



**City of St. Helena
Special Joint City Council and Planning
Commission Meeting
Special Joint Meeting
Tuesday, March 23, 2021 @ 4:00 PM**

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 four minutes.

In accordance with Executive Order N-29-20, and guidance from the California Department of Public Health on gatherings, remote public participation is allowed. We will address the Order in the following ways: Members of the public may not physically attend meetings. The City Council meeting will be live-streamed on Comcast Channel 28 and on the City's website, barring technical difficulties. Those members of the public wishing to participate must do so remotely via Zoom electronic meetings in the following ways; by either logging onto the Zoom link located on the meeting agenda (please download the app to your computer or mobile device) and enter the meeting ID or by calling a listed number and enter the meeting ID. Public comment for City Council meetings will be accepted via email to publiccomment@cityofstheleena.org. All public comments must be emailed by 4:00 PM prior to the meeting. Emailed public comments will not be read out loud but will be publicly available and attached to the on-line City Council agenda.

In the event a quorum of the City Council loses electrical power or suffers an internet connection outage that is not corrected within 10 minutes, the meeting will automatically be adjourned. Any items noticed as public hearings will be continued to the next regularly scheduled evening meeting of the City Council. Any other items on the agenda that the Council has not taken action on will be placed on a future agenda.

Please see the end of the agenda for detailed PUBLIC PARTICIPATION instructions. Spanish translation for this meeting will be offered. To access Spanish translation, you will need to join the meeting using the Zoom app from a computer, iPad or Iphone. You will see an icon on the screen that will allow you to choose Spanish translation. To learn how to use Zoom, please see the instructions below.

Please click the link below to join the meeting:

<https://us02web.zoom.us/j/86544106994>

Or iPhone one-tap :

US: +16699006833,,86544106994# or +12532158782,,86544106994#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592

Meeting ID: 865 4410 6994

International numbers available: <https://us02web.zoom.us/j/86544106994>

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Ciudad de Santa Helena Reunión Especial del Ayuntamiento 23 de marzo de 2021

@ 6:00 PM De acuerdo con las órdenes ejecutivas N-29-20, y la orientación del Departamento de Salud Pública de California sobre reuniones, se permite la participación pública virtual. Seguiremos la Orden de la siguiente manera: Los miembros del público no pueden asistir físicamente a las reuniones. La reunión del Ayuntamiento de la Ciudad se transmitirá en vivo por el Canal 28 de Comcast y en el sitio web de la Ciudad, salvo dificultades técnicas. Aquellos miembros del público que deseen participar deben hacerlo de forma virtual a través de las reuniones electrónicas de Zoom de las siguientes maneras; iniciando sesión en el enlace Zoom ubicado en la agenda de la reunión (descargue la aplicación en su computadora o dispositivo móvil) e ingrese la ID de la reunión o llamando al número ubicado en la agenda e ingrese la ID de la reunión. Se aceptarán comentarios públicos para la reunión del Ayuntamiento por correo electrónico a [publiccomment@cityofsthelena.org](mailto:publiccomment@cityofsthelena.org). Todos los comentarios públicos se harán públicos y se adjuntarán a la agenda y no se leerán en voz alta. Todos los comentarios públicos que se reciban después de las 4:00 PM se adjuntarán a la agenda al día siguiente.

En el evento que el Ayuntamiento pierda la energía eléctrica o sufra un corte de conexión de internet que no pueda ser corregido en 10 minutos, la reunión se terminará automáticamente. Todos los artículos notificados como audiencias públicas continuarán a la próxima reunión regular programada del Concejo Municipal. Cualquier otro tema en la agenda sobre el que el Consejo no haya tomado acción se incluirá en una futura agenda.

Consulte el final de la agenda para obtener instrucciones detalladas de PARTICIPACIÓN PÚBLICA. Se ofrecerá traducción al español para esta reunión. Para acceder a la traducción al español, deberá unirse a la reunión utilizando la aplicación Zoom desde una computadora, iPad o iPhone. Verá un icono en la pantalla que le permitirá elegir la traducción al español. Para aprender a utilizar Zoom, consulte las instrucciones a continuación.

