements

⁶⁴ City of St. Helena Municipal Code, Chapter 17.04 defines family as follows Family" means any of the following groups living together in the same dwelling unit as a single housekeeping unit:

1. Any number of persons related by blood, marriage or legal adoption;
2. A nuclear family identified by extended cohabitation;
3. A group not exceeding five persons whose interpersonal relationships relating to shared household expenses, duties and private lives are indistinguishable from groups listed in subsections 1 and 2 above.

group homes providing on-site services because they fall under the definition of intermediate care and nursing facilities, which allow for on-site care.⁶⁵

Building Codes

The City of St. Helena adopted the California Uniform Building Code in January 2013, and the changes made to this Code by the City, enumerated in the Governmental Constraints section of this document, do not unfairly treat group homes differently than other residential uses. Nevertheless, no specific exemptions to the Uniform Building Code exist for housing for disabled persons. The City of St. Helena does not have local universal design requirements.

Summary

The possible non-governmental constraints discussed above include the price of land, the cost of construction, the availability of financing, and the flooding of the Napa River. Land costs represent a significant component of the cost of housing development in St. Helena because the price per acre of recent vacant residential land sales amounted to approximately \$1 million. The cost of construction in St. Helena does not appear to constrain development and is in line with construction costs seen throughout the region. Obtaining financing for development projects can be difficult, and once a development is complete it is hard for potential residents to qualify for mortgages. Overall housing production costs for both single-family and multifamily rental development indicate that a subsidy would probably be necessary for some moderate-income households, and all lower income households to own or rent new units in St. Helena.

The governmental controls analyzed in this section were land use controls, codes and enforcements, on-and off-site improvements, fees and exactions, processing and permit procedures, and regulations affecting housing for persons with disabilities. The land use controls including zoning and current General Plan land use designations do not constrain residential development; however, some changes are necessary to streamline the Design Review process. The St. Helena zoning code allows development of up to 28 dwelling units per acre in the HR zone and the density can be even higher if a developer chooses to utilize the City's density bonus. In addition, the zoning code sets mandatory minimums on the densities so that land zoned MR, for example cannot be built at less than 5.1 dwelling units per acre. The Growth Management System does not appear to place an undue burden on market rate development, since there has never been a year when the demand for residential building permits has exceeded the number of available permits. Furthermore, housing projects affordable to households at up to 120 percent of AMI are exempt from the GMS.

⁶⁵ The State of California Department of Developmental Services defines an intermediate care facility as "are health facilities licensed by the Licensing and Certification Division of the California Department of Public Health to provide 24-hour-per-day services." <http://www.dds.ca.gov/ICF/Home.cfm> Accessed December 17, 2008

One General Plan policy that may need revision is the Design Review process, because the criteria are subjective in nature and may add a significant amount of time to the development process. Changes to the Design Review process are being explored as part of St. Helena's current General Plan update.

The on- and off-site improvement standards related to water, sewer, parking and other miscellaneous regulations impact housing development in a variety of different ways. Sewer capacity is sufficient to support additional development. The water capacity during a normal year is sufficient and is expected to remain sufficient through 2023, but there will always be water shortages in dry years. The City has adopted written policies and procedures to grant priority water and sewer service to proposed developments that include housing units affordable to lower-income households. The remaining parking and miscellaneous requirements do not place an undue burden on housing development.

Neither the building codes nor the building fees represent a governmental constraint to development. St. Helena adopted the 2013 California Building Codes Standards, and although they have made some changes to the Code such as seismic control measures, these changes were necessary for safety and so not unduly affect housing production. The fee structure for both single-family and multifamily development reflects the costs of the development to the City, and therefore facilitates development.

The time it takes for a developer to complete the City's permitting and processing procedures for single-family detached subdivisions is manageable.

Table 36: St. Helena Residential Zoning Districts

Zoning District	Residential Uses Permitted as of Right	Conditionally Permitted Uses or Special Requirements	Minimum Lot Area Acres	Minimum and Maximum Units per Acre	Minimum Lot Width (feet)	Setback (feet)		Yard (feet) (a)		Maximum Bldg. Height (feet)	FAR (b)
						Front	Side	Rear	Side		
Agricultural Preserve (AP)	One single-family dwelling; transitional and supportive housing; agricultural employee housing up to 36 beds or 12 units	Farmworker housing and seasonal farm labor camps not expressly permitted by right	40	0.03	n.a.	20	20	20	20	35	n.a.
Twenty-Acre Agriculture (A-20)	One single-family dwelling; one second unit; transitional and supportive housing; agricultural employee housing up to 36 beds or 12 units	More than one single-family dwelling and farmworker housing not expressly permitted by right	20	0.2	n.a.	50	50	20	20	30	n.a.
Winery (W)	One single-family dwelling; one second unit; transitional and supportive housing; agricultural employee housing up to 36 beds or 12 units	More than one single-family dwelling; owner and caretaker dwellings; farmworker housing not expressly permitted by right	20	0.2	300	100	50	75	50	45	n.a.
Woodland Watershed (WW)	One single-family dwelling; one second unit that meets certain criteria; transitional and supportive housing; agricultural employee for up to 6 persons	One second unit under certain environmental conditions	5 to 40	0.03 to 0.2	20	20 to 50	20 to (c) 50	20 to 50	20 to (c) 50	35	
Low Density Residential One Acre Minimum (LR-1A)	One single-family dwelling; Intermediate care, residential or developmentally disabled nursing facilities and farmworker housing serving six or fewer persons; transitional and supportive housing; permanent mobile home; one second unit	One single-family dwelling below the minimum density; Intermediate care facility, residential or developmentally disabled nursing facility serving seven or more persons	1 (d)	1	70	20 to 30	20 to (e) 30	20 to 30	10 to (e) 15	30	n.a.

Notes:

- (a) A yard is defined as open space inside the established interior lot lines.
- (b) Floor Area Ratio.
- (c) Setback and yard requirements in the Woodland Watershed (WW) district may vary and are dependent upon the effect of certain health and safety considerations.
- (d) Parcels can be less than one acre if created as a result of lot line adjustments, so long as the number of parcels existing prior to the lot line adjustment does not increase and that no lots are less than 7,000 square feet.
- (e) Setback and yard requirements in the Low Density Residential One Acre Minimum (LR-1A), Low Density Residential (LR) and Medium Density Residential (MR) districts vary and are dependent upon the height of the structure.
- (f) Floor area ratios (FARs) in the Medium Density Residential (MR) and High Density Residential (HD) districts vary and dependent upon the net parcel area.

Sources: City of St. Helena, Municipal Code Title 17, 2014.

Table 36: St. Helena Residential Zoning Districts (Page 2 of 2)

Zoning District	Residential Uses Permitted as of Right	Conditionally Permitted Uses or Special Requirements	Minimum Lot Area	Minimum and Maximum	Minimum Lot	Setback (feet)		Yard (feet) (a)		Maximum Bldg. Height	FAR (b)
			Acres	Units per Acre	Width (feet)	Front	Side	Rear	Side	(feet)	
Low Density Residential (LR)	One single-family dwelling; Intermediate care, residential or developmentally disabled nursing facilities and farmworker housing serving six or fewer persons; transitional and supportive housing; permanent mobile home; one second unit	One single-family below the minimum density; Intermediate care facility, residential or developmentally disabled nursing facility serving seven or more persons	1 (d)	1 to 5	70	20 to 30	20 to 30 (e)	20 to 30	10 to 15 (e)	30	n.a.
Medium Density Residential (MR)	One single-family dwelling; Intermediate care facility, residential or developmentally disabled nursing facilities and farmworker housing serving six or fewer persons; transitional and supportive housing; permanent mobile home; one second unit	One single-family below the minimum density; Intermediate care facility, residential or developmentally disabled nursing facility serving seven or more persons; small lot development; condominium or townhouse	0.16	5.1 to 16	70	20 to 30	20 to 30 (e)	20 to 30	10 to 15 (e)	30	.21 to (f) .36
High Density Residential (HR)	One single-family dwelling; Intermediate care facility, residential or developmentally disabled nursing facilities and farmworker housing serving six or fewer persons; transitional and supportive housing; permanent mobile home; one second unit; single room occupancy housing; multiple-family dwellings, apartments and dwelling groups containing four units or less	One single-family dwelling below the minimum density; Intermediate care facility, residential or developmentally disabled nursing facility serving seven or more persons; small lot development; condominium or townhouse; multiple-family dwellings, apartments and dwelling groups containing more than four units	0.16	16.1 to 28	70	20	20	20	10	30 to 35	.21 to (f) .36

Notes:

- (a) A yard is defined as open space inside the established interior lot lines.
- (b) Floor Area Ratio.
- (c) Setback and yard requirements in the Woodland Watershed (WW) district may vary and are dependent upon the effect of certain health and safety considerations.
- (d) Parcels can be less than one acre if created as a result of lot line adjustments, so long as the number of parcels existing prior to the lot line adjustment does not increase and that no lots are less than 7,000 square feet.
- (e) Setback and yard requirements in the Low Density Residential One Acre Minimum (LR-1A), Low Density Residential (LR) and Medium Density Residential (MR) districts vary and are dependent upon the height of the structure.
- (f) Floor area ratios (FARs) in the Medium Density Residential (MR) and High Density Residential (HD) districts vary and dependent upon the net parcel area.

