



City of St. Helena  
Housing Element Update 2015-2023  
Goals, Policies, and Eight-Year Action  
Plan

ADOPTED

May 26, 2015

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## HOUSING ELEMENT

### **A. Purpose of the Element**

Housing Elements are one of seven General Plan Elements required by section 65302(c) of the California Government Code. 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 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 community goals, and policies surrounding the development, rehabilitation, and preservation of housing units to meet the needs of St. Helena residents (present and future), 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 Association of Bay Area Association of Governments and, therefore, is required submit an updated Housing Element to HCD by January 31, 2015.

### **B. Housing Element Update Components**

The 2015-2023 St. Helena Housing Element Update consists of two parts; the Housing Needs Assessment, and this Housing Element Policy Document. The Housing Needs Assessment identifies and analyzes the existing and projected housing needs for St. Helena and also provides a list of sites for housing development that are adequate to accommodate the City's regional housing needs allocation. The Housing Policy Document states goals, policies, quantified objectives, and implementing actions 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 the actions specified in the Policy Document to meet the community's housing goals.

## **C. Key Findings and Recommendations**

The following section summarizes the key findings in the Housing Needs Assessment and outlines the resulting policy recommendations.

### **Review of Existing Housing Element**

Since the City of St. Helena adopted the Housing Element Update in 2009, the City has successfully removed many of the previously identified governmental constraints to housing production, maintenance, and rehabilitation. Among other achievements, the City amended the Municipal Code to: allow emergency shelters for the homeless in the Industrial and Service Commercial zoning districts as a permitted use; allow transitional and supportive housing in all zoning districts that allow residential uses; 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, Agricultural Preserve, and Winery zoning districts; allow single room occupancy housing as a permitted use in the High Density Residential district; and provide a procedure to allow for persons with disabilities to seek reasonable accommodation from zoning laws, rules and regulations pertaining to housing.

### **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 43 units built or approved since January 2014, the City needs sites for at least 8 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.

## **D. Goals**

Based upon the conclusions reached in the Housing Needs Assessment, and information gathered in the public participation process, St. Helena has defined six overall goals for responding to housing needs in the City. A goal is a general statement of values or aspirations held by the community. It is the end towards which the City will direct its efforts. The goals of the St. Helena Housing Element are:

### **A Diversity of Housing to Meet Local Needs**

Facilitate development of a variety of housing types to meet the full range of housing needs in our community, with particular emphasis on housing for our local workforce, people with special housing needs, and people with extremely low, very low, low and moderate incomes.

### **Efficient Land Use and High Quality Neighborhoods**

Make efficient use of land within the Urban Limit Line to protect agricultural lands, promoting compact, well-designed developments that ‘fit in’ with existing neighborhoods and contribute to the overall livability of our community. Encourage a balance of housing types throughout the entire community.

### **Conservation of Existing Housing**

Improve and conserve existing housing, with particular attention to the rehabilitation and retention of existing affordable units.

### **Assistance to Support Affordable Housing**

Provide technical and financial resources to support development of affordable housing in our community, especially housing that meets the needs of our local workforce, people with special housing needs, and people with moderate, low, and very low incomes.

### **Resource Conservation**

Promote resource conservation by encouraging housing types and designs that use fewer resources (water, electricity, etc.) and therefore cost less to operate over time, supporting long-term housing affordability.

### **Equal Housing Opportunities**

Assure that housing programs maximize choice, avoid economic segregation and avoid discrimination based upon age, sex, race, sexual orientation, religion and ethnic background.

## E. Policies, Implementing Actions, and Quantified Objectives

A range of policies, implementing actions, and quantified objectives are outlined below and organized according to the six Goals:

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

For each goal, one or more **policies** help define how the goal will be interpreted and implemented. Policies are referenced by goal number. Policy HE1.1 is the first policy supporting Goal 1; Policy HE1.2 is the second policy, and so on.

Each policy statement is followed by one or more **implementing actions** that define exactly what is to be done to put the policies into practice, while working towards the goals. This might include ongoing programs sponsored by the City; discrete time-specific actions; or further planning actions. In accordance with requirements of State law, the agencies and/or officials responsible for implementation are identified for each program in the Implementation Matrix at the end of the document, along with the timeframe for taking action.