Habrà traducción en español durante la junta

Haga clic en el enlace a continuación para participar en la reunión:

<https://us02web.zoom.us/j/86544106994>

O por iPhone one-tap: US: +16699006833,,86544106994# or +12532158782,,86544106994#

O por Teléfono: Marque(para mejor calidad, marque número basado en su ubicación actual):  
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+1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 312 626 6799 or +1 929 205 6099  
or +1 301 715 8592

Webinar ID: 865 4410 6994

ID de la Reunión: ID: 865 4410 6994

Números Internacionales Disponibles:

<https://us02web.zoom.us/j/k6y7A3epn>

TENGA EN CUENTA: Cualquier persona que desee hablar sobre un tema en la agenda o hacer un comentario en la sección de "comentario público" de la agenda puede hacerlo, pero por favor observe el límite de tiempo de cuarto minutos.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Mayor: Geoff Ellsworth, Vice Mayor: Paul Dohring, City Council Members: Anna Chouteau, Eric Hall and Lester Hardy

Chair: John Ponte, Vice Chair Daniel Hale and Commissioners: Autumn Anderson, Rosaura Segura and Marika Rothfeld.

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 4 minutes.

5. NEW BUSINESS

5.1. The State of California requires that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The purpose of the Housing Element is to: identify the community's current and future housing needs; to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs; and to define the policies and programs that the community will implement to achieve the stated goals and objectives. The Housing Element is an element of the City's General Plan, which provides guiding policy for land use and resource management within the city. Unlike the other General Plan elements, the Housing Element is subject to detailed statutory requirements and mandatory review by a State agency (the California Department of Housing and Community Development or HCD), and is updated on a schedule mandated by the state. Therefore, this element was not updated as part of the City's recent 2040 General Plan.

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The City of St. Helena is starting the process to update the City's Housing Element. Objectives of this update include:

- Prioritize and craft an updated Housing Element meeting all state and regional requirements and Regional Housing Needs Assessment (RHNA) targets for the Planning Period that runs from 2023 - 2031;
- Ensure proper public engagement;
- Complete the required California Environmental Quality Act (CEQA) documentation;
- Use the City's limited resources efficiently; and
- Ensure the update is completed on time and is approved by the California Department of Housing and Community Development (HCD).

To perform the update, the City conducted a competitive bid process and selected a consulting team lead by Mintier Harnish, LP. Mintier Harnish brings a wealth of experience in California and our region in the preparation of Housing Elements and General Plans. During this first joint City Council / Planning Commission meeting, the consultants will provide an overview of the Housing Element update process, including an overview of Housing Element requirements, legislative guidelines, project schedule, and public outreach.

A general overview of the Housing Element update is contained in the attached newsletter for the project. As the project develops, information will also be available on the St. Helena Housing Element website, which can be found at <https://sthelenahousing.com>.

[Presentation](#)

[SHHEU Newsletter #1 Housing Element Overview](#)

[Public Comment.Alan Galbraith](#)

[Public Comment.Tom and Margot Belt](#)

[Public Comment. Nancy Dervin](#)

## 6 ADJOURNMENT

- The next Regular City Council meeting is scheduled for March 23, 2021 at 6:00 pm.

I certify the following agenda was posted on the City's website on March 16, 2021.



