



City of St. Helena
Special Joint City Council and Planning
Commission Meeting
Tuesday, February 13, 2018 @ 4:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena

PLEASE NOTE: Any person who wishes to speak regarding an item on the agenda or make a comment under the "Oral Communication" portion of the agenda may do so, but please observe the time limit of three minutes.

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Mayor: Alan Galbraith

Vice Mayor: Peter White

City Council: Paul Dohring, Geoff Ellsworth and Mary Koberstein

Chairperson: Grace Kistner

Vice Chair: Lester Hardy

Commissioners: David Knudsen, Bobbi Monnette and John Ponte

4. PUBLIC FORUM:

Under California law, public comments at special meetings are limited to subjects on the agenda only. Therefore public comment will take place during consideration of the item. Each person's comments shall be limited to 3 minutes.

5. NEW BUSINESS

5.1. Fair Housing Napa Valley presentation and an interactive discussion

3 - 29

[City of St Helena- Fair Housing Presentation](#)

6. ADJOURNMENT

The next Regular City Council meeting is scheduled for February 27, 2018, at 6:00 p.m. in the Vintage Hall Board Room located at 465 Main Street.

This agenda was posted at City Hall, 1480 Main Street, and at Vintage Hall, 465 Main Street, St. Helena, California on February 2, 2018.

Cindy Tzaopoulos, City Clerk

In Compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call the City Clerk's Office (707) 967-2792. Notification 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act will enable the City to make reasonable arrangements to ensure accessibility to this meeting

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 <https://sthelena.civicweb.net> and will be available for public review at the respective meeting.

St. Helena & Napa County Housing Trends: Opportunities & Solutions

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
- Landlord/ Tenant Disputes
 - Provide information on rights and responsibilities
- Mobile Home Parks
 - Landlord/ Tenant and Fair Housing counseling

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
- Genetic Information
- Source of Income

Housing Trends- Napa County

- Napa County population increased by roughly 6,770 people from 2010- 2016; St. Helena's increased by about 250 residents
- Roughly 1,000 housing units added during that time, across County
- Increase in renter households
 - 42% of housing occupied by renters in St Helena, 2016
 - \$85,505 Med. Income, \$864,900 Med. Home Value; 2016
- Increased demand + limited housing stock/ available land
 Increased rents & land costs
- Increase in rents/ housing demand has led to up-surge in no-cause evictions (60 Day Notices, non-renewal of leases)

Housing Trends (Cont.)

- 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; 2015
 - Especially affects households with children and members of protected classes (including Latino, Disabled, & Senior households)
 - Aging populace in St. Helena (29% over 62) & County
 - Physical/ cultural barriers

Housing Trends (Cont.)

- 2017 Napa Fire Complex put additional strains on tenants, property owners, and the rental housing market
 - Property loss(es) → Effects on rental housing stock
 - Loss of employment/ income → Problems paying rent, especially low-income households
 - Especially impacts families with children, and other members of protected classes
 - Price Gouging ban (rent increases included) in place in Napa County through April 18, 2018
 - FHNV Napa Fire Relief Program, Long Term Recovery, COAD

Effects of Housing Trends

- Community substantially impacted
 - 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
 - Napa Fire survivors
- 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











Agenda Item #5.1.















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
- Local Affordable Housing Advocates/ Developers
 - Our Town St. Helena
 - Implementation of locally effective AH strategies