Sources: City of St. Helena, Municipal Code Title 17, 2015.

Table 37: Building Permit and Development Impact Fees,

<i>Building Department</i>		
Permit Fees		\$3,823
<i>City Impact Fees</i>		
	<i>Fee</i>	
Public Safety Fee	\$1.04 psf	\$2,392
Civic Facilities Fee	\$1.95 psf	\$4,485
Parks Fee	\$7.16 psf	\$16,468
Water System Fee	\$3.05 psf	\$7,015
Wastewater System Fee	\$0.45 psf	\$1,035
Drainage System Fee	\$0.73 psf	\$1,679
Transportation Fee	\$1.94 psf	\$4,462
Housing Fee	2.5% of valuation	\$23,000
<i>Other District Fees</i>		
	<i>Fee</i>	
School District Fee	\$3.20 psf	<u>\$6,831</u>
Total Fees		\$71,190
Building Size (square feet)	2,300	
Construction Cost (psf)	\$400	
Valuation	\$920,000	
Fees as % of Construction Costs	7.7%	

Source: City of St. Helena Planning Department

Table 38: Building Permit and Development Impact Fees, 8-Unit Multi-Family Development, 2014

<i>Building Department</i>			
Permit Fees			\$5,503
<i>City Impact Fees</i>			
	<i>Fee</i>		
Public Safety Fee	\$1.04	psf	\$7,051
Civic Facilities Fee	\$1.95	psf	\$13,221
Parks Fee	\$12.18	psf	\$82,580
Water System Fee	\$2.47	psf	\$16,747
Wastewater System Fee	\$0.66	psf	\$4,475
Drainage System Fee	\$0.69	psf	\$4,678
Transportation Fee	\$2.36	psf	\$16,001
<i>Other District Fees</i>			
	<i>Fee</i>		
School District Fee	\$3.20	psf	<u>\$21,696</u>
Total Fees			\$171,952
Per Unit Fee			\$21,494
Building Size (square feet)	6,780		
Valuation	\$1,400,000		
Fees as % of Construction Costs	12.3%		

Source: City of St. Helena Planning Department

Table 39: Timelines for Permit Procedures

<u>Type of Approval or Permit</u>	<u>Typical Processing Time</u>	<u>Approval Body</u>
Ministerial Review	2 weeks	Planning Director; reported to Planning Commission.
Conditional Use Permit	4-6 weeks	Planning Commission
Zone Change	6 months	Planning Commission & City Council
General Plan Amendment	6 months	Planning Commission & City Council
Site Plan Review	2 months	Planning Commission
Design Review	4 weeks	Planning Commission
Tract Maps	6 months	Planning Commission & City Council
Parcel Maps	3 months	Planning Commission
Initial Environmental Study	3 months	Planning Commission and City Council depending upon project
Environmental Impact Report	10 months	Planning Commission & City Council

Source: City of St. Helena staff, 2014

Table 40: Typical Processing Procedures by Project Type

	<u>Single-family Unit</u>	<u>Subdivision (20 Units)</u>	<u>Multifamily (20 Units)</u>
Required Permit Procedures	Ministerial Review Design Review	Tentative Map Final Map Site Plan Review Design Review Initial Environmental Study Environmental Impact Report	Conditional Use Permit Site Plan Review Design Review Initial Environmental Study Mitigated Negative Declaration
Estimated Total Processing Time	2 months	12 months	9 months

Source: City of St. Helena Planning Department, 2014

Opportunities for Energy Conservation

Government Code Section 65583(a) (7) requires the “analysis of opportunities for energy conservation with respect to residential development.”⁶⁶ This is important due to the key role played by energy efficiency in determining the relative affordability of housing. As long as design, installation, and equipment costs do not exceed potential energy savings, lower rates of energy usage decrease utility costs for residents, making a housing unit more affordable. The discussion that follows outlines current State policies and development standards along with local City policies that promote energy conservation for new and existing development in the City of St. Helena. Additionally, increasing attention is being paid to the role of the design and location of residential development in addressing greenhouse gas emissions at the local and regional levels.

Instituted by legislative action in 1978 to reduce overall energy consumption statewide, the California Building Energy Efficiency Standards set thresholds and guidelines for energy efficiency for both residential and nonresidential construction. The revised standards for 2013 went into effect January 1, 2014, under Title 24, Part 6, of the California Code of Regulations. Title 24 is otherwise known as the California Building Standards Code. The energy requirements of the new State code are significantly more stringent than the prior code (an approximately 25 percent reduced energy budget for new homes, 30 percent reduction for commercial buildings and 14 percent reduction for multi-family structures) and are intended to progress to net zero energy homes by 2020 and commercial structures by 2030.

In addition to the Building Energy Efficiency Standards, Part 11 of Title 24 contains California’s Green Building Standards Code (CALGreen). St. Helena adopted the revised standards in 2013, with amendments to require all new indoors plumbing fixtures to meet the 20 percent reduction in water use, a 20 percent reduction in cement use in foundations, and certified U.S. EPA Phase II certified wood-burning devices or pellet-fueled device.

On a local level, the 1993 City of St. Helena General Plan Land Use and Growth Management Element addresses energy conservation for residential development by including goals and policies geared toward compact urban development and increased residential densities which support walkable communities and reduce energy usage and greenhouse gas emissions related to transportation between residential areas and shopping or employment centers. These goals and policies align well with the intent of recently enacted State legislation dealing with reduction of greenhouse gas emissions, including AB 32 and SB 375. The typical reduction in the size of

⁶⁶ HCD Building Blocks for Effective Housing Elements, “Opportunities for Energy Conservation.” Accessed September 24, 2008. http://www.hcd.ca.gov/hpd/housing_element/index.html.

individual residential units associated with higher density development also leads to reductions in energy usage and costs for heating and cooling. Finally, an emphasis on providing housing for all income levels increases the likelihood that persons employed in St. Helena will find the opportunity to live in the City, and reduce costs and greenhouse gas emissions associated with transportation.^{67 68}

The 2009 City of St. Helena Housing Element, in accordance with State mandated guidelines, sets goals for efficient land use, higher density and mixed-use development, and residential design standards. In addition, the 2009 Housing Element established two policies that encourage the use of alternative energy sources and encourage energy and resource conservation as well as twelve programs to implement those policies. As discussed earlier, the City waives permit fees for all solar and electric vehicle charging stations, provides information to the public regarding alternative energy technologies and how they relate to the permitting process, and promotes energy and resources savings programs including rebates, audits, and water-efficient landscaping practices. The City participates in Property Assessed Clean Energy (PACE) programs that allow property owners to finance renewable energy, water efficiency and energy efficiency improvements through a property tax assessment. The City also adopted a bicycle plan in 2013. Programs still to be implemented include incentives for passive natural heating and cooling and provisions for on-site alternative wastewater facilities.

In 2006, the City established a Climate Protection Task Force, now known as the Sustainability Committee. The Committee's mission is to educate St. Helena citizens, businesses, city staff and elected officials and assist with reasonable measures to achieve greenhouse gas reductions and effective sustainability practices.