**Quantified objectives** are also identified for each group of implementing actions, and summarized at the end of the document. These identify the number of units to be constructed, rehabilitated or conserved, and the number of households to be assisted as the result of implementing actions under each Housing Element goal. This provides a measure for gauging the Housing Element's success in meeting identified housing needs and achieving stated goals through the planning period.

The City of St. Helena's housing goals, policies, implementing actions and quantified objectives for the January 31, 2015 to January 31, 2023 planning period are presented below, in response to the housing needs, resources and constraints identified in the Housing Element Update Housing Needs Assessment and building upon the achievements and experiences from the City's previous Housing Element.

## **Goal 1: A Diversity of Housing to Meet Local Needs**

### *Policies*

- HE1.1 Ensure that the General Plan’s Growth Management Policies do not limit our ability to meet regional housing needs.
- HE1.2 Focus on key opportunity sites and work with property owners and developers to facilitate development of new affordable housing.
- HE1.3 Encourage the development of affordable housing and remove development constraints as feasible.
- HE1.4 Address workforce housing needs by supporting an improved jobs/housing “match.”
- HE1.5 Encourage innovative housing types and designs.
- HE1.6 Address emergency shelter and transitional housing requirements.

### *Implementing Actions*

- 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 31 housing units (8 units for very low-income households, 5 for low-income households, 5 for moderate-income households, and 13 for above moderate-income households). Developers shall be encouraged to propose projects that meet this need.
- 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, and adopt as appropriate, 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.
- HE1.C 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.

- HE1.D        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 neighborhood character. The design guidelines will address architectural character, building materials, appropriate “massing” of structures, parking, tree planting/ preservation, mitigating visual impacts, and preserving 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, as well as for the high density residential zone and key sites in the medium density residential zone. 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 the high density residential district and for the key housing sites in the medium density residential district that are listed in the Available Land Inventory Summary, Table 42, in the Housing Element Needs Assessment. Concurrently, the City will evaluate redesignating and rezoning medium density parcels, other than those listed in the Available Land Inventory Summary (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. The City will adopt multifamily design guidelines and eliminate CUP requirements by no later than May 31, 2016. This timing will allow the City to first complete the update and adoption of 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.
- HE1.E        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 for off-site improvements will be provided through development impact fees.
- HE1.F        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.
- HE1.G        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.

- HE1.H Explore, and adopt as appropriate, 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 and amend the Ordinance as appropriate.
- HE1.I 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.
- HE1.J Encourage development of co-housing, cohousing, ‘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.
- HE1.K Amend the Zoning Ordinance to define “family” 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 constitute a family.

*Quantified Objectives for the Implementing Actions of Goal 1:*

- Construct 4 units of housing affordable to Extremely Low-Income households; 4 units of housing affordable to Very Low-Income households; 5 units for Low-Income households, 5 units for Moderate-Income households, and 13 units for Above Moderate-Income households by October 31, 2022, or the end of the current Housing Element planning period, as may be amended by state law.
- Provide financial assistance for 5 second units with affordability restrictions for workforce households by June 30, 2014, or the end of the current planning period, as may be amended by state law.

## **Goal 2: Efficient Land Use and High Quality Neighborhoods**

### *Policies*

- HE2.1 Encourage higher density development where appropriate.
- HE2.2 Ensure that higher density housing opportunity sites are not lost to lower density uses.
- HE2.3 Promote mixed-use developments.
- HE2.4 Promote second unit production.
- HE2.5 Allow conversion of single-family homes to multi-unit dwellings.
- HE2.6 Promote a balance of types of housing throughout the whole community.

### *Implementing Actions*

- 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 adopt as appropriate include, but are not restricted to, fast tracking development applications, deferred development fees, reduced parking and/or other city standards, and density bonuses.
- 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.
- 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.
- 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.
- 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.

- 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.
- 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. 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.
- HE2.H Explore the possibility of allowing mixed use and live/work units in non-residential zoning districts.
- Explore and adopt as appropriate modifications to non-residential Zones that would permit, either as of right or as a conditional use, residential uses including mixed use and 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 and adopt as appropriate development incentives such as higher density and height allowances, a streamlined design review process, and financial incentives, including fee reductions and waivers and contributions from the City’s Housing Trust Fund, to encourage employers to provide on-site employee housing.
- 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.

