



Mayor: Alan Galbraith
Vice Mayor: Peter White
City Council: Sharon Crull
Paul Dohring
Greg Pitts

Chair: Sarah Parker
Vice Chair: Grace Kistner
Commissioner: Bobbi Monnette
Mary Koberstein
Tracy Sweeney

**St. Helena City Council and Planning Commission
Special Meeting
January 27, 2016**

**5:00 to 7:00 PM Special Meeting
St. Helena Fire House Conference Room
1500 Main Street, St. Helena**

**Affordable Housing and Napa County:
Presentation by Fair Housing Napa Valley for an interactive discussion**

This agenda was posted at City Hall, 1480 Main Street, and at Fire Department, 1500 Main Street, St. Helena, California on January 26, 2016, 12:00 pm.

Cindy Black, City Clerk

CHALLENGING DECISIONS OF CITY ENTITIES

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City of St. Helena is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision, including without limitation Government Code section 65009 applicable to many land use and zoning decisions, Government Code section 66499.37 applicable to the Subdivision Map Act, and Public Resources Code section 21167 applicable to the California Environmental Quality Act (CEQA). Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. Government Code section 65009 and 66499.37, and Public Resources Code section 21167, impose shorter limitations periods and requirements, including timely service in addition to filing.

If a person wishes to challenge the above actions in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of St. Helena, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the City Council regarding any item on this Agenda, after the posting of the Agenda, will be available for public review in the City Clerk's Office located at 1480 Main Street, St. Helena, California, during normal business hours. In addition, such writings or documents will be made available on the City's web site at <http://cityofsthelena.org> and will be available for public review at the respective meeting.

Affordable Housing and Napa County

Fair Housing Napa Valley

1804 Soscol Ave. Suite 203

Napa, CA 94559

TEL: (707) 224-9720

www.napafairhousing.org



Fair Housing Napa Valley Programs

- Fair Housing
 - Assure equal housing opportunity for all
- Tenant-Landlord Disputes
 - Provide information on rights and responsibilities
- Mobile Home Parks
 - Administer the City of Napa Mobile Home Park Memorandum of Understanding



Fair Housing Napa Valley Services

Housing Providers

- Review of Policies and Practices
- Mediation and Conciliation of Disputes
- Training and Education Regarding Discrimination in Housing



Fair Housing Napa Valley Services

Victims of Discrimination

- Education of Rights and Responsibilities
- Review of Complaints to Establish Fully Jurisdictional Cases
- Investigation of Complaints Including Testing, Witness Statements and Surveys
- Complaint Preparation for Administrative Enforcement and/or Litigation
- Conciliation and Advocacy
- Complaint Monitoring

