



PUBLIC REVIEW DRAFT

**City of St. Helena
Housing Element Update
Goals, Policies, and Five-Year Action Plan**

Submitted to:
Carol Poole
Planning Director
City of St. Helena

January 14, 2009

Bay Area Economics

Sacramento Region Office 530.750.2195
803 Second Street, Suite A fax 530.750.2194
Davis, CA 95616 bae1@bae1.com
bayareaeconomics.com

San Francisco Bay Area

Sacramento

New York

Washington, D.C.

Housing Element Goals, Policies, and Five-Year Action Plan

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 five-year planning period between July 1, 2009 and June 30, 2014. 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, must submit an updated Housing Element to HCD by June 30, 2009.

Element Specific Components

The 2009 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 five-year planning period, St. Helena will implement the actions specified in the Policy Document to meet the community's housing goals.

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 2002, the City has successfully removed many of the previously identified governmental constraints to housing production, maintenance, and rehabilitation, and increased the funding for, and production of affordable housing, with assistance from the private sector under Municipal Code Chapter 17.146 (Housing Trust Fund, Housing Impact Fee, and Inclusionary/In Lieu Fee Requirements). The City could improve upon its policies, however, related to special needs populations including the homeless, disabled, and senior citizens. Review of the City's progress since adopting the 2002 Housing Element indicates that the City has not yet been able to fully meet these groups' needs.

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 decreased slightly, while the average age of Napa and Bay Area residents continued to rise. The median household income in St. Helena (\$79,200 in 2008) exceeded the medians of both Napa County and the Bay Area. 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 2,750 housing units existed in St. Helena in 2008, an increase of about 40 units since 2000. Almost all of the new homes are single-family units. There is a significant difference between the income necessary to purchase the median priced single-family home in St. Helena (nearly \$210,000 a year) and St. Helena's 2008 median household income of \$79,200. Rental units in St. Helena, while limited in supply, provide more affordable options for low- and moderate-income households, but remain unaffordable to some very low-income households and all extremely low-income households. This highlights the need for subsidized affordable housing, to meet the needs of local households in these lower income categories. While only about seven 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 disabled persons compared to the Bay Area, with residents ages 65 and over experiencing more than half of the total disabilities in St. Helena. 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 closely aligns with the rates in Napa County and the Bay Area, but St. Helena has a higher 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 primary non-governmental constraints that restrict building in St. Helena are the price of land, the availability of financing with the tightening of the national credit markets, and the hazards from frequent flooding of the Napa River. The governmental constraints present in St. Helena include sewer capacity, given that the City has yet to receive approval for increased capacity from the California Regional Water Quality Resource Board, the incomplete Flood Protection Project, uncertainty regarding the processing and permitting procedures for multifamily projects, and failure to create and adopt a Reasonable Accommodations Ordinance in accordance with Senate Bill 520. 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 2007-2014 Regional Housing Needs Allocation (RHNA). St. Helena received a RHNA of 121 total units distributed across very low-income (30 units), low-income (21 units), moderate-income (25 units), and above moderate-income (45 units) categories. Given the 66 units built or approved through December 2008, the City needs sites for at least 55 more housing units. After accounting for possible site constraints, the City has the capacity to accommodate 307 housing units on 14 sites, which allows the City to fulfill its RHNA obligations. In addition, although the current St. Helena Zoning Ordinance allows for a variety of housing types, changes to the codes regarding agricultural employees and emergency homeless shelters are necessary to comply with State law.

Housing Policies

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:

- Goal 1: A Diversity of Housing to Meet Local Needs
- Goal 2: Efficient Land Use and High Quality Neighborhoods
- Goal 3: Conservation of Existing Housing
- Goal 4: Assistance to Support Affordable Housing
- Goal 5: Resource Conservation
- Goal 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 1.1 is the first policy supporting Goal 1; Policy 1.2 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 July 1, 2009 to June 30, 2014 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

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 very low, low and moderate incomes.