- HE2.J Provide financial incentives for second unit development. Incentives might include low interest loans or fee waivers.
- HE2.K Target specific areas for second unit incentives. Create incentives to construct second units in the medium density areas near downtown. Incentives to adopt as appropriate include, but are not restricted to, fast tracking development applications, deferred development fees, and reduced parking and/or other city standards.
- HE2.L Provide public information regarding second units. Develop a guide for homeowners explaining the benefits and procedures for adding a second unit.
- 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 incentives or by granting a variance.
- 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.
- 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.
- HE2.-P 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 and adopt as appropriate 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.

*Quantified Objectives for the Implementing Actions of Goal 2:*

Same as the Quantified Objectives listed for Goal 1.

### **Goal 3: Conservation of Existing Housing**

#### *Policies*

- HE3.1 Protect the existing stock of affordable and market rate housing.
- HE3.2 Monitor housing conditions.

#### *Implementing Actions*

- 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 principle of preserving the affordable housing stock while eliminating the current linkage to vacancy rates.
- 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.
- 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.
- HE3.D Continue to limit the conversion of market rate housing to vacation rentals. Abate the use of illegal vacation rentals, including time shares and fractional interests.
- HE3.E Review housing needs, conditions, achievements and challenges as part of the City's regular General Plan review. As required by State law, submit a progress report to the State Department of Housing and Community Development and the Governor's Office of Planning and Research by April 1<sup>st</sup> of each year.

#### *Quantified Objectives for the Implementing Actions of Goal 3:*

- Conservation of all existing affordable housing units.
- Assist in the acquisition of low-interest loans for rehabilitation, including energy conservation, of 10 lower-income housing units by January 31, 2023 or the end of the current Housing Element planning period, as may be amended by state law (2 extremely low-income, 2 very low-income, 3 low-income, and 3 moderate-income households).

## **Goal 4: Assistance to Support Affordable Housing**

### *Policies*

- HE4.1 Develop permanent local sources of funding to support affordable housing.
- HE4.2 Aggressively pursue and ‘leverage’ State and Federal housing funds.
- HE4.3 Address farmworker housing needs.
- HE4.4 Support housing that meets special needs, including senior citizens and persons with disabilities.
- HE4.5 Explore methods to increase Housing Trust Fund money.

### *Implementing Actions*

- HE4.A Review and possibly amend the inclusionary housing ordinance to:
- Adjust 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.
  - Balance collecting housing impact fees with the requirement to construct affordable housing, either on or off site depending on the size of the site and other site conditions, for larger commercial developments. Evaluate increasing the housing impact fees to reflect the increasing cost of housing in the community. Collect housing impact fees for small commercial development where requiring residential construction would not be feasible.
  - Increase as appropriate residential construction in-lieu fees and/or create a sliding scale for larger houses.
  - Add an above moderate-income workforce housing component to the Inclusionary Housing Ordinance requirements.
- 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.

- 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 and adopt as appropriate higher incentives for affordable housing developments with units affordable to extremely low- and very low-income households.
- 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.
- HE4.E Pursue mortgage revenue bonds and/or mortgage credit certificates. Promote affordable homeownership opportunities for moderate- and lower-income households.
- HE4.F Pursue additional funding for affordable housing. Explore other options for affordable housing funding, including a real property transfer tax and Housing Trust Fund contributions from the wine and hospitality industry in Napa Valley.<sup>1</sup>
- HE4.G 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.
- HE4.H Explore the possibility of establishing a full-time, shared Housing Coordinator for the up-valley communities to promote development of new affordable housing and enter into a cost-sharing agreement if feasible. The position would serve all of the up-valley communities, including Napa County.
- HE4.I 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. The City will reach out to affordable housing developers to support regional and City efforts to develop farmworker housing, including assisting with financing or applications, incentives and concessions, expedited review or other strategies to encourage the development of housing for farmworkers.
- 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, including developmental disabilities. Target 20 percent of new housing units

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<sup>1</sup> 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.

to meet senior household needs and 10 percent accessible to persons with disabilities.