Cindy Tzaferopoulos, 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

### **THE CITY OF ST. HELENA ENCOURAGES ONLINE PUBLIC PARTICIPATION IN VIRTUAL CITY COUNCIL MEETINGS**

St. Helena, CA– The City of St. Helena is committed to public participation in City government in a manner that is consistent with guidance provided by the Napa County Public Health Official and Governor Newsom's Executive Order N-25-20. These guidelines relate to social distancing, and are intended to protect everyone by limiting the spread of COVID-19 in our community. In adherence to these guidelines, the St. Helena City Council will host a Virtual Council Meeting on Zoom; a free teleconferencing tool that enables users to watch and/or call into the meeting from their computers or phones. This meeting will be open to public and allows for live public comment. The meeting will also be recorded, livestreamed, and posted on the City's website after the adjournment of the meeting if technical difficulties occur:  
<https://sthelena.civicweb.net/Portal/>

**The ZOOM web link, meeting ID, and phone number will be listed at the top of the City Council Meeting Agenda. You will be required to enter the meeting ID, but there will be no password or participant ID.**

#### **How to Watch or Listen to Council Meetings:**

1. Watch on Comcast Channel 28
2. Watch the livestreaming video on the City's website
3. Watch and Listen on Zoom.us by clicking on the link in the Council Agenda
4. Listen only by calling the Zoom number listed on the Council Agenda

#### **Watch Council Meeting by Joining the Zoom Meeting:**

1. **By Computer, Tablet, or Smart Phone:**

1. Before joining the virtual City Council Meeting, it is highly encouraged that you download the Zoom App. To sign up for your own free account, visit [zoom.us/signup](https://zoom.us/signup) and enter your email address. You will receive an email from Zoom (no-reply@zoom.us). In this email, click Activate Account.
2. If you are logged into your account, Enter the **Meeting ID** listed on the City Council Agenda. If you have not created an account go to: <https://zoom.us/join> and enter the **Meeting ID**
3. Select if you would like to connect audio and/or video and tap **Join Meeting**.
4. For specific instructions for your device, go to: <https://support.zoom.us/hc/en-us/articles/201362193-Joining-a-Meeting>

**1. Listen Only by Telephone:**

1. **Dial** the number listed on the Council Agenda.
2. At the prompt, enter the **Meeting ID** provided on the top of the City Council Meeting Agenda and **Press #. A participate ID is not required.**
3. To disconnect from the meeting, hang up the phone.

**Ways to Provide Public Comment:**

While attending the virtual City Council Meeting, the public will have the opportunity to provide live public comment during Public Forum and after each agenda item. When it is the appropriate time for public comment the Mayor will verbally open public comment. At this time each individual is permitted 4 minutes to speak.

**1. Send a Public Comment in by 4:00 PM Prior to the Meeting to:**  
[publiccomment@cityofsthelena.org](mailto:publiccomment@cityofsthelena.org)

The easiest way to provide public comment is to email your public comment. Public comments may be emailed to [publiccomment@cityofsthelena.org](mailto:publiccomment@cityofsthelena.org). Please include in the subject line "COMMENT TO COUNCIL and the AGENDA ITEM". Any public comment is required to be submitted no later than 2 hours before the scheduled meeting and will be included as an attachment to the agenda. All public comments will be made publicly available and attached to the agenda item and will not be read out loud. All public comments that are received after 4:00 PM will be attached to the agenda the following day.

**2. Provide Comment through Zoom meeting from a computer, tablet, or smart phone**

This option allows the public to virtually attend the meeting as a muted 'attendee' with no video or screen sharing capabilities. You will be able to see and hear those participating in the meeting, but they will not be able to hear you until the host unmutes you.

If you wish to provide public comment during a specific agenda item or during public forum, you can use the "**raise hand**" feature located in the control panel at the bottom of your screen. The icon is a small blue hand. In Windows you can also use the Alt+Y keyboard shortcut to raise or lower your hand. In Mac you can also use the Option+Y keyboard shortcut to raise or lower your hand.

The host will be notified that you've raised your hand and you will be placed in a queue with all incoming requests.

When it is your turn to speak, you will be notified that the host has unmuted you. To be removed from the queue, just click the '**raise hand**' button again.

**3. Call in to the ZOOM meeting from a cell phone or landline phone only**

This option allows the member of the public with the opportunity to verbally participate in public comment.

If you wish to speak during public comment time dial \*9 on your telephone.

The host will be notified that you would like to speak and you will be placed in a queue with all incoming requests.

When it is your turn to speak, you will be notified that the host has unmuted you. You may press \*9 again if you wish to be removed from the queue.