Policies

Policy 1.1 *Ensure that the General Plan's Growth Management Policies do not limit our ability to meet regional housing needs.*

Policy 1.2 *Focus on key opportunity sites and work with property owners and developers to facilitate development of new affordable housing.*

Policy 1.3 *Ensure that affordable housing gets built.*

Policy 1.4 *Address workforce housing needs by supporting an improved jobs/housing "match."*

Policy 1.5 *Encourage innovative housing types and designs.*

Policy 1.6 *Address emergency shelter and transitional housing requirements.*

Implementing Actions

Action 1A *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 30 units for very low-income households, 21 for low-income households, and 25 for moderate-income households. Developers shall be encouraged to propose projects that meet this need.

Action 1B *Review and possibly amend the Growth Management System to encourage the production of regulated affordable housing units.* The following actions will be explored:

- Continue to allow a maximum of 9 market rate units per year.
- Exclude regulated workforce housing for households with incomes between 120 and 180 percent of area median income from the Growth Management System.
- Exclude market rate units in projects where at least 50 percent of the total units are regulated affordable units for households with income levels of up to 180 percent of area median income from the Growth Management System.
- Continue to give 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.
- Include an overall cap of 20 market rate units that can be exempt from the Growth Management System annually.

Action 1C 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 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.”

Action 1D Give affordable housing projects priority access to water and sewer resources should the capacity of the local water or sewer systems become inadequate to meet the full demand for new connections.

Action 1E Revise the permitting process to streamline the review of affordable housing and market rate multifamily projects, including considering a ministerial design review process.
The City will explore adopting a set of design guidelines that will permit staff to conduct design review. Only projects that do not comply with the adopted design guidelines will require a public design review process. The City would establish different design guidelines for various neighborhoods in the City in order to provide appropriate guidelines for each neighborhood’s character. The City will prioritize the adoption of design guidelines for the Affordable Housing and Mixed-Use overlay zones, should such zones be adopted.

Action 1F Complete the community visioning process for the Adams Street property and update the General Plan and Zoning Ordinance accordingly.

Action 1G Amend the General Plan to reconfigure the Urban Limit Line in accordance with the adopted Adams Street property Preferred Alternative.

Action 1H Work with private property owners/developers to plan for road and utility improvements necessary to support housing on key opportunity sites:

- Extension of Adams Street to connect to Starr Avenue, including water, sewer and storm drain extensions.
- Provide a dedication of land and/or responsibility for a fair share proportion of the construction of the future extension of Starr Avenue, including water, sewer and storm drain extensions.
- Extend City sewer to the Paladini Site (APN 009-362-015).
- Construct new road to Sulphur Springs Avenue (APN 009-362-015), including water, sewer and storm drain improvements.
- Extend City sewer and storm drain to the Toogood Site (APN 009-180-036, 009-180-037, and 009-263-007).

Action 1I Complete the Flood Protection Project.

Action 1J Address the potential loss of housing opportunity sites due to placement of agricultural easements and explore possible mitigation measures.

Action 1K Continue requiring inclusionary housing or an in-lieu fee for residential development projects.

Action 1L Amend conditional use permit requirements for multifamily developments. Revise the Zoning Ordinance to increase the size of multifamily projects permitted as of right in the High Density Residential zone from four units to 10 units. Developments would continue to be subject to design review and other routine development review and approval, but would not require a public hearing.

Action 1M 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.

Action 1N Explore possibility of an affordable housing overlay zone. Identify potential sites suitable for an affordable housing overlay zone. Development incentives such as higher permitted density, enhanced height allowances, and a streamlined design review process will be explored.

Action 1O Provide incentives for housing that is affordable to St. Helena's workforce. Provide incentives and assistance for new housing developments that will be affordable to people employed locally, including households at the above moderate-income level that are unable to afford market rate for-sale housing. Such incentives may include, but are not limited to relaxing site development standards, extending priority for water and sewer connections to housing projects serving households up to 180 percent of area median income.

Action 1P Continue providing a preference system for households with members who are employed locally to purchase or rent housing units produced through the City's inclusionary housing program and in housing developments receiving City assistance.

Action 1Q Develop a program to address the housing needs of households that have incomes above 120 percent of AMI, but are still unable to afford market rate housing. Explore the feasibility of adding an above moderate-income workforce housing component to the Inclusionary Housing Ordinance requirements.

Action 1R Implement a program to provide financial assistance for the development of second units in exchange for affordability restrictions that will provide workforce housing.

Action 1S Encourage development of co-housing, ecohousing, 'green' manufactured homes, and other 'nontraditional' forms of housing.