- HE4.K 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.
- HE4.L Explore the potential of using Housing Trust Fund money to purchase existing housing for conversion to restricted affordable housing and commit funding as appropriate. Priority for use of Housing Trust Fund monies will be given to the creation of housing affordable to extremely-low-income households.

*Quantified Objectives for the Implementing Actions of Goal 4:*

- Generate adequate funds to support achievement of the City's new housing construction objectives, as defined in Policy 1A.
- Reduce, defer, or waive fees for 18 housing units affordable to extremely low, low, very low and moderate income households.
- Assist in the acquisition of low-interest loans to 10 first-time homebuyers through January 31, 2023 or the end of the current Housing Element planning period, as may be amended by state law.
- Facilitate the continuance of Section 8 rental assistance to all currently served households.
- 20 percent of new units to meet senior housing needs; 10 percent accessible to persons with disabilities.
- Purchase of 3 existing housing units and conversion to regulated affordable housing for lower-income households.

## **Goal 5: Resource Conservation**

### *Policies*

- HE5.1 Encourage alternative energy sources.
- HE5.2 Encourage energy and resource conservation.

### *Implementing Actions*

- 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.
- HE5.B Encourage use of alternative energy technologies. Create incentives for the use of solar energy in new and rehabilitated housing. Incentives to adopt as appropriate include, but are not restricted to, ensuring a streamlined review process for applications, deferred fees, and reduced applicable city standards.
- 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.
- 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 any update to the California Building Standards Code and ensure that all new housing units constructed in the City meet or exceed these standards.
- 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 continue to participate in AB-811 programs and will explore additional 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.
- HE5.F Provide public information on energy conservation measures for homeowners, tenants, developers, contractors and property owners. The City

will 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.

- 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.
- 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.
- HE5.I Promote passive natural heating and cooling opportunities in new development and protect to the extent possible solar access for existing development. Incentives to be adopted as appropriate include, but are not restricted to, ensuring a streamlined review process for applications, deferred fees, and relaxing applicable city standards.
- 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.
- HE5.K The City shall explore policies that give local preference in the procurement process when municipal funds may be used for housing.

*Quantified Objectives for the Implementing Actions of Goal 5:*

Assist in the acquisition of low-interest loans for rehabilitation, including energy conservation of 10 lower-income households by January 31, 2023, or the end of the current Housing Element planning period, as may be amended by state law.

## **Goal 6: Equal Housing Opportunities**

### *Policies*

HE6.1 Support equal housing opportunities for all residents of St. Helena.

### *Implementing Actions*

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 their rights and responsibilities and the resources available to address fair housing issues.

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.

### *Quantified Objectives for the Implementing Actions for Goal 6:*

No specific objectives identified.

## Summary of Quantified Objectives

### *New Construction Objectives*

- 4 units affordable to Extremely Low-Income households
- 4 units affordable to Very Low-Income households
- 5 units affordable to Low-Income households
- 5 units affordable to Moderate-Income households
- 13 units affordable to Above Moderate-Income households

### *Rehabilitation and Conservation Objectives*

- Conservation of all existing affordable housing units.
- Conserve 200 manufactured homes at manufactured home parks.

### *Assistance for Special Needs Households*

- Assist in the acquisition of low-interest loans to 10 first-time homebuyers.
- 20 percent of new units to meet senior needs.
- 10 percent of new units accessible to persons with disabilities.
- Purchase of 3 existing housing units and conversion to regulated affordable housing for lower-income households.

## Quantified Objectives Summary Table

The City will strive to exceed the following targets for affordable housing development in St. Helena.

	<b>Extremely Low</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>
<b>Construction</b>	4	4	5	5	13
<b>Rehabilitation</b>	2	2	3	3	0
<b>Conservation/Preservation of Existing Housing</b>	0	116	67	239	0