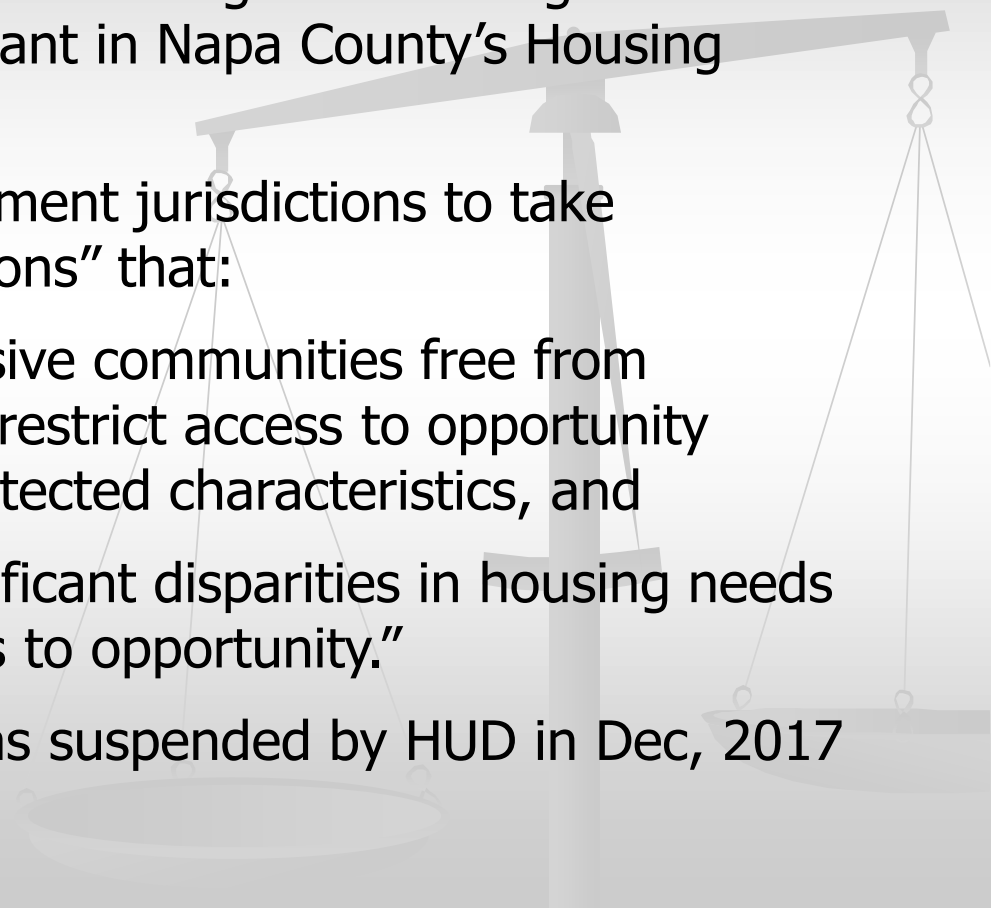
Possible Solutions & Remedies

- Continued Implementation of 2015-23 Housing Element goals
 - Address Governmental and Non-Gov. Impediments
 - Diversity of housing stock
 - Efficient Land Use and High Quality Neighborhoods
 - Assistance to Support Affordable Housing (AH)
- Continued construction and development of additional units for LMI households
 - 34% (26/76) of RHNA met between 2007-13 for LMI units, per Housing Element and Needs Assessment
 - County-wide effort; collaboration needed among all jurisdictions, CDC's, and community stakeholders

Additional Solutions

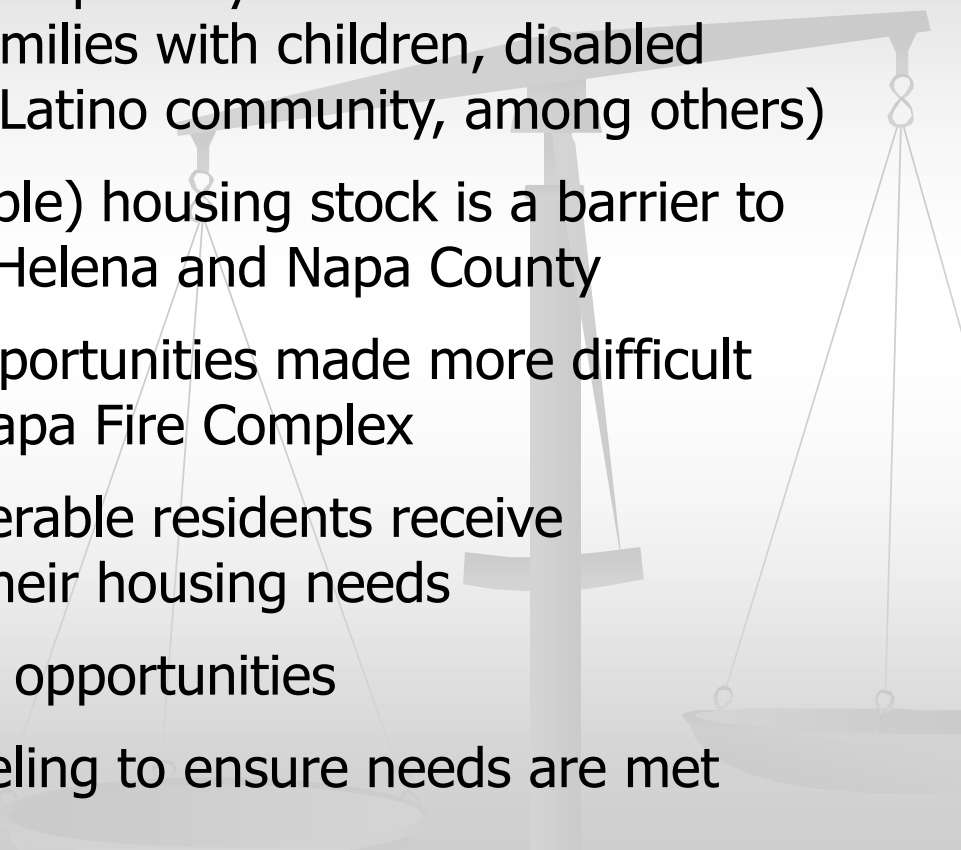
- Spread awareness of existing AH programs/ agencies
 - Regular communication among housing advocates and AH agencies to ensure resident needs are met
- Examine new & existing housing programs for compatibility with Low-Income residents/ households
 - Home Sharing
 - Micro Homes
- Address additional policies which potentially affect current housing climate
 - Available Upon Request

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."
- The requirement was suspended by HUD in Dec, 2017

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
 - Equal housing opportunities made more difficult following 2017 Napa Fire Complex
- Vital that these vulnerable residents receive assistance to meet their housing needs
 - Resources for AH opportunities
 - Continued counseling to ensure needs are met