Protected Classes

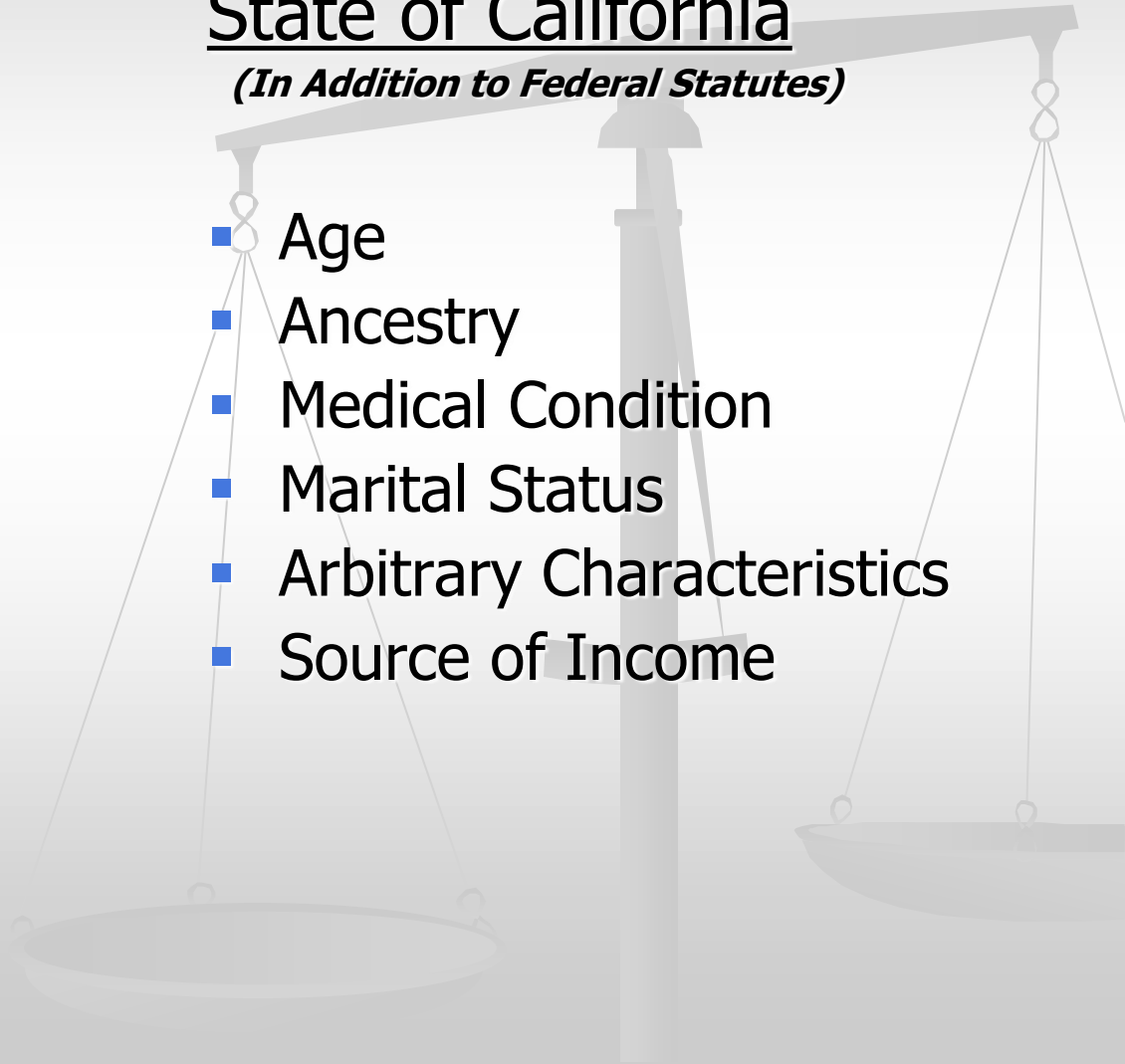
Federal

- Race
- Color
- Religion
- Ethnicity
- Sex (Orientation and Identity included)
- Disability
- Familial Status

State of California

(In Addition to Federal Statutes)

- Age
- Ancestry
- Medical Condition
- Marital Status
- Arbitrary Characteristics
- Source of Income