In addition to the policies and programs contained the housing element, the City's draft General Plan Update 2030 contains a climate change element that aims to effectively address the City's energy conservation concerns, renewable energy production and use, transportation issues, sustainable business development, and the responsible evolution of the City to reduce climate change impacts in St. Helena.

Overall, the City is in compliance with State standards and, in some respects, even exceeds these minimum standards.

⁶⁷ City of St. Helena. "General Plan: Land Use and Growth Management Element." 1993. Accessed September 24, 2008. http://www.sthelena2030.com/global/pdf_files/2_lu.pdf.

⁶⁸ City of St. Helena. "General Plan Update Working Paper: Sustainability." October, 2007. Accessed September 24, 2008. <http://www.sthelena2030.com/documents/>.

Sites Inventory and Analysis and Zoning for a Variety of Housing Types

State law requires that a Housing Element include an inventory of available land that is appropriately zoned and suitable for housing development to accommodate the City's regional housing needs allocation.

Regional Housing Needs Allocation

The Department of Housing and Community Development (HCD) identifies the supply of housing necessary to meet the existing and projected growth in population and households in California. Each of the 39 regional jurisdictions in the State, including the Councils of Governments (CoGs), receives a RHNA from HCD that specifies the number of units, by affordability level, that the regional jurisdiction must plan to accommodate during their Housing Element planning period. Each regional jurisdiction then distributes the allocations throughout the cities and counties pursuant to article 65584 of the California Government Code. The allocation must be consistent with the following objectives:

- 65584(d)(1) “Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low and very low-income households”
- 65584(d)(2) “Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns.”
- 65584(d)(3) “Promoting an improved intraregional relationship between jobs and housing.”
- 65584(d)(4) “Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent decennial United States census.”⁶⁹

HCD determined the RHNA for the ABAG region, consistent with the objectives above. The RHNA for the nine-county Bay Area region was 187,990 units for the 2014-2022 RHNA period. Napa County received 1,482 units, or approximately 0.8% of the total.

¹⁶ California Government Code Section 65584.

Regional Housing Needs Allocation, 2014-2022

Table 41 shows that the City received a Regional Housing Needs Allocation of 31 units for the period of January 1, 2014 through October 31, 2022. This breaks down to the various income categories as follows: 8 units affordable to very low-income households; 5 units affordable to low-income households; 5 units affordable to moderate-income households; and 13 units affordable to above moderate-income households. As per State law, projected housing need for extremely low-income households earning 30 percent or less of the area median income is one half of the very low-income category, or 4 units.

Table 41: St. Helena Regional Housing Needs Allocation, 2014-2022

	Very Low	Low	Moderate	Above Moderate	TOTAL
Original ABAG Allocation	8	5	5	13	31
<i>Less Built or Building Permits Issued to Date (a)</i>	4	0	2	25	35
<i>Less Units Approved to Date (a)</i>	5	3	8	16	32
Remaining Balance	4	0	0	0	4

Note:

(a) January 1, 2014 through December 31, 2014.

Sources: ABAG, 2013; City of St. Helena Planning Department, 2015; O'Rourke Community Planning, 2015.

From January 1, 2014 through December 31, 2014, developers built or the City issued building permits for 35 units. Twenty-five single family houses and 10 second units have been built or are under construction. This includes 20 market-rate single family houses and 4 deed-restricted second units for very low income households in Phase II and Phase III of the Magnolia Oaks development, as provided for in the affordable housing agreement. The remaining units are on scattered sites throughout the City. Affordability levels for market-rate second units are based on the City's 2014 second unit survey, which found that 25 percent of second units are affordable to low-income households, 50 percent are affordable to moderate-income households, and 25 percent are affordable to above-moderate income households. The City estimates that 4 out of 10 second units are available for rental. As a result, the City has conservatively allocated the market rate second units as 2 moderate-income units.

The City also approved 8 affordable units for development at 1105 Pope Street. Sixty percent of the units are to be affordable to lower-income households and 40 percent affordable to moderate-income households. Although the developer is committed to providing the units at the deepest affordability levels possible, the City is conservatively estimating all lower-income units will be affordable to low-income households and not very-low income households. Additional

information on this site is found in the Housing Opportunity Sites section (see Site #7).

As shown in Table 41, the City has already met or exceeded its RHHA requirement for the low, moderate and above moderate income categories. The remaining RHNA need is for 4 units for very low income households.

Zoning to Accommodate the Development of Affordable Housing to Lower Income Households

Government Code Section 65583(2) sets default minimum allowable densities for zoning presumed to accommodate housing affordable for lower-income households. The Government Code classifies jurisdictions in four different categories. All cities in Napa County are categorized as suburban jurisdictions, where the default minimum density necessary to provide affordable housing is at least 20 dwelling units per acre.⁷⁰ The City of St. Helena Municipal Code already allows for residential development of up to 28 dwelling units per acre in the High Density residential zone. Additional density can be achieved by projects that include sufficient affordable units to qualify for density bonuses. Thus, the City's High Density Residential zoning category is presumed to be able to accommodate development that can meet very low- and low-income housing needs.

Housing Sites Inventory

The Housing Sites Inventory is primarily comprised of sites that were identified in the 2009 housing element after an extensive public process. Table 42 details the inventory of key housing opportunity sites, and Table 43 lists other sites in St. Helena that could potentially support additional residential development, but due to factors including small parcel size, environmental constraints, and current zoning are not identified as key housing opportunity sites for the 2015-2023 housing element period. The key opportunity sites are shown in Figure 1, and the other sites are shown in Figure 2. It should be noted that with the exception of Sites #7, 8 and 11, the property owners have not expressed interest in developing these sites at the current time. However, the sites are appropriately zoned for multi-family housing, with no known environmental constraints other than the need to provide street and utility extensions to some of the identified opportunity sites. In addition, the City is not aware of any long term leases which would preclude development of these sites during the 2015-2023 planning period. As a result, the City considers these sites available for development within the current RHNA cycle.

Overall, there are four high density housing opportunity sites (Sites #8 - 11) totaling 3.9 acres that

⁷⁰ Department of Housing and Community Development, Division of Housing Policy Development, "Amendment of State Housing Element Law – AB 2348" June 9, 2005.

have a realistic development capacity of 62 units, which far exceeds the City's RHNA for 13 units affordable to lower income households.⁷¹ As discussed above, the High Density Residential zone can support affordable housing for lower income households. These estimates of development capacity are based on a conservative assumption that the sites will develop at the lowest permissible density for each category. The City purchased the 684 McCorkle Avenue parcel in 2013 and plans to develop 9-12 units of affordable housing on the site over the planning period. The property owner of 821 Pope Street has submitted conceptual drawings to the City for a senior co-housing development consisting of 19 residential units.

There are seven medium density key housing opportunity sites (Sites #1 - 7) totaling 34 acres that are estimated to have a minimum development capacity of 173 units. One of these sites has been approved for an 8-unit affordable multifamily project. Two sites are vacant and have the capacity to support a minimum of 59 units. The remaining four sites are currently vineyards and ranches. These sites, though currently in agricultural use, are zoned for residential development and are identified as key housing opportunity sites. Due to the general lack of residentially zoned land in Napa Valley overall, these vineyard sites that have the appropriate residential zoning, are located within St. Helena's Urban Limit Line, and have access to City services are considered developable. Medium density sites are generally assumed to provide market rate housing affordable to above-moderate income households. However, development projects will be subject to the City's inclusionary regulations, which require 20 percent of the units to be affordable.

Public Participation

The initial step in developing a housing sites inventory for the Housing Element Update was to start with the housing sites inventory in the 2009 Housing Element. The 2009 Housing Element identified 12 key housing development sites. Seven of these sites were identified as Medium Density Residential, and three were identified as high density. In addition, a City-owned site zoned for commercial and agricultural use was included for potential rezoning for residential development.

City staff and the City's consultant presented these sites at the April 2014 Community Workshop and, based upon community input and a review of staff's general knowledge of sites within the City, revised the list to reflect the current development potential of the key housing sites. Two sites were removed from the key housing site list and moved to the other vacant/underutilized list: the Hunter property located between Adams Street and the City-owned flood control parcel adjacent to the Napa River, and a City-owned parcel at Adams Street and Library Avenue. In addition, a site identified at 1600 Main Street was removed from the list because the parcel is not currently zoned for high density housing and cannot currently accommodate additional housing units. One site was

⁷¹ "Realistic" development capacity is based upon the imposition of development standards that impact the residential development capacity of the site.

moved from the other vacant/underutilized site list to the key housing site list because the property owner is currently interested in developing a 19-unit senior co-housing project on the parcel.