You will be notified at the end of your statement that you have been muted.

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En cumplimiento de la Ley de Estadounidenses con Discapacidades, si necesita asistencia especial para participar en esta reunión, llame a la Oficina del Secretaría de la Ciudad (707) 967-2792. La notificación 72 horas antes de la reunión, como lo requiere la Sección 202 de la Ley de Estadounidenses con Discapacidades, permitirá a la Ciudad hacer arreglos razonables para garantizar la accesibilidad a esta reunión.

LA CIUDAD DE ST. HELENA ALIENTA LA PARTICIPACIÓN PÚBLICA EN LÍNEA EN REUNIONES VIRTUALES DEL CONSEJO DE LA CIUDAD

St. Helena, CA– La Ciudad de St. Helena está comprometida con la participación pública en el gobierno de la Ciudad de manera que sea consistente con la guía proporcionada por el Oficial de Salud Pública del Condado de Napa y la Orden Ejecutiva N-25-20 del Gobernador Newsom. Estas pautas se relacionan con el distanciamiento social y están destinadas a proteger a todos al limitar la propagación de COVID-19 en nuestra comunidad. En cumplimiento de estas pautas, el Ayuntamiento de St. Helena organizará una Reunión del Consejo Virtual sobre Zoom; Una herramienta de teleconferencia gratuita que permite a los usuarios mirar y / o llamar a la reunión desde sus computadoras o teléfonos. Esta reunión estará abierta al público y permite comentarios públicos en vivo. La reunión también se grabará, se transmitirá en vivo y se publicará en el sitio web de la Ciudad después de la clausura de la reunión si se presentan dificultades técnicas:
<https://sthelena.civicweb.net/Portal/>

El enlace web de ZOOM, la identificación de la reunión y el número de teléfono se enumerarán en la parte superior de la Agenda de la reunión del Ayuntamiento. Se le pedirá que ingrese la ID de la reunión, pero no habrá contraseña ni ID de participante.

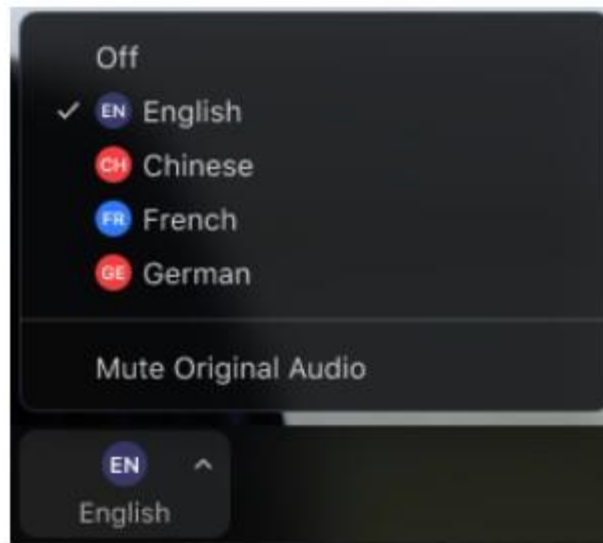
Cómo escuchar la interpretación de un idioma



1. En los controles de la reunión o el seminario web, haga clic en **Interp**



2. Haga clic en el idioma que desee escuchar.



3. (Opcional) Para escuchar solo el idioma interpretado, haga clic en **Sile**



1. En los controles de la reunión, toque ... Más.



2. Toque **Interpretación de idiomas**.

3. Toque el idioma que desee escuchar.



4. (Opcional) Toque el botón de alternancia **Silenciar audio original**.