Action 1T Identify and remove barriers to the development of 'green' manufactured housing units.

Action 1U Address unmet needs for emergency shelter. Amend the St. Helena Municipal Code to allow emergency shelters as a permitted use by right in at least one of the zoning districts

within one year; and/or enter into an agreement with no more than two surrounding jurisdictions to build within two years additional emergency shelter facilities to meet the unmet demand within the City.

Quantified Objectives for the Implementing Actions of Goal 1:

Construct 15 units of housing affordable to Extremely Low-Income households; 15 units of housing affordable to Very Low-Income households; 21 units for Low-Income households, 25 units for Moderate-Income households, and 45 units for Above Moderate-Income households.

Goal 2: 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.

Policies

Policy 2.1 Encourage higher density development where appropriate.

Policy 2.2 Ensure that higher density housing opportunity sites are not lost to lower density uses.

Policy 2.3 Be more aggressive in promoting mixed-use developments.

Policy 2.4 Promote second unit production more aggressively.

Policy 2.5 Allow conversion of single-family homes to multi-unit dwellings.

Implementing Actions

Action 2A Establish a Mixed Density Residential Overlay District. Allowable densities for this residential overlay district will range from 11 to 21 units per acre. This overlay district will be applied, where appropriate, to larger parcels that will allow developers to achieve an overall higher density while creating a transitional area of medium density development that is sensitive to neighboring residential and agricultural areas. A mix of housing types at varying levels of affordability would be encouraged on a given parcel within this district. The goal is to achieve a density of at least 20 units per acre over 30% of the developed area. Initially, this overlay district will be applied to the Hunter Parcel (Housing Inventory Site 1), the Romero Property (Housing Inventory Site 1), and the Quaglia Property (Housing Inventory Site 6).

Action 2B Provide incentives for higher density housing. Explore possible incentives for building attached market rate housing units for rent and for sale.

Action 2C 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.

Action 2D 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.

Action 2E Modify section 17.100 of the Zoning Ordinance to rename the Mobilehome Park Overlay District to “Manufactured Housing Overlay District” and develop policies to

streamline the review process for this overlay district on residential land for projects that create land-ownership opportunities for residents.

Action 2F 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.

Action 2G 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.

Action 2H 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.

Action 2I Explore the possibility of allowing mixed use and live/work units in non-residential zoning districts.

- 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, exemption for housing units from the Growth Management System, and a streamlined design review process.

Action 2J 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.

Action 2K Provide financial incentives for second unit development. Incentives might include low interest loans or fee waivers.

Action 2L Target specific areas for second unit incentives. Create incentives to construct second units in the medium density areas near downtown.

Action 2M Provide public information regarding second units. Develop a guide for homeowners explaining the benefits and procedures for adding a second unit.

Action 2N Link incentives and development standard revisions to affordability provisions for second units. Require use agreements as a condition of approval for second units to require that

either the main house or the second unit is used as a rental unit that is affordable to households with moderate- or above moderate-incomes up to a certain percentage of Area Median Income [and with at least one household member working in St. Helena].

Action 2O Respond to complaints regarding illegal second units. The City will respond to complaints regarding code violations and work with the property owners to help bring units up to code.

Action 2P 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.

Action 2Q Develop criteria and standards for 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.

Action 2R Provide public information regarding conversions of single-family homes to multi-unit dwellings. Develop a guide for property owners explaining the conversion program and procedures.

Quantified Objectives for the Implementing Actions of Goal 2:

Same as the Quantified Objectives listed for Goal 1.

Goal 3: Conservation of Existing Housing

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

Policies

Policy 3.1 *Protect the existing stock of affordable and market rate housing.*

Policy 3.2 *Monitor housing conditions.*

Implementing Actions

Action 3A 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 revised to prohibit conversions of multifamily rental units unless the applicant provides suitable documentation that the local multifamily rental vacancy rate is greater than five percent or unless the units are being converted to regulated affordable units. This amendment to the Zoning Ordinance will preserve necessary existing rental housing while allowing for the creation of affordable for-sale units.

Action 3B Charge an affordable housing impact fee whenever affordable units are converted to other uses. Exempt conversion projects that create affordable for-sale housing from this

impact fee.

Action 3C 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

Action 3D Continue to prohibit the conversion of market rate housing to vacation rentals.