The City then conducted an analysis of the constraints to housing development, infrastructure availability, likely housing unit carrying capacity, and suitability of the various sites to accommodate housing that could be affordable to the different income categories. This analysis also identified recommended Housing Element policies and/or programs that would ensure that the City can fully accommodate its RHNA through existing sites that are appropriately zoned and available for housing development.

Additional input on the Sites Inventory was provided by both the Planning Commission and City Council after public hearings were held during meetings in February of 2015.

Housing Opportunity Sites

Site #1 – 567 Pope Street APN 009-070-002 (Medium Density Residential /10 Ac) Unit range: 51-160

This site is located on Pope Street at the terminus of Starr Avenue. Future development will need to plan for the extension of Starr Avenue. Water, sewer, and storm drain lines are available from Pope Street. The site is currently developed with a single residence, a stand of oaks, and a remnant walnut orchard.

Site #2 – 591 McCorkle, APN 009-070-003 (Medium Density Residential /8 Ac) Unit range: 40-127

This parcel is directly south of the Romero Property and contains a residence and vineyards. Development of the site will require improvements to traffic circulation with the extension of McCorkle Avenue and Starr Avenue as shown on the General Plan. Water, sewer, and storm drain are available from McCorkle Avenue. Any future extension of Starr Avenue may provide additional services to the site. The property will not need either a General Plan Amendment or a rezoning for residential development.

Site #3 – 1817 Spring Street, APN 009-322-009 (Medium Density Residential /1.5 Ac) Unit range: 8-24

This site is located on North Crane and is currently occupied by a barn and an oak grove. Water, sewer, and storm drain are available to the site. The parcel will not need either a General Plan Amendment or a rezoning for residential development.

Site #4 – Sulphur Springs, APN 009-362-015 (Medium Density Residential /5.3 Ac) Unit range: 27-85

This site is directly west of the Magnolia Oaks project and is currently planted to vineyards. It is a split zoned lot with 5.3 acres zoned as Medium Density Residential and 10 acres zoned as Agriculture. The agricultural portion of the site is not completely within the Urban Limit Line. Development of the site would require improvements to traffic circulation with the extension of La Quinta Way and a secondary connection to Sulphur Springs Avenue and/or South Crane Avenue. Sewer lines would need to be extended to the site. The property, zoned as Medium Density Residential, will not need either a General Plan Amendment or a rezoning for residential development.

Site #5 – Spring Street, APN 009-441-023 (Medium Density Residential /4.4 Ac) Unit range: 22-70

This site is located on Spring Street and is planted to vineyards. In 2007 the owners had expressed interest in designating the property as a historic resource and establishing a small winery but a formal application has not yet been filed. Water, sewer, and storm drain are available to this site. The property will not need either a General Plan Amendment or a rezoning to facilitate residential development.

Site #6 – 576 Pope Street, APN 009-552-002 and 009-552-003 (Medium Density Residential /4.6 Ac) Unit range: 24-74

This site is located on the northeast corner of Starr Avenue and Pope Street and is currently occupied by a barn and a vineyard. Water, sewer, and storm drain are available to this site. The site contains two legal parcels. The parcels would not need either a General Plan Amendment or a rezoning for residential development.

Site #7 – 1105 Pope Street, APN 009-090-003 (Medium Density Residential /.22Ac) Units approved: 8

In August 2013, the City approved an 8-unit affordable housing project on this site. Calistoga Affordable Housing owns parcel and is developing the project. The approved three-story, 6,780 square foot building will contain 6 two-bedroom units and 2 three-bedroom units. The City granted several concessions and a density bonus to ensure the financial feasibility of the project, and, in 2013, granted a water allocation to the project from the City's water supply surplus. Under the Medium Density designation, the project was entitled to 3.5 market rate units. Under State density bonus law, the project was entitled to a maximum of 5 units. The City granted an additional density bonus to increase the number of units to 8. In addition, the City granted concessions from the following development standards: maximum floor area (3,000 square feet allowed; 6,780 square feet granted); height of structure (30 feet allowed; 36 feet granted); setbacks; and parking (8 covered and 8 uncovered on-site spaces required; 8 covered on-site spaces granted). The City also reduced development fees of up to \$150,000 for the project (fees are estimated at approximately \$172,000 in the housing element). City staff provided extensive technical assistance

to the applicant and assisted in obtaining a grant for the project. Although regulatory agreements have not yet been executed, the project was approved for 60 percent of the units to be affordable to lower income households and 40 percent affordable to moderate income households.

Site #8 – 684 McCorkle Avenue, APN 009-502-007 (High Density Residential /.54 Ac) Unit range: 9-12

The City purchased this site in 2013 utilizing Housing Trust funds. The City plans to develop 9 to 12 units of affordable housing on the site within the planning period. The City was awarded a CDBG grant to analyze the feasibility of developing affordable housing units on opportunity sites throughout the community, including 684 McCorkle Avenue. The City will use the results of this analysis to guide development of a financing plan for the property.

Sites #9 & 10 – 1515 and 1447 Spring Street, APN 009-590-010 and 009-590-003 (High Density Residential/2.4 total Ac) Unit range: 38-67

These sites are adjacent to each other with each site containing one single-family residence. They are located between the Wallis/Voorhees development and homes located on Spring Street with access from Spring Street. Water, sewer, and storm drain are available to these sites. The properties will not require a General Plan Amendment or a rezoning for residential development.

Site #11 – 821 Pope Street, 009-503-001 (High Density Residential/.97 Ac) Unit range: 15-27

This site is located on Pope Street and contains a single-family residence. The site is underutilized and its size and proximity to the center of town make it a prime site for increased density. The site is served by existing water, sewer and storm drains. The property would not require a General Plan Amendment or a rezoning for additional residential development. The current owner has submitted conceptual drawings to the City for a senior co-housing development consisting of 19 residential units.

Second Unit Development

Local governments can employ a variety of development strategies and/or commit to specific program actions to address the adequate sites requirement. As provided in Government Code Section 65583(c)(1)., in addition to identifying vacant or underutilized land resources, local governments can address a portion of their adequate sites requirement through the provision of second units.

To rely on second units as part of an overall adequate sites strategy to accommodate a portion of the regional housing need, the element must include an estimate of the potential number of second units to be developed in the planning period based on an analysis that considers the following factors:

1. the number of second units developed in the prior planning period;

2. community need for these types of housing units,
3. the resources and/or incentives available that will encourage the development of second-units; and
4. other relevant factors as determined by HCD.

Thirty-nine second units were developed during the 2007-2014 planning period at a rate of 5.6 units per year. Based upon this past production, 49 second units are projected to be developed over the next 8.8-year RHNA period (January 1, 2014 to October 31, 2022) under current conditions and the current development standards. Ten of these second units have already been approved and/or are under construction. Projected affordability levels for market-rate second units are based on the City's second unit survey, conducted in 2014, which found that approximately 4 out of 10 second units are being rented, and of this number, 25% are affordable to low income households, 50% are affordable to moderate income households, and 25% are affordable to above moderate income households. Second units can provide housing for aging parents, adult children, caretakers, and in-home caregivers, and are an important source of affordable housing in St. Helena. They also can provide additional income for property owners, allowing retired and aging residents to remain in their homes rather than relocate to a more affordable community. The City intends to explore future policies for reporting requirements in order to determine actual use and affordability levels of newly constructed second units.

Zoning for a Variety of Housing Types

Multifamily Rental Housing

The St. Helena Municipal Code permits multifamily dwellings, apartments, and dwelling groups with fewer than five units, by right in the High Density Residential (HR) zoning district. Projects permitted by right require only routine approvals and are subject to a design review by the Planning Commission. Multifamily projects with five or more proposed units require a conditional use permit and must undergo a public review process. In addition, the Medium Density Residential (MR) district permits the construction of attached duplex or triplex units with a conditional use permit.^{72 73} As discussed previously, the City of St. Helena's recent approval of an 8-unit multifamily project at 1105 Pope Street demonstrates the City's commitment to ensure that the conditional use permit requirement does not represent an undue constraint on the development of multifamily rental housing in St. Helena. As a result of the City's careful application of its zoning regulations, St. Helena boasts a number of examples of high-quality, attractive affordable housing developments. Nonetheless, Program HE1.E of the 2009 Housing Element committed the City to

⁷² City of St. Helena. Annual Report of Compliance with Housing Element. June 2008.