5. Haga clic en **Finalizado**.

Cómo ver o escuchar las reuniones del Consejo:

1. Vea a través del canal 28 de Comcast
2. Vea el video de transmisión en vivo en el sitio web de la ciudad
3. Mire y escuche en Zoom.us haciendo clic en el enlace en la Agenda del Consejo
4. Escuche llamando al número de Zoom listado en la Agenda del Consejo

Vea la reunión del Consejo uniéndose a la reunión Zoom:

1. **Por computadora, tableta o teléfono:**
 - a. Antes de unirse a la reunión virtual del Ayuntamiento, le recomendamos que descargue la aplicación Zoom. Para registrarse en su propia cuenta gratuita, visite zoom.us/signup e ingrese su dirección de correo electrónico. Recibirá un correo electrónico de Zoom (no-reply@zoom.us) . En este correo electrónico, haga clic en Activar cuenta.
 - b. Si ha iniciado sesión en su cuenta, ingrese la ID de la reunión que figura en la Agenda del Ayuntamiento. Si no ha creado una cuenta, vaya a: <https://zoom.us/join> e ingrese la ID de la reunión
 - c. Seleccione si desea conectar audio y / o video y toque Unirse a la reunión. re. Para

obtener instrucciones específicas para su dispositivo, vaya a:
<https://support.zoom.us/hc/en-us/articles/201362193-Joining-a-Meeting>

2. Escuche solo por teléfono:

- a. **Marque** el número que figura en la Agenda del Consejo.
- b. Cuando se le solicite, ingrese la **ID de la reunión** provista en la parte superior de la Agenda de la reunión del Concejo Municipal **y presione #. No se requiere una identificación de participación.**
- c. Para desconectarse de la reunión, cuelgue el teléfono

Formas de proporcionar comentarios públicos:

Mientras asiste a la reunión virtual del Ayuntamiento, el público tendrá la oportunidad de proporcionar comentarios públicos en vivo durante el Foro Público y después de cada tema de la agenda. Cuando sea el momento apropiado para comentarios públicos, el Alcalde abrirá verbalmente los comentarios públicos. En este momento, cada individuo tiene permitido 4 minutos parahablar.

1. Envíe un comentario público por adelantado a publiccomment@cityofsthelena.org

La forma más fácil de proporcionar comentarios públicos es enviar su comentario público por correo electrónico. Los comentarios públicos pueden enviarse por correo electrónico a publiccomment@cityofsthelena.org. Incluya en la línea de asunto "COMENTARIO AL CONSEJO y el PUNTO DEL PROGRAMA". Cualquier comentario público debe presentarse a más tardar 2 horas antes de la reunión programada y se incluirá como un archivo adjunto a la agenda. Todos los comentarios públicos se harán públicos y se adjuntarán al artículo de la agenda y no se leerán en voz alta. Todos los comentarios públicos que se reciban después de las 4:00 PM se adjuntarán a la agenda al día siguiente.

- 2. Proporcione comentarios a través de la reunión Zoom desde una computadora, tableta o teléfono inteligente

Esta opción permite que el público asista virtualmente a la reunión como un "asistente" silenciado sin capacidades de video o pantalla compartida. Podrá ver y escuchar a los participantes en la reunión, pero no podrán escucharlo hasta que el anfitrión de permiso.

Si desea proporcionar comentarios públicos durante un elemento específico de la agenda o durante un foro público, puede usar la función "levantar la mano" ubicada en el panel de control en la parte inferior de la pantalla. El icono es una pequeña mano azul. En Windows también puede usar el atajo de teclado Alt + Y para subir o bajar la mano. En Mac también puedes usar el atajo de teclado Alt + Y para subir o bajar lamano.

Se le notificará al anfitrión que ha levantado la mano y se lo colocará en fila con todas las solicitudes entrantes

Cuando sea su turno de hablar, se le notificará que el anfitrión le ha dado permiso de hablar. Para ser retirado de la fila, simplemente haga clic de nuevo el botón "levantar la mano".

3. Llame a la reunión de ZOOM desde un teléfono fijo o móvil solamente

Esta opción le permite al miembro del público la oportunidad de participar verbalmente en comentarios públicos.

Si desea hablar durante el tiempo de comentarios públicos, marque * 9 en su teléfono.

Se le notificará al anfitrión que le gustaría hablar y se colocará en fila con todas las solicitudes entrantes.