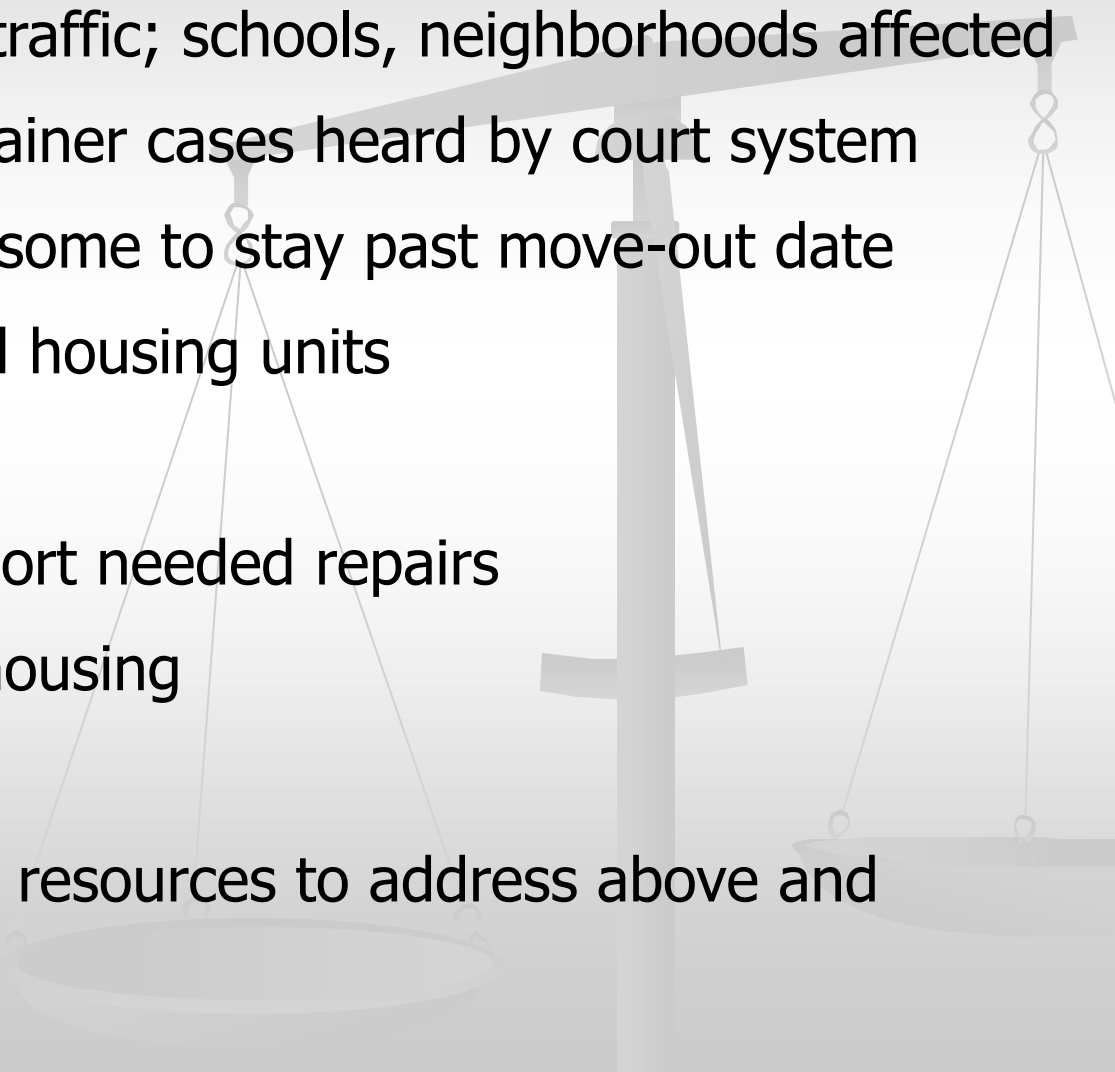
Housing Trends- Napa County

- Napa County population increased by roughly 5,100 people from 2010- 2014; St. Helena's increased by about 180 residents
- Roughly 550 new housing units were constructed in the County during that time (26 in St. Helena)
- Increase in renter households following Great Recession
- Decrease in available rental housing stock (1-2% vacancy for available rental units)
 - Earthquake
- Increased demand → Increased rents (6-7%)

Housing Trends (Cont.)

- Increase in rents/ housing demand has led to up-surge in no-cause evictions (60 Day Notices, non-renewal of leases)
- Low, Very Low, and Extremely Low Income residents are limited in their access to affordable housing options in Napa County, “**pricing them out**” of the region
 - 78.1% of St. Helena employees live outside the City
 - Especially affects households with children and members of protected classes (including Latino, Disabled, & Senior households)
 - Aging populace in St. Helena and Napa County
 - Limited/ fixed income (48% of St Helena renters living at or under “Low-Income” in 2010; 59% in County)
 - Physical/ cultural barriers

Effects of Housing Trends

- Community upheaval
 - Increased commuter traffic; schools, neighborhoods affected
 - Up-surge in Unlawful Detainer cases heard by court system
 - Lack of options leads some to stay past move-out date
 - Overcrowding in occupied housing units
 - Illegal housing units
 - Neglect/ failure to report needed repairs
 - Illegally constructed housing
 - Habitability issues
 - Allocation of City/ County resources to address above and related issues
- 



