⁷³ City of St. Helena. St. Helena Municipal Code, Title 17. Accessed October 2, 2008. <http://www.codepublishing.com/CA/sthelenal/>.

eliminate the use permit requirement for multifamily projects in both the medium and high density residential districts by June 30, 2012. The program anticipated that the City would adopt the General Plan Update and adopt design review guidelines for multifamily projects prior to removing the use permit requirement. As these actions have not yet been completed, the program has been continued in the Housing Element Update.

Housing for Permanent and Seasonal Agricultural Employees

Sections 17021.5 and 17021.6 of the California Health and Safety Code establish specific requirements for the permitting of agricultural employee housing in a jurisdictions' zoning code. Specifically, Section 17021.5 mandates that "employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use."⁷⁴ Furthermore, designated employee housing, as defined above, cannot be subject to conditional use permit requirements, zoning variance, fees, taxes, or any other requirement other than those pertaining to a traditional single-family structure. Section 17021.6 pertains to larger employee housing facilities featuring a maximum of 36 beds in group quarters, or 12 single-family units. Under this legislation, such units are deemed an agricultural land use and cannot be subject to any restrictions, conditional use requirements, zoning variance, fees, taxes, or other requirements not imposed on other agricultural uses in the same zone.

In January 2015, the City amended the Municipal Code to allow agricultural employee housing for 6 or fewer employees as a permitted use in all residential zoning districts and to allow employee housing for up to 36 beds or 12 units as a permitted use in the Agricultural (A-20), Agricultural Preserve (AP), and Winery (W) zoning districts.

Zoning for Emergency Shelters, Transitional Housing, and Supportive Housing

Government Code Section 65583(a)(4) requires that St. Helena identify one or more zoning districts that permit the development of at least one, year-round, emergency shelter, without conditional use permit, and with capacity to accommodate the jurisdictions homeless and transitional housing needs.^{75 76} In 2015, the City amended the Municipal Code to allow emergency shelters as a permitted use in the Service Commercial (SC) and Industrial (I) zoning districts. These zones include 6 sites that are currently vacant. These sites range from 0.3 acres to 1.8 acres, for a total 5.3 acres, and could accommodate approximately 58,000 building square feet using a conservative Floor Area Ratio (FAR) assumption of 0.25. This amount of building space could

⁷⁴ California Government Health and Safety Code 17021.5 (b)

⁷⁵ Building Block for Effective Housing Elements, "Adequate Sites Inventory and Analysis: Zoning for Emergency Shelters and Transitional Housing". http://www.hcd.ca.gov/hpd/housing_element/index.html. Accessed on June 13, 2008.

⁷⁶ Senate Bill 2, Chapter 633. Amendment to Acts 655582, 65583 and 65589.5. Approved by the Governor on October 13, 2007. Effective January 1, 2008.

easily support St. Helena’s share of the identified countywide need of 68 emergency shelter beds. Furthermore, all sites within the SC and I zones are within the Urban Limit Line, indicating that they are in close proximity to Main Street, public transportation, and other services to serve this special needs population. All 6 sites are either located on Main Street or within 0.2 miles of Main Street, and all 6 sites are within 0.3 miles of a public transit stop. Sites within these zones are also generally located near uses compatible with an emergency shelter (primarily residential, commercial, open vineyards, and public or quasi-public uses). A few of the sites are within an area of town with commercial offices and light industrial uses. The light industrial uses include businesses such as warehousing for agricultural and wine products, a home improvement operation, and a gourmet food production business. The nearby light industrial uses do not include heavy manufacturing, hazardous materials, or 24-hour operations.

The City also amended the Municipal Code to allow transitional and supportive housing in all zoning districts that allow residential uses, subject to the same regulations as other housing of the same type in the same zone. Transitional and supportive housing is a permitted use in all residential zoning districts and is allowed with a conditional use permit in the Service Commercial (SC) and Central Business (CB) zoning districts, subject to the same regulations that apply to other housing in these districts.

In addition, the Low Density Residential (LR), Low Density Residential One Acre Minimum (LR-1A), Medium Density Residential (MR) and High Density Residential (HR) zoning districts permit by right any residential facility serving six or fewer persons. Residential facilities serving more than six persons are permitted with a conditional use permit. Under the City’s zoning code, a residential facility is defined as “any family home, group-care facility, or similar facility determined pursuant to state law, for 24-hour nonmedical care of persons in need of personal service, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual.”⁷⁷

Single Room Occupancy (SRO)

Single-room occupancy residential units are a traditional form of affordable housing for low-income individuals consisting of a single room, often between 80 and 250 square feet in size, with or without cooking and sanitary facilities, that is rented out, often on a daily, weekly, or monthly basis. The St. Helena Municipal Code currently permits single-room occupancy units by right in the High Density Residential (HR) zoning district. Single room occupancy housing is defined as multi-unit housing that consists of single room dwelling units rented for at least thirty days in which all living activities occur within a single room.

⁷⁷ City of St. Helena. St. Helena Municipal Code, Title 17. Accessed October 2, 2008. <http://www.codepublishing.com/CA/sthelenal/>.

Factory Built Housing and Mobile Homes

Government Code Section 65852.3(a) requires that manufactured and mobile homes, including the lots on which they are installed, meeting certain standards of construction and be subject to the same development standards that apply to conventional, stick built, single-family homes.⁷⁸ In accordance with this legislation, the St. Helena Municipal Code, Title 17, defines a single-family dwelling to include a “mobilehome constructed to meet 1976 HUD standards, when placed on a permanent foundation, which is designed or used exclusively as a residence, including only one dwelling unit.”⁷⁹ Thus, mobile units meeting the above definition are permitted under single-family site development standards in all zones that allow single-family housing units by right.

In addition, the Low Density Residential (LR), Low Density Residential One Acre Minimum (LR-1A), Medium Density Residential (MR) and High Density Residential (HR) districts specifically permit as an allowed use, permanent mobile homes constructed in accordance with the 1974 safety standards and installed on a permanent foundation. Chapter 17.100 of the Municipal Code sets forth requirements for the Mobilehome Park Overlay (MHP) zoning district that applies the State Mobilehome Parks Act to the establishment and operation of mobilehome parks within the boundaries of the City of St. Helena.^{80 81} Under these provisions of the Municipal Code, St. Helena fully adheres to the State standards regarding manufactured and mobile homes, and mobile home parks. The City is considering updating this Chapter of the Municipal Code to cover all manufactured housing and not just mobilehomes. This change should not affect adherence to State standards regarding manufactured housing and mobilehome parks.

Second Units

The St. Helena Municipal Code defines a second unit as “an attached or detached residential dwelling unit which provides complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as a single-family dwelling is situated.”⁸² A second unit may also be an efficiency unit or manufactured home, as defined by the California Health and Safety Code. In compliance with State law, the St. Helena Municipal Code permits the construction of second units in all residential

⁷⁸ GCS 65852.3(a) standards include the constructed or purchased after October 1976, certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, and installed on a foundation system pursuant to Section 18551 of the Health and Safety Code.

⁷⁹ City of St. Helena. St. Helena Municipal Code, Title 17. Accessed October 2, 2008. <http://www.codepublishing.com/CA/sthelenal/>.

⁸⁰ Building Blocks for Effective Housing Elements. Adequate Sites Inventory and Analysis: Zoning for a Variety of Housing Types. Accessed October 2, 2008. http://www.hcd.ca.gov/hpd/housing_element/index.html.

⁸¹ City of St. Helena. St. Helena Municipal Code, Title 17. <http://www.codepublishing.com/CA/sthelenal/>. Accessed October 2, 2008.

⁸² *Ibid.*

zoning districts. Units within the Woodlands and Watershed (WW) district are held to a higher standard due to potential environmental issues that would require mitigation. Second units meeting specified standards are permitted and others require a conditional use permit. Second units are exempt from the Growth Management System Municipal Code Section 17.152.040. In order to maintain affordability, second units are limited to 850 square feet. Second units may not be rented for periods of time less than 30 days.