Cuando sea su turno de hablar, se le notificará que el anfitrión le ha dado permiso de hablar. Puede presionar * 9 nuevamente si desea ser eliminado de la fila.

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.



Housing Element Overview

City of St. Helena

City Council/Planning Commission Joint Study Session

March 23, 2021

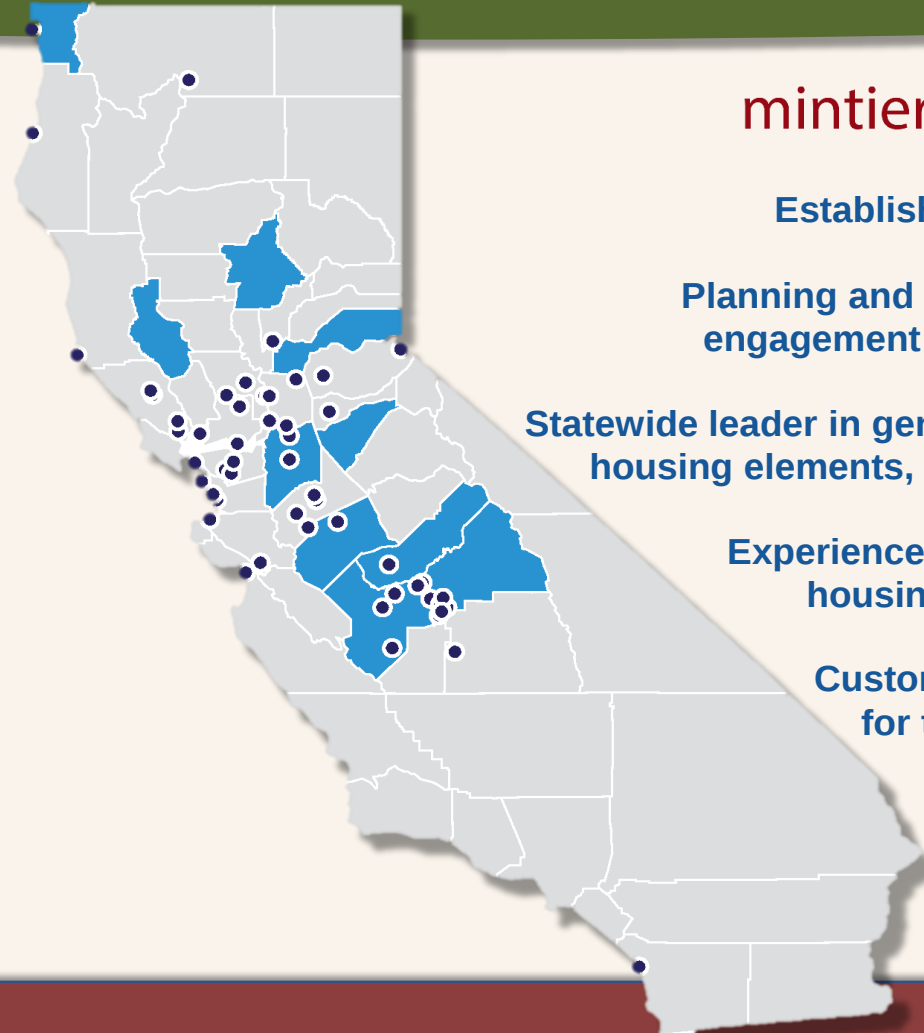
Introductions



Rick Rust, AICP, GISP
Project Manager



Amy Yang
Deputy Project Manager



mintierharnish
Planning Tomorrow Today®

Established in 1985

**Planning and community
engagement specialists**

**Statewide leader in general plans,
housing elements, and zoning**

**Experience on over 80
housing elements**

**Customized team
for this project**

Presentation Outline



- Housing Element Basics
- Regional Housing Needs Allocation (RHNA)
- Meeting Housing Needs
- Community Engagement
- Update Process