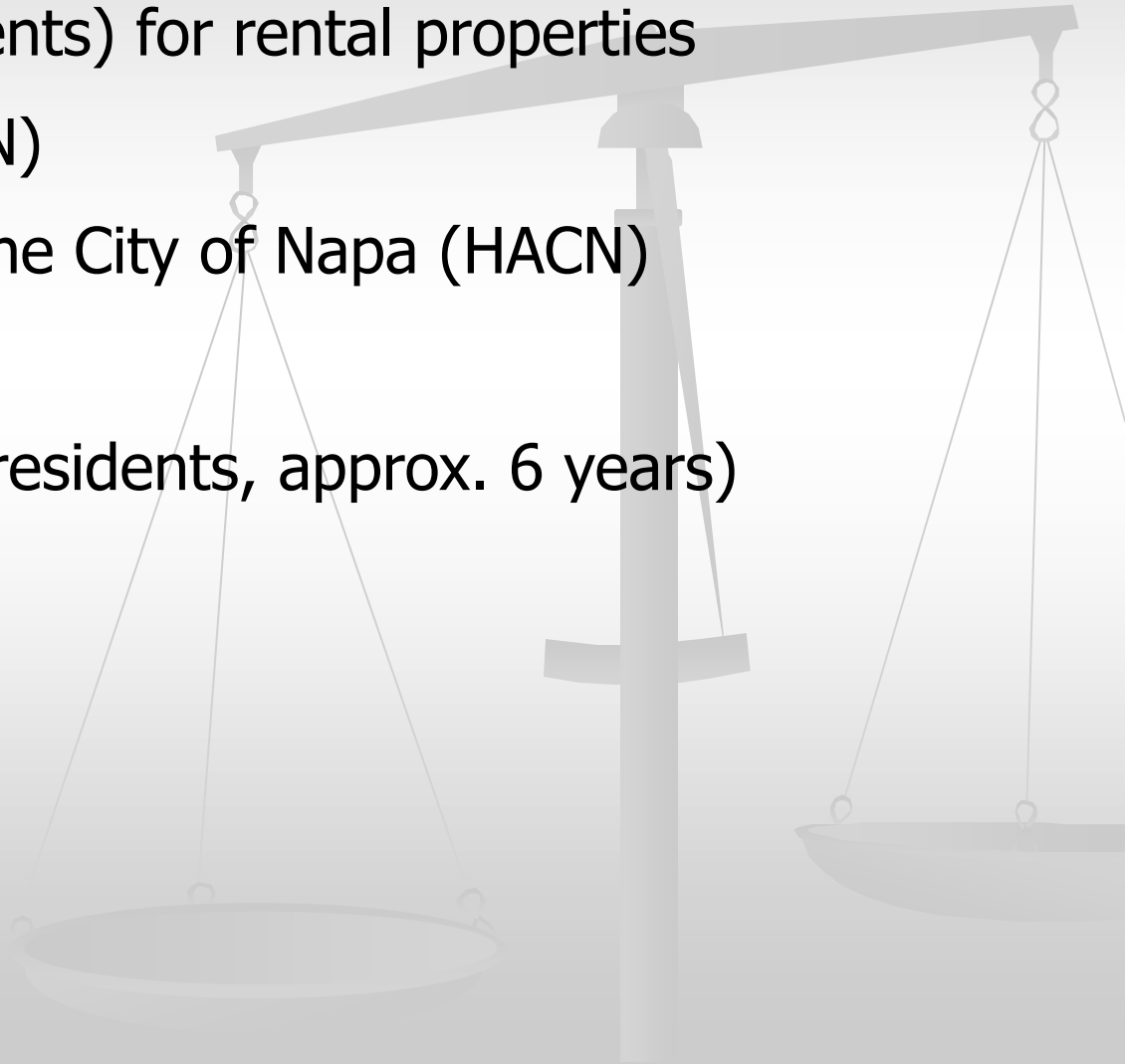






Affordable Housing Options

- Napa Valley Community Housing
 - Waitlist (600 residents) for rental properties
 - Home-Share (HACN)
- Housing Authority of the City of Napa (HACN)
 - Section 8
 - Waitlist (8,399 residents, approx. 6 years)
- A Place 2 Live