Zoning Definition of a Family

The California courts have invalidated definitions of “family” within jurisdictions’ zoning ordinances that refer to a) two or more persons related by blood, marriage or adoption, or b) a group of not more than a certain number of unrelated persons living together as a single housekeeping unit. Court rulings state that defining a family does not serve any legitimate or useful objective or purpose recognized under the zoning and land planning powers of the city, and therefore violates rights of privacy under the California Constitution. State and federal fair housing laws also prohibit definitions of family that either intentionally discriminate against people with disabilities or have the effect of excluding such individuals from housing.

The St. Helena Municipal Code includes the following definition of family:

“Family” means any of the following groups living together in the same dwelling unit as a single housekeeping unit:

1. Any number of persons related by blood, marriage or legal adoption;
2. A nuclear family identified by extended cohabitation;
3. A group not exceeding five persons whose interpersonal relationships relating to shared household expenses, duties and private lives are indistinguishable from groups listed in subsections 1 and 2 above.

St. Helena’s definition of a family is overly restrictive and should be revised pursuant to California case law. Program HE1.K has been added to the housing element to update the City’s definition of family. “Family” may be defined as one or more persons living together as a single housekeeping unit in a dwelling unit. The definition should not distinguish between related and unrelated individuals and should not impose a numerical limit on the number of persons that may constitute a family.

Summary

St. Helena has already built, issued building permits for, or approved 35 housing units since January 1, 2014. In order to address its remaining RHNA, the City must demonstrate that it has sufficient sites to accommodate an additional 4 very low-income housing units. The City has

identified four high density sites that have a realistic development capacity, based on minimum density requirements, of 62 units, which far exceeds the City's total RHNA for the very low and low-income categories. As a result, the City has sufficient, appropriately-zoned land to meet its regional housing need obligation for lower-income units. The City also has identified seven medium density sites which may provide market rate housing as well as affordable units under the City's inclusionary requirements.

St. Helena's Zoning Ordinance allows for a variety of housing types in the City, including multifamily units, emergency shelters, transitional and supportive housing, single-room occupancy units, manufactured and mobile homes, farmworker housing, and second units. However, in order to comply with Fair Housing laws, St. Helena should amend the Municipal Code to update the definition of family. In addition, the St. Helena Municipal Code requires a conditional use permit for multifamily projects with five or more proposed units in the High Density Residential (HR) district and attached duplex or triplex units in the Medium Density Residential (MR). Program HE1.D will remove this potential constraint to housing development by eliminating the use permit requirement for multifamily projects in the high density residential districts and for key housing opportunity sites in the medium density residential district that are identified in Table 42, the Available Land Inventory Summary. These Zoning Code amendments will be completed by May 2016, once the City adopts design review guidelines for multifamily projects. The City will also evaluate redesignating and rezoning medium density parcels not listed in Table 42 with a land use designation that better reflects the type and character of existing development. In addition, the City will eliminate, as appropriate, use permit requirements for multifamily projects for the remaining parcels in the medium density residential district.

Table 42: Available Land Inventory Summary, Key Housing Sites

Site Number	APN	Address	Current Zoning (a)	Current Gen. Plan (b)	Acreage	Allowable Density (du/ac)		Potential Unit Capacity		Existing Use	Infrastructure Capacity	Environmental Constraints	Realistic Unit Capacity at Min. Density(c)	
						Min.	Max.	Min.	Max.					
Medium Density														
1	009-070-002	567 Pope St.	MR	MDR	10.0	5.1	16	51	160	Vacant	Part of the parcel needed for Starr Ave. extension. Water, sewer, and storm drain available.	None Currently identified	51	
2	009-070-003	591 McCorkle Ave.	MR	MDR	7.9	5.1	16	40	127	Ranch and Vineyard	Water, sewer, and storm drain available.	None Currently identified	40	
3	009-322-009	1817 Spring St.	MR	MDR	1.5	5.1	16	8	24	Vacant	Water, sewer, and storm drain available.	None Currently identified	8	
4	009-362-015	Sulphur Springs Ave.	MR/AG	MDR/AG	5.3/10.0	5.1	16	27	85	Vineyard	Extend sewer lines to site. Increase access with new road to Sulphur Springs Ave. Not completely within Urban Limit Line.	None Currently identified	27	
5	009-441-023	Spring St.	MR	MDR	4.4	5.1	16	22	70	Vineyard	Water, sewer, and storm drain available.	None Currently identified	22	
6	009-552-002 009-552-003	576 Pope St.	MR	MDR	4.6	5.1	16	24	74	Vineyard	Water, sewer and storm drain available.	None Currently identified	24	
7	009-090-003	1105 Pope St.	MR	MDR	0.2	5.1	16	1	3	Single-family residence	Water, sewer and storm drain available.	None Currently identified	8 (d)	
Medium Density Total								173	543					180
High Density														
8	009-502-007	684 McCorkle Ave.	HR	HDR	0.5	16.1	28	9	12	City-owned	Water, sewer and storm drain available.	None Currently identified	9	
9	009-590-010	1515 Spring St.	HR	HDR	0.9	16.1	28	14	25	Single-family residence	Water, sewer and storm drain available.	None Currently identified	14	
10	009-590-003	1447 Spring St.	HR	HDR	1.5	16.1	28	24	42	Single-family residence	Water, sewer and storm drain available.	None Currently identified	24	
11	009-503-001	821 Pope St.	HR	HDR	1.0	16.1	28	15	27	Single-family residence	Water, sewer and storm drain available.	None Currently identified	15	
High Density Total								62	106					62

Notes:

- (a) AG = Agriculture, CB = Central Business, HR = High Density Residential, MR = Medium Density Residential.
- (b) AG = Agriculture, CB = Central Business, HDR = Higher Density Residential, MDR = Medium Density Residential.
- (c) Based on minimum density requirements where appropriate.
- (d) Number of units based on approved project.
- (e) Number of units based on conceptual designs submitted by property owner.

Sources: City of St. Helena staff, June 2014.