Action 3E Review housing needs, conditions, achievements and challenges as part of the City's regular General Plan review.

Quantified Objectives for the Implementing Actions of Goal 3:

Conservation of all existing affordable housing units. Low-interest loans for rehabilitation provided to 10 moderate-, low-, or very low-income households by 2014.

Goal 4: 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.

Policies

Policy 4.1 Develop permanent local sources of funding to support affordable housing.

Policy 4.2 Aggressively pursue and 'leverage' State and Federal housing funds.

Policy 4.3 Address farmworker housing needs.

Policy 4.4 Support housing that meets special needs, including senior citizens and persons with disabilities.

Implementing Actions

Action 4A Review and possibly amend the inclusionary housing ordinance:.

- 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 increasing the linkage fees for commercial development. Increased fees would be applied to new commercial development outside the mixed-use overlay zone, should it be adopted.
- Explore an increase in residential construction in-lieu fees, particularly for luxury homes.

Action 4B 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.

Action 4C Reduce, defer, or waive fees for affordable housing developments.

Action 4D Set aside a portion of the City's Real Estate Transfer Tax for Affordable Housing. Deposit funds in the Affordable Housing Trust Fund.

Action 4E Prioritize the use of Housing Trust Funds in support of the development and preservation of regulated affordable units for extremely low-income households.

Action 4F Pursue mortgage revenue bonds and/or mortgage credit certificates. Promote affordable homeownership opportunities for moderate- and lower-income households.

Action 4G Continue Section 8 rent subsidy certificates. Work with the City of Napa Housing Authority to provide continued rental assistance to low- and very low-income households.

Action 4H 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.

Action 4I Collaborate with countywide efforts to address farmworker housing needs.

Action 4J 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.

Action 4K Establish regulations requiring that a portion of units in all new developments meet the special housing needs of seniors and persons with disabilities.

Action 4L 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.

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.
- Provide assistance to 10 first-time homebuyers through 2014. Facilitate the continuance of Section 8 rental assistance to all currently served households.
- 20% of new units to meet senior housing needs; 10% accessible to persons with disabilities.

Goal 5: 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.

Policies

Policy 5.1 *Alternative energy sources.*

Policy 5.2 *Encourage energy and resource conservation.*

Implementing Actions

Action 5A Adopt a Green Building Ordinance. The City shall adopt building code standards that meet or exceed the State's Green Building Standards Code.

Action 5B Use alternative energy technologies. Create incentives for the use of solar and wind energy in new and rehabilitated housing.

Action 5C Provide public information on alternative energy technologies for residential developers, contractors, and property owners.

Action 5D 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.

Action 5E 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.

Action 5F Provide public information on energy conservation measures for homeowners, tenants, developers, contractors and property owners.

Action 5G Require bicycle and pedestrian amenities and connectivity to surrounding areas, in all new housing developments.

Action 5H 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 implement the Water Use Efficiency and Use Guidelines.

Quantified Objectives for the Implementing Actions of Goal 5:

Low-interest loans for rehabilitation, including energy conservation provided to 10 moderate-, low-, or very low-income households by 2014.

Goal 6: 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.

Policies

Policy 6.1 *Support equal housing opportunities for all residents of St. Helena.*

Implementing Actions

Action 6A *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.*

Action 6B *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

- 15 units affordable to Extremely Low-Income households
- 15 units affordable to Very Low-Income households
- 21 units affordable to Low-Income households
- 25 units affordable to Moderate-Income households
- 45 units affordable to Above Moderate-Income households

Rehabilitation and Conservation Objectives

- Conservation of all existing affordable housing units.
- Low interest loans for rehabilitation and energy conservation to 10 very low-, low- or moderate-income households

Assistance for Special Needs Households

- Assistance to 10 first-time homebuyers.
- 20 percent of new units to meet senior needs.
- 10 percent of new units accessible to persons with disabilities.