Potential Solutions

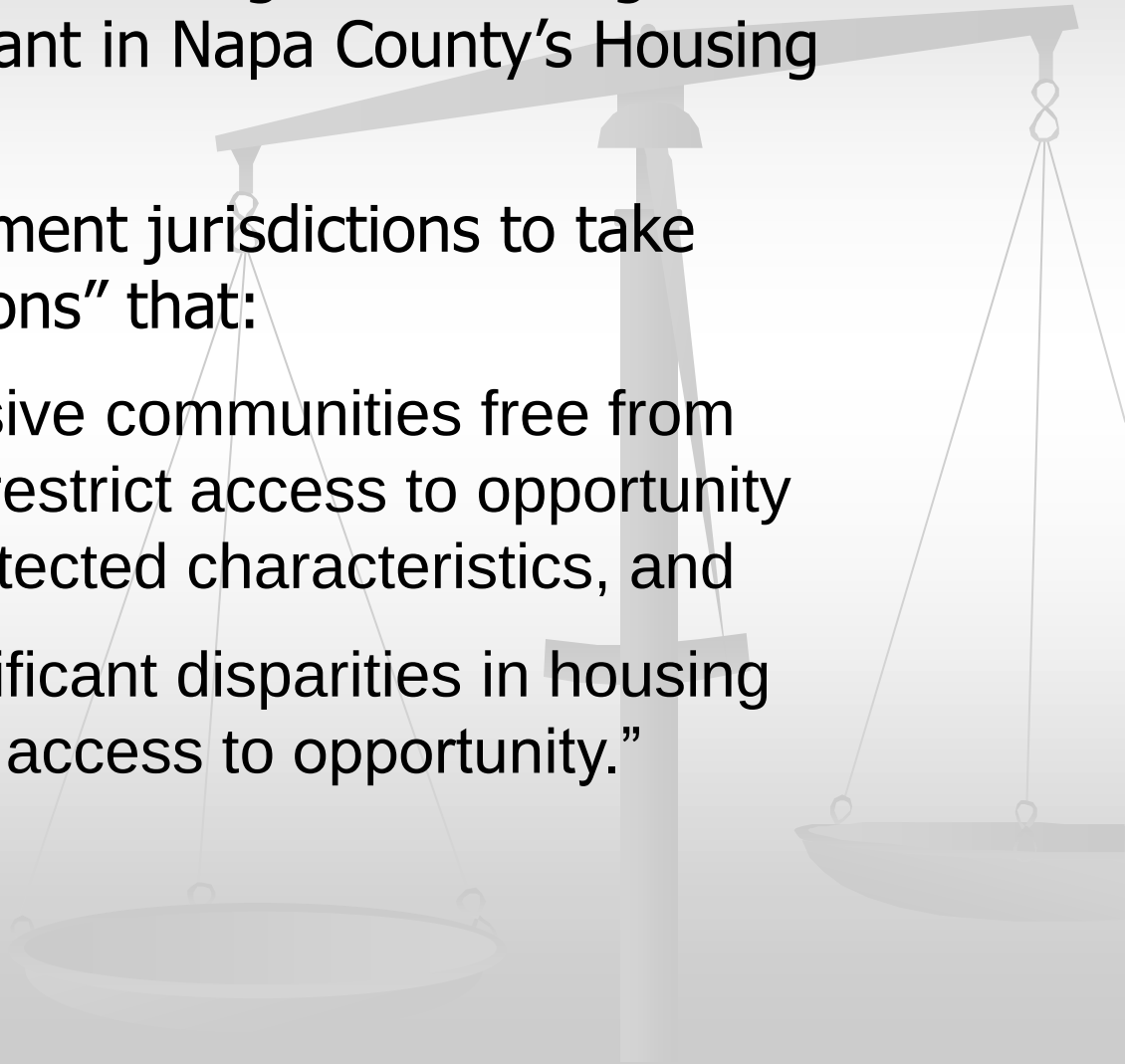
- Implementation of 2015- 2023 Housing Element goals
 - Diversity of housing stock
 - Efficient Land Use and High Quality Neighborhoods
 - Assistance to Support Affordable Housing (AH)
- Construction and Development of additional AH units
 - Since 2007, St. Helena built 10/59 proposed new AH units, per Housing Element and Needs Assessment
 - County-wide effort; collaboration needed among all jurisdictions

Potential Solutions

- Spread awareness of existing AH programs/ agencies
 - Regular communication among housing advocates and AH agencies to ensure resident needs are met
- Examine new & existing housing programs for compatibility with Low-Income residents/ households
 - Home Sharing
 - Micro Homes
- Address additional policies which potentially affect current housing climate
 - No-cause eviction protections?