Table 43: Available Land Inventory Summary, Other Vacant/Underutilized Sites

Site #	APN	Address	Current Zoning (a)	Current Gen. Plan (b)	Acreage	Allowable Density (du/ac)		Potential Unit Capacity		Existing Use	Infrastructure Capacity	Environmental Constraints	Realistic Unit Capacity at Min. Density(c)
						Min.	Max.	Min.	Max.				
Low Density													
12	009-391-020	Spring Street	WW/LR-1A	WW/LDR	8.7/5.6	n.a.	1	n.a.	5	Vacant	Water, sewer and storm drain available. Rezone to MR.	None Currently identified	n.a.
Medium Density													
13	009-173-011	Stockton	MR	MDR	0.4	5.1	16	2	6	Vacant	All utilities available.	None identified	2
14	009-222-003	1521 Oak Avenue	MR	MDR	0.2	5.1	16	1	3	Vacant	All utilities available.	None identified	1
15	009-270-004	Kearney	MR	MDR	0.2	5.1	16	1	4	Underutilized	All utilities available.	None identified	1
16	009-304-013	1405 Adams	MR	MDR	0.2	5.1	16	1	4	Vacant	All utilities available.	None identified	1
17	009-305-046	Madrona	MR	MDR	0.2	5.1	16	1	3	Underutilized	All utilities available.	None identified	1
18	009-305-047	Madrona	MR	MDR	0.2	5.1	16	1	2	Underutilized	All utilities available.	None identified	1
19	009-311-005	Allyn	MR	MDR	0.1	5.1	16	1	2	Underutilized	All utilities available.	None identified	1
20	009-312-005	1623 Adams	MR	MDR	0.2	5.1	16	1	4	Underutilized	All utilities available.	None identified	1
21	009-312-050	Stockton	MR	MDR	0.1	5.1	16	1	2	Underutilized	All utilities available.	None identified	1
22	009-313-041	Spring	MR	MDR	0.4	5.1	16	2	7	Vacant	All utilities available.	None identified	2
23	009-362-016	Sulphur Springs	MR	MDR	0.4	5.1	16	2	6	Vineyard	No public water, sewer, or storm drain currently available.	None identified	2
24	009-401-042	Crinella	MR	MDR	0.1	5.1	16	1	2	Underutilized	All utilities available.	None identified	1
25	009-403-013	Park	MR	MDR	0.1	5.1	16	1	2	Underutilized	All utilities available.	None identified	1
26	009-431-019	Sulphur Springs	MR	MDR	0.2	5.1	16	1	2	Vacant	All utilities available.	None identified	1
27	009-441-021	Olive	MR	MDR	0.2	5.1	16	1	3	Vacant	All utilities available.	None identified	1
28	009-710-006	Quail Court	MR	MDR	0.4	5.1	16	2	6	Vacant	All utilities available.	None identified	2
29	009-030-020	No address	MR	MDR	17.1	5.1	16	87	274	Vineyard	Extend water, sewer, and storm drains from the proposed public street.	Identified in the Draft EIR	87
High Density													
30	009-180-034	Vidovich	HR	HDR	13.4	16.1	28	216	376	Vineyard	No public water, sewer, or storm drains. Improvements needed to surrounding streets.	None identified	0
Woodlands Watershed													
31	009-131-043	Spring Mountain	WW	WW	29.3	n.a.	0.2 (d)	n.a.	6	Vacant	No public water or sewer.	Biological, slope	0
32	009-131-039	Spring Mountain	WW	WW	5.0	n.a.	0.2 (d)	n.a.	1	Vacant	No public water or sewer.	Biological, slope	0
Other													
33	009-150-006	Library Ave./Adams	CB/AG	CB/AG	3.6/2.0	n.a.	28	n.a.	28	Vacant	Water, sewer, and storm drain available. Not completely identified within Urban Limit Line.	None currently identified	28
34	009-070-033	1000 Mills	SC/AG	SC/AG	6.1/4.2	n.a.	10	n.a.	20	Vacant	No public water, sewer, or storm drains. Improvements needed to surrounding streets. Not completely within Urban Limit Line.	None identified	20
35	009-180-008	905 Main	SC	SC	0.3	n.a.	n.a.	Unknown	Unknown	Vacant			Unknown
36	009-580-009	Dowdell	IND	I	0.8	n.a.	n.a.	Unknown	Unknown	Underutilized			Unknown
Total								321	766				153

Notes:
 (a) AG = Agriculture, CB = Central Business, IND = Industrial, HR = High Density Residential, MR = Medium Density Residential, LR-1A = Low Density Residential One Acre Minimum, SC = Service Commercial, and WW = Woodlands and Watershed.
 (b) AG = Agriculture, CB = Central Business, I = Industrial, HDR = Higher Density Residential, MDR = Medium Density Residential, LDR = Low Density Residential SC = Service Commercial, and WW = Woodland and Watershed.
 (c) Based on minimum density requirements where appropriate.
 (d) Allowable density of one dwelling unit per five acres.

Sources: City of St. Helena staff, June 2014.

Figure 1:
Key Opportunity Sites

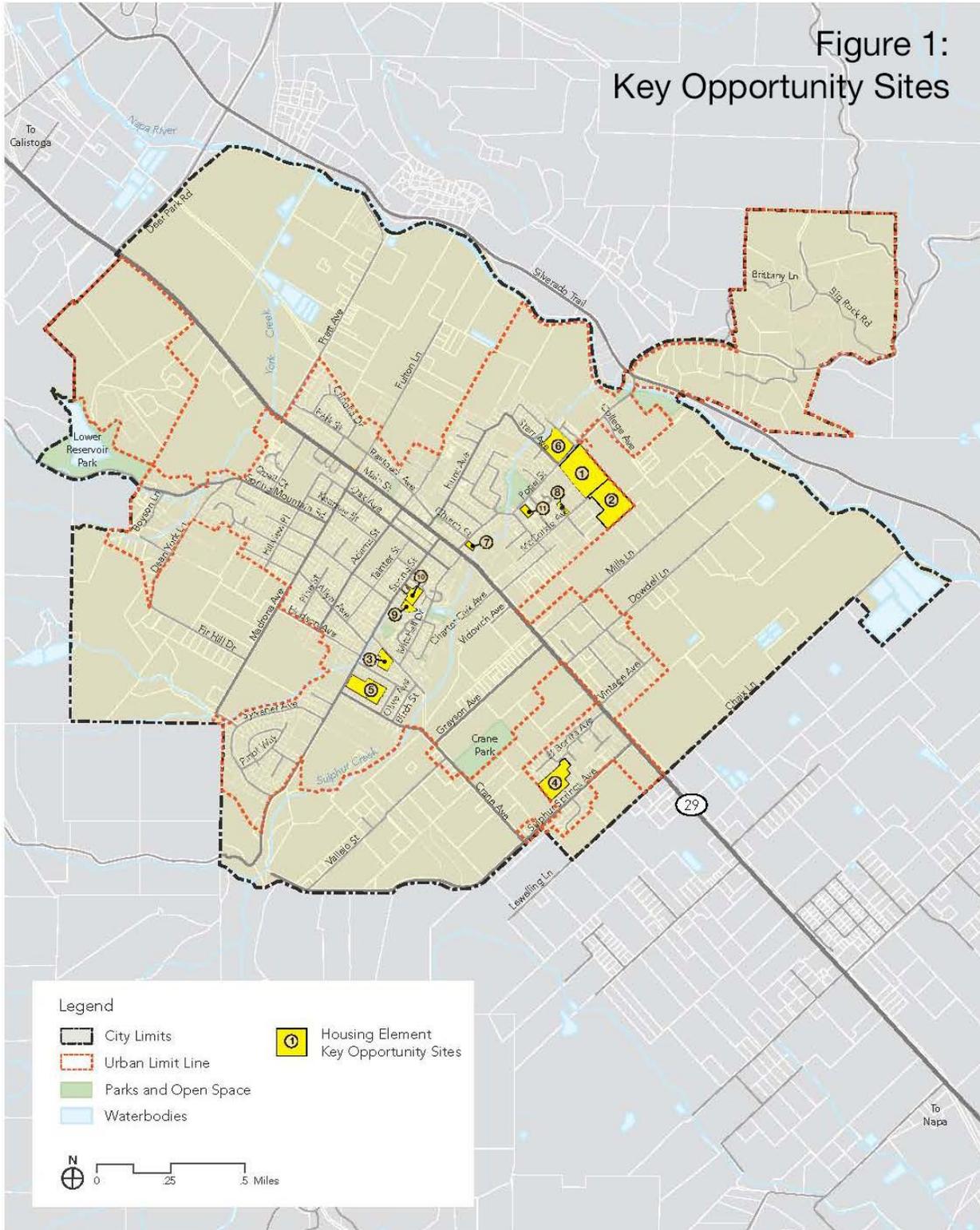
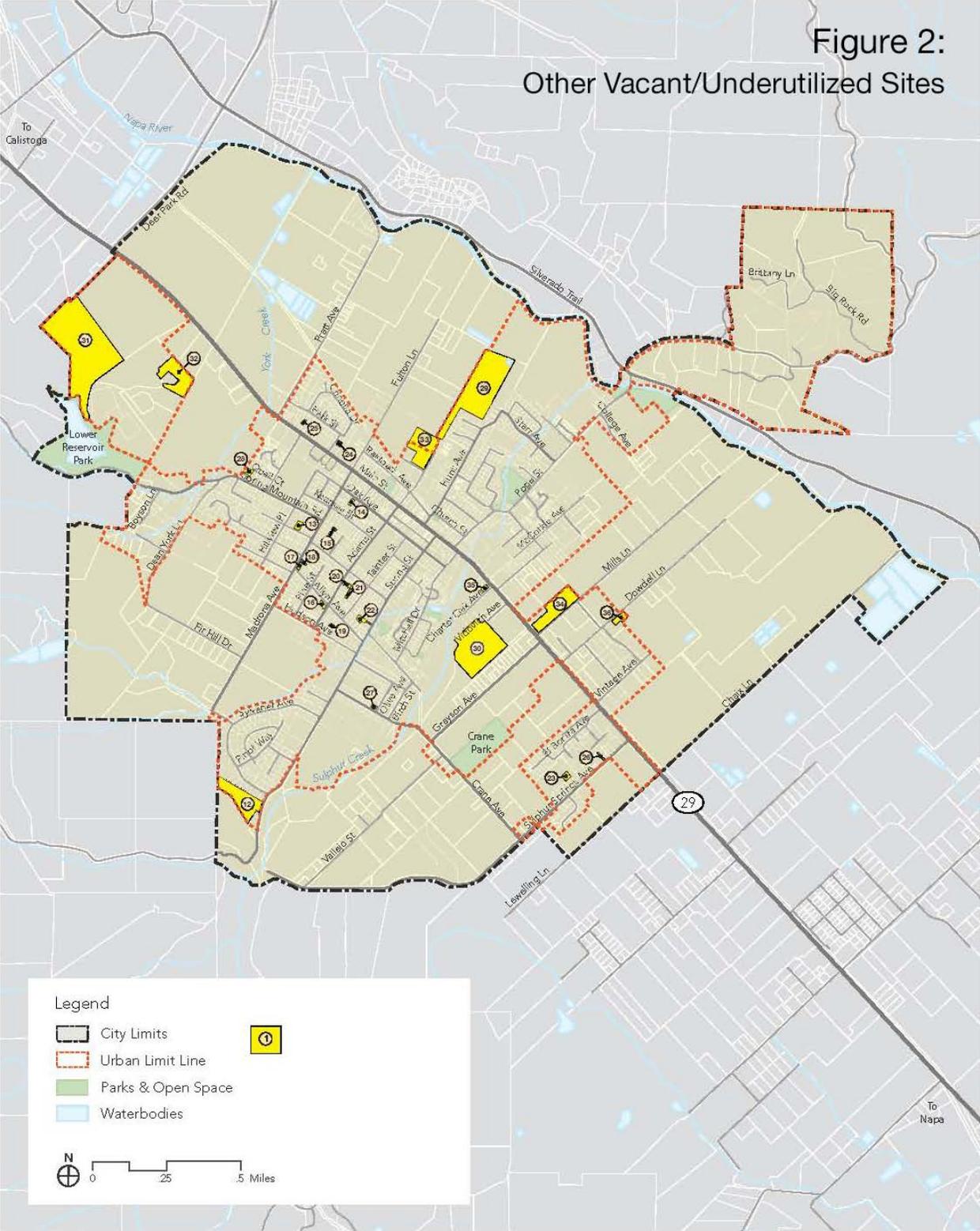