## F. Implementation Matrix

### Goal 1

<b><i>Implementing Actions</i></b>	<b><i>Lead Responsibility</i></b>	<b><i>Time Frame</i></b>	<b><i>Related Policies</i></b>
HE1.A	Planning Department	Ongoing	HE1.1
HE1.B	Planning Department	2017	HE1.1, HE1.3, HE1.4
HE1.C	Planning Department	Ongoing	HE1.3
HE1.D	Planning Department	May 31, 2016	HE1.3
HE1.E	Planning Department	As needed	HE1.2
HE1.F	Planning Department	Ongoing	HE1.3
HE1.G	Planning Department	2017	HE1.4
HE1.H	Planning Department	2017	HE1.4
HE1.I	Planning Department	2017	HE1.4
HE1.J	Planning Department	Ongoing	HE1.5
HE1.K	Planning Department	May 31, 2016	HE1.3, HE6.1

## Goal 2

<b><i>Implementing Actions</i></b>	<b><i>Lead Responsibility</i></b>	<b><i>Time Frame</i></b>	<b><i>Related Policies</i></b>
HE2.A	Planning Department	2019	HE2.1
HE2.B	Planning Department	2018	HE2.1
HE2.C	Planning Department	2014	HE2.1
HE2.D	Planning Department	2018	HE2.1
HE2.E	Planning Department	2016	HE2.2
HE2.F	Planning Department	2015	HE2.2
HE2.G	Planning Department	2017	HE2.3
HE2.H	Planning Department	2017	HE2.3
HE2.I	Planning Department	2016	HE2.4
HE2.J	Planning Department	2018	HE2.4
HE2.K	Planning Department	2018	HE2.4
HE2.L	Planning Department	2017	HE2.4
HE2.M	Planning Department	Ongoing	HE2.4
HE2.N	Planning Department	Ongoing	HE2.4
HE2.O	Planning Department	2019	HE2.5
HE2.Q	Planning Department & City Council	2017	HE2.6

### Goal 3

<b><i>Implementing Actions</i></b>	<b><i>Lead Responsibility</i></b>	<b><i>Time Frame</i></b>	<b><i>Related Policies</i></b>
HE3.A	Planning Department	2016	HE3.1
HE3.B	Planning Department	Ongoing	HE3.1
HE3.C	Planning Department	Ongoing	HE3.1
HE3.D	Planning Department	Ongoing	HE3.1
HE3.E	Planning Department	Annually	HE3.2

### Goal 4

<b><i>Implementing Actions</i></b>	<b><i>Lead Responsibility</i></b>	<b><i>Time Frame</i></b>	<b><i>Related Policies</i></b>
HE4.A	Planning Department	2018	HE4.1, HE4.5
HE4.B	Planning Department	2016 and Ongoing	HE4.1, HE4.5
HE4.C	Planning Department	Ongoing	HE4.1
HE4.D	Planning Department	Ongoing	HE4.1
HE4.E	Planning Department	Ongoing	HE4.2
HE4.F	Planning Department	2016 and Ongoing	HE4.1
HE4.G	Planning Department	Ongoing	HE4.2
HE4.H	Planning Department	Ongoing	HE4.2
HE4.I	Planning Department	Outreach to affordable housing developers by 2017 and biannually thereafter	HE4.3
HE4.J	Planning Department	2018	HE4.4
HE4.K	Planning Department	Ongoing	HE4.1, HE4.4
HE4.L	Planning Department	2019	HE4.1

## Goal 5

<b><i>Implementing Actions</i></b>	<b><i>Lead Responsibility</i></b>	<b><i>Time Frame</i></b>	<b><i>Related Polices</i></b>
HE5.A	Planning Department	2016	HE5.1
HE5.B	Planning Department	Ongoing	HE5.1
HE5.C	Planning Department	Ongoing	HE5.1
HE5.D	Planning Department	Triennially beginning 2016	HE5.2
HE5.E	Planning Department	Ongoing	HE5.2
HE5.F	Planning Department	Ongoing	HE5.2
HE5.G	Planning Department	Ongoing	HE5.2
HE5.H	Planning Department	Ongoing	HE5.2
HE5.I	Planning Department	Ongoing	HE5.2
HE5.J	Planning Department	2016	HE5.2
HE5.K	Planning Department	2016	HE5.2

## Goal 6

<b><i>Implementing Actions</i></b>	<b><i>Lead Responsibility</i></b>	<b><i>Time Frame</i></b>	<b><i>Related Polices</i></b>
HE6.A	Planning Department	Ongoing	HE6.1
HE6.B	City Manager	Ongoing	HE6.1