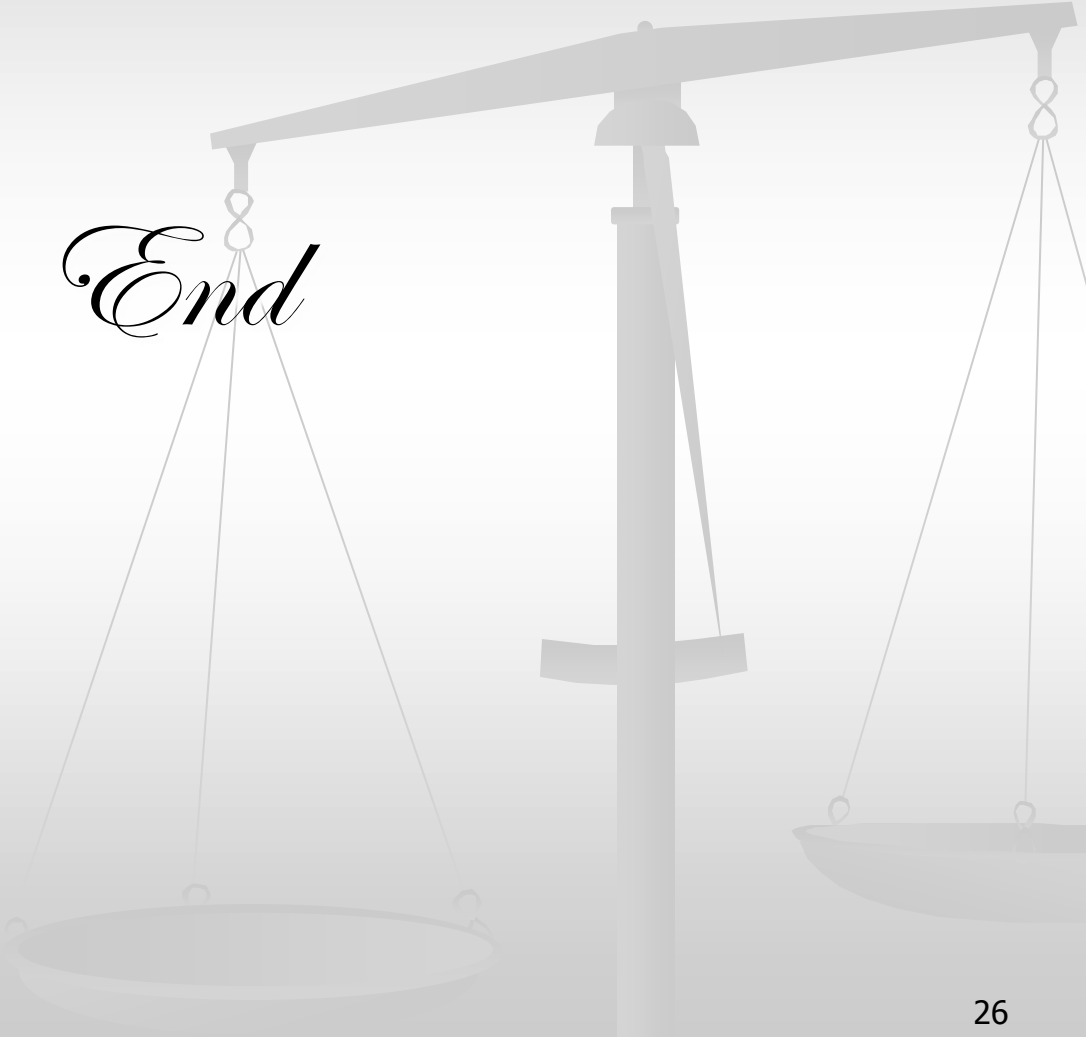
AFFH and Affordable Housing

- HUD's Affirmatively Furthering Fair Housing requirement is relevant in Napa County's Housing Crisis
 - Obligates entitlement jurisdictions to take "meaningful actions" that:
 - "Foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics, and
 - Address significant disparities in housing needs and in access to opportunity."



AFFH and Affordable Housing

- Napa's housing crisis especially affects members of protected classes (families with children, disabled community, seniors, Latino community, among others)
- Shortage of affordable housing stock is a barrier to a more inclusive St. Helena and Napa County
- Vital that these vulnerable residents receive assistance to meet their housing needs
 - Resources for AH opportunities
 - Continued counseling to ensure needs are met



End