Figure 2:
Other Vacant/Underutilized Sites



Appendix A: Definitions

Terms Related to Geography

Bay Area: For the purpose of this Housing Element, the Bay Area is defined to include the counties of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Sonoma, and Solano.

Terms Related to Households

Average Household Size: Average household size equals the number of people living in households divided by the number of occupied housing units in a given area.

Disability: “A long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.”⁸³

Elderly: Persons 65 years of age or older according to the 2000 Census. However, the Comprehensive housing Affordability Strategy (CHAS) Data set, published by the Department of Housing and Urban Development defines elderly as ages 62 and over.

Family Household: Two or more related persons occupying a dwelling unit.

Household: A person or group of persons occupying a single dwelling unit. This does not include persons living in group quarters, such as dormitories, convalescent homes, or prisons.

Large Family: A family of five (5) or more persons.

Non-Family Household: A single person living alone, or two or more unrelated persons sharing a dwelling unit.

Overcrowding: More than one person per room. Also see *Room*.

Terms Related to Income Levels

Extremely-Low Income Household: A household whose income, with adjustments for household size, does not exceed 30 percent of the Area Median Family Income (AMFI), as published annually by the State of California, Department of Housing and Community Development.

Very Low-Income Household: A household whose income, with adjustments for household size, does not exceed 50 percent of the Area Median Family Income (AMFI), as published annually by the State of California, Department of Housing and Community Development.

Low-Income Household: A household whose income, with adjustments for household size, does not exceed 80 percent of the Area Median Family Income (AMFI), as published annually by the State of California, Department

⁸³

American Factfinder. <http://factfinder.census.gov/help/en/index.htm#glossary.htm>, Accessed February 5, 2015.

of Housing and Community Development.

Moderate-Income Household: A household whose income, with adjustment for household size, falls between 80 percent and 120 percent of the Area Median Family Income (AMFI), as published annually by the State of California, Department of Housing and Community Development.

Above Moderate-Income Household: A household whose income, with adjustment for household size, is greater than 120% of the Area Median Family Income (AMFI), as published annually by the State of California, Department of Housing and Community Development.

Terms Related to Housing Units

Affordable Housing: As defined by federal guidelines, a housing unit is affordable if the household spends less than 30 percent of its total gross income on the costs of housing, including rent or mortgage payments.

Room: The American Community Survey defines a room to “include living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodgers' rooms. ”

Transitional Housing: “A [housing] project that has as its purpose facilitating the movement of homeless individuals to permanent housing within a reasonable amount of time (usually 24 months). Transitional housing includes housing primarily designed to serve deinstitutionalized homeless individuals and other homeless individuals with mental or physical disabilities and homeless families with children.”⁸⁴

Terms Related to Employment

Employed Residents: Employed residents equal the number of local area residents who are currently working. This is not the same as employment, which refers to local jobs that may be filled by employees that are residents of other jurisdictions.

Employment: Area employment equals the number of jobs in an area for which employers pay workers' wages or salaries. This is not the same as employed residents, since some workers may commute from outside the jurisdiction in which they work.

Terms Related to Government

Association of Bay Area Governments (ABAG): ABAG is the official comprehensive planning agency for the San Francisco Bay Area region. ABAG's mission is to strengthen cooperation and coordination among local governments located in the nine Bay Area counties of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma.⁸⁵

California Building Standards Code: Title 24 of the California Code of Regulations, contains the regulations that govern the construction of buildings, residential or nonresidential, in the State of California.

⁸⁴ Department of Housing and Urban Development. <http://www.hud.gov/offices/cpd/library/glossary/t/>. Accessed April 7, 2014.

⁸⁵ Association of Bay Area Governments, 2008. <http://www.abag.ca.gov/>. Accessed April 7, 2014.

California Code of Regulations: The California Code of Regulations is the official publication of regulations adopted, amended or repealed by California State agencies under the Administrative Procedure Act (APA). Regulations that have been properly adopted and filed with the Secretary of State are considered to have the force of law.

California Energy Code: Section 6 under Title 24 of the California Code of Regulations, the 2013 Edition of the California Energy Code (CEC), sometimes referred to as “Title 24”, contains energy conservation standards applicable to all residential and nonresidential buildings in the State of California.

Local Agency Formation Commission (LAFCo): LAFCos are responsible for administering California Government Code Section 56000 et seq., also known as the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. LAFCos are charged with encouraging orderly formation and development of local governmental agencies, promoting the efficient management of municipal services, and preserving agricultural lands and open space through municipal service reviews, annexations, and the establishment of spheres of influence. The Napa County LAFCO is comprised of two members of the Board of Supervisors, two city council members, and one member of the public.⁸⁶

Senate Bill 1087: Effective January 1, 2006, this California State Senate Bill “requires local governments to provide a copy of the adopted housing element to water and sewer providers. In addition, water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households.”⁸⁷

Senate Bills 221 and 610: These companion measures became effective January 1, 2002. “Under SB 610, water assessments must be furnished to local governments for inclusion in any environmental documentation for certain projects (as defined in Water Code 10912(a)) subject to the California Environmental Quality Act. Under SB221, approval by a city or county of certain residential subdivisions requires an affirmative written verification of sufficient water supply.”⁸⁸

Title 24: See California Building Standards Code, and California Energy Code.

⁸⁶ LAFCO of Napa County. 2008. <http://www.napa.lafco.ca.gov/>. Accessed April 7, 2014.

⁸⁷ Cathy E. Creswell. “Memo to Planning Directors, Public Works Directors, Water and Sewer Service Providers, Interested Parties, Department of Housing and Community Development”, Sacramento, CA. May 22, 2006. http://www.hcd.ca.gov/hpd/memo_sb1087.pdf. Accessed April 7, 2014.

⁸⁸ Office of Water Use Efficiency. “Guidebook for Implementation of Senate Bill 610 and Senate Bill 221 of 2001 to assist water suppliers, cities, and counties in integrating water and land use planning, California Department of Water Resources.” October 8, 2003. Accessed April 7, 2014.