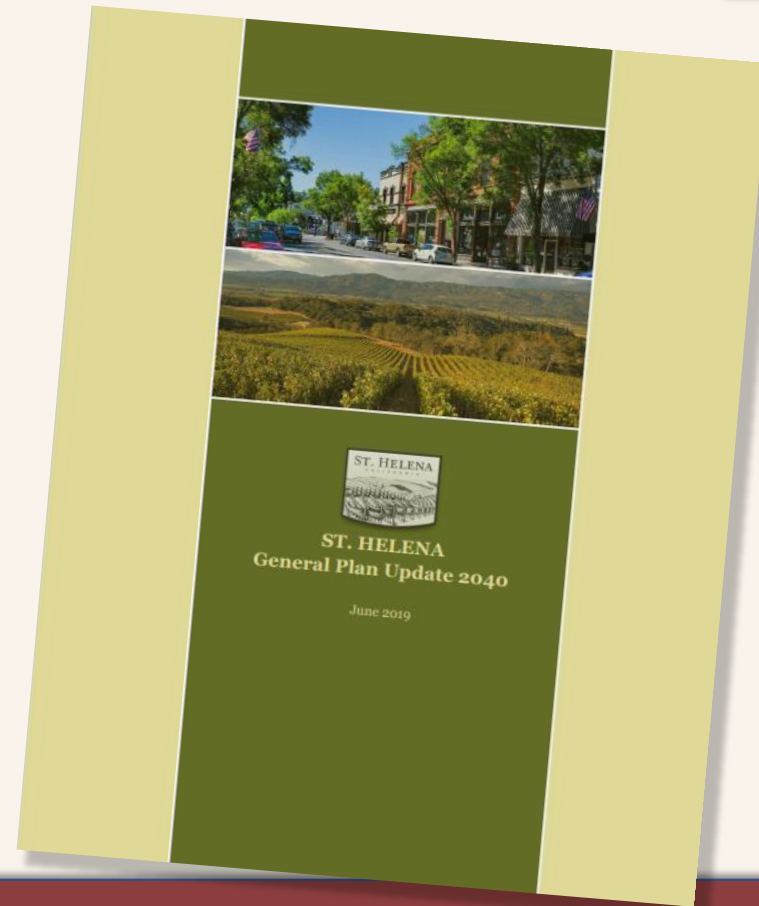


Housing Element Basics

Housing Element Basics



- One of 10 Elements in City's General Plan
- Housing Element updates required by State law
- Updates done on a schedule prescribed by the State



Housing Element Basics



Housing Element:

- Provides an assessment of both current and future housing needs
- Identifies opportunities and constraints on housing production
- Establishes goals, policies, and programs to meet these needs
- Updates City practices and regulations to reflect new State laws

Housing Element Basics



Housing Element identifies strategies and programs that focus on:

- Conserving and improving existing affordable housing
- Maximizing housing opportunities throughout the community
- Assisting in the provision of affordable housing
- Removing governmental and other constraints to housing investment
- Promoting fair and equal housing opportunities

Housing Elements Basics



■ Housing sites inventory

- Inventory identifies sites proposed to meet City's housing needs
- Can include:
 - Planned and proposed projects
 - Vacant land
 - Underutilized sites
- Needs to address:
 - Housing for all income levels
 - Housing to meet the special housing needs

■ Review of existing goals, policies, and programs

Relevant Legislation



- Affordable Housing Streamlined Approval Process: SB 35 (2017)
- ☀️ Additional Housing Element Sites Analysis Requirements: AB 879 (2017), AB 1397 (2017)
- ☀️ Affirmatively Furthering Fair Housing: AB 686 (2017)
- ☀️ No-Net-Loss Zoning: SB 166 (2017)
- ☀️ Safety Element Update to Address Adaptation and Resiliency: SB 1035 (2018)
- By-Right Transitional and Permanent Supportive Housing: AB 2162 (2018), AB 101 (2019)