Implementation Matrix

Goal 1

Implementing Actions	Lead Responsibility	Time Frame	Related Polices
Action 1A	Planning Department	Ongoing	Policy 1.1
Action 1B	Planning Department	2011	Policy 1.1, 1.3, 1.4
Action 1C	Planning Department	2010	Policy 1.1
Action 1D	Planning Department	2012	Policy 1.1
Action 1E	Planning Department	2012	Policy 1.1
Action 1F	Planning Department	2010	Policy 1.2
Action 1G	Planning Department	2010	Policy 1.2
Action 1H	Planning Department	2013	Policy 1.2
Action 1I	Planning Department	2012	Policy 1.2
Action 1J	Planning Department	2010	Policy 1.2
Action 1K	Planning Department	Ongoing	Policy 1.3
Action 1L	Planning Department	2012	Policy 1.3
Action 1M	Planning Department	Ongoing	Policy 1.3
Action 1N	Planning Department	2012	Policy 1.3
Action 1O	Planning Department	Ongoing	Policy 1.4
Action 1P	Planning Department	2011	Policy 1.4
Action 1Q	Planning Department	2011	Policy 1.4
Action 1R	Planning Department	2011	Policy 1.4
Action 1S	Planning Department	Ongoing	Policy 1.5
Action 1T	Planning Department	2012	Policy 1.5
Action 1U	Planning Department	June 30, 2010	Policy 1.6

Goal 2

Implementing Actions	Lead Responsibility	Time Frame	Related Polices
Action 2A	Planning Department	2010	Policy 2.1
Action 2B	Planning Department	2013	Policy 2.1
Action 2C	Planning Department	2012	Policy 2.1
Action 2D	Planning Department	2010	Policy 2.1
Action 2E	Planning Department	2012	Policy 2.1
Action 2F	Planning Department	2010	Policy 2.2
Action 2G	Planning Department	2010	Policy 2.2
Action 2H	Planning Department	2011	Policy 2.3
Action 2I	Planning Department	2011	Policy 2.3
Action 2J	Planning Department	2010	Policy 2.4
Action 2K	Planning Department	2012	Policy 2.4
Action 2L	Planning Department	2012	Policy 2.4
Action 2M	Planning Department	2012	Policy 2.4
Action 2N	Planning Department	Ongoing	Policy 2.4
Action 2O	Planning Department	Ongoing	Policy 2.4
Action 2P	Planning Department	2013	Policy 2.5
Action 2Q	Planning Department	2013	Policy 2.5
Action 2R	Planning Department	2013	Policy 2.5

Goal 3

Implementing Actions	Lead Responsibility	Time Frame	Related Polices
Action 3A	Planning Department	2010	Policy 3.1
Action 3B	Planning Department	2009 and Ongoing	Policy 3.1
Action 3C	Planning Department	2009 and Ongoing	Policy 3.1
Action 3D	Planning Department	Ongoing	Policy 3.1
Action 3E	Planning Department	Annually	Policy 3.2

Goal 4

Implementing Actions	Lead Responsibility	Time Frame	Related Polices
Action 4A	Planning Department	2012	Policy 4.1
Action 4B	Planning Department	2012	Policy 4.1
Action 4C	Planning Department	Ongoing	Policy 4.1
Action 4D	Planning Department	2011	Policy 4.1
Action 4E	Planning Department	Ongoing	Policy 4.1
Action 4F	Planning Department	2009 and Ongoing	Policy 4.2
Action 4G	Planning Department	Ongoing	Policy 4.2
Action 4H	Planning Department	2009	Policy 4.2
Action 4I	Planning Department	Ongoing	Policy 4.3
Action 4J	Planning Department	2009	Policy 4.3
Action 4K	Planning Department	2012	Policy 4.4
Action 4L	Planning Department	2009	Policy 4.4

Goal 5

Implementing Actions	Lead Responsibility	Time Frame	Related Polices
Action 5A	Planning Department	2010	Policy 5.1
Action 5B	Planning Department	Ongoing	Policy 5.1
Action 5C	Planning Department	Ongoing	Policy 5.1
Action 5D	Planning Department	August 2009	Policy 5.2
Action 5E	Planning Department	Ongoing	Policy 5.2
Action 5F	Planning Department	Ongoing	Policy 5.2
Action 5G	Planning Department	2012 and Ongoing	Policy 5.2
Action 5H	Planning Department	Ongoing	Policy 5.2

Goal 6

Implementing Actions	Lead Responsibility	Time Frame	Related Polices
Action 6A	Planning Department	Ongoing	Policy 5.1
Action 6B	City Manager	2009 and Ongoing	Policy 5.1
Action 6C	Planning Department	Annually	Policy 5.1