Relevant Legislation



- ☀️ Accessory Dwelling Units: AB 2299 (2016), SB 1069 (2016), AB 494 (2017), SB 229 (2019), SB 13 (2019), AB 670 (2019), AB 671 (2019)
 - Density Bonus: AB 1763 (2019)
 - Housing Crisis Act of 2019: SB 330 (2019)
 - Surplus Land Act Amendments: AB 1486 (2019), AB 1255 (2019)
 - Housing Impact Fee Data: AB 1483 (2019)
 - Emergency and Transitional Housing Act of 2019: AB 139 (2019)
- ☀️ Standardization of Sites Inventory Analysis and Reporting: SB 6 (2019)
- ☀️ Evacuation Routes: SB 99 (2019), AB 747 (2019)

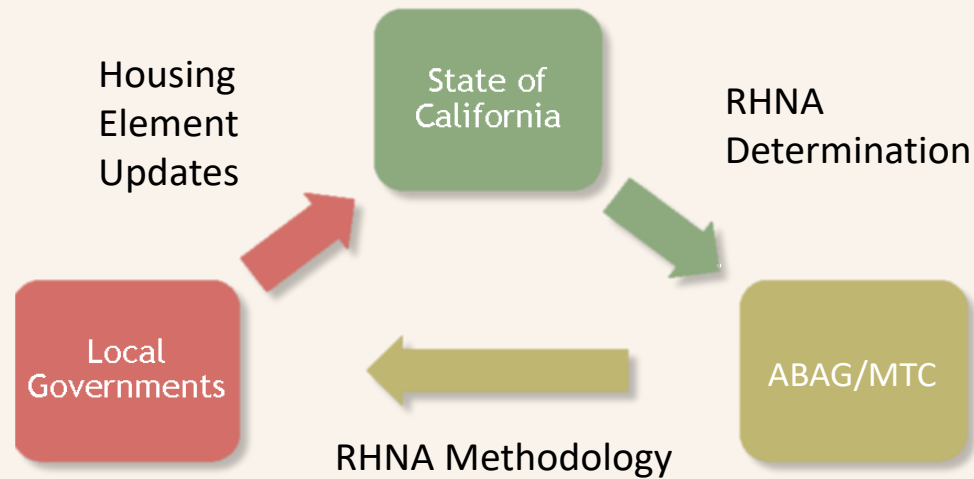


Regional Housing Needs Allocation (RHNA)

What is RHNA?



- Prepared by Association of Bay Area Governments/Metropolitan Transportation Commission (ABAG/MTC)
- 6th cycle: January 15, 2023 – January 15, 2031



RHNA

St. Helena

64 percent of RHNA is for sites that can accommodate lower-income housing

Jurisdiction	VERY LOW INCOME (<50% of Area Median Income)	LOW INCOME (50-80% of Area Median Income)	MODERATE INCOME (80-120% of Area Median Income)	ABOVE MODERATE INCOME (>120% of Area Median Income)	TOTAL
MARIN COUNTY					
Belvedere	49	28	23	60	160
Corte Madera	213	123	108	281	725
Fairfax	149	86	71	184	490
Larkspur	291	168	145	375	979
Mill Valley	262	151	126	326	865
Novato	570	328	332	860	2,090
Ross	34	20	16	41	111
San Anselmo	253	145	121	314	833
San Rafael	857	492	521	1,350	3,220
Lower		Moderate	Above Moderate	Total RHNA	
Very Low	Low				
103	59	26	66	254	
Calistoga	31	19	19	50	119
Napa	504	291	319	825	1,939
St. Helena	103	59	26	66	254
Unincorporated Napa	369	213	120	312	1,014
Yountville	19	11	12	30	72
SAN FRANCISCO COUNTY					
San Francisco (city)	20,867	12,014	13,717	35,471	82,069

RHNA Change Since Last Update



Cycle	Lower		Moderate	Above Moderate	Total RHNA
	Very Low	Low			
5 th Cycle	8	5	5	13	31
6 th Cycle	103	59	26	66	254
Change	+95	+54	+21	+53	+223



Meeting Housing Needs

How Do We Meet RHNA



A range of approaches, which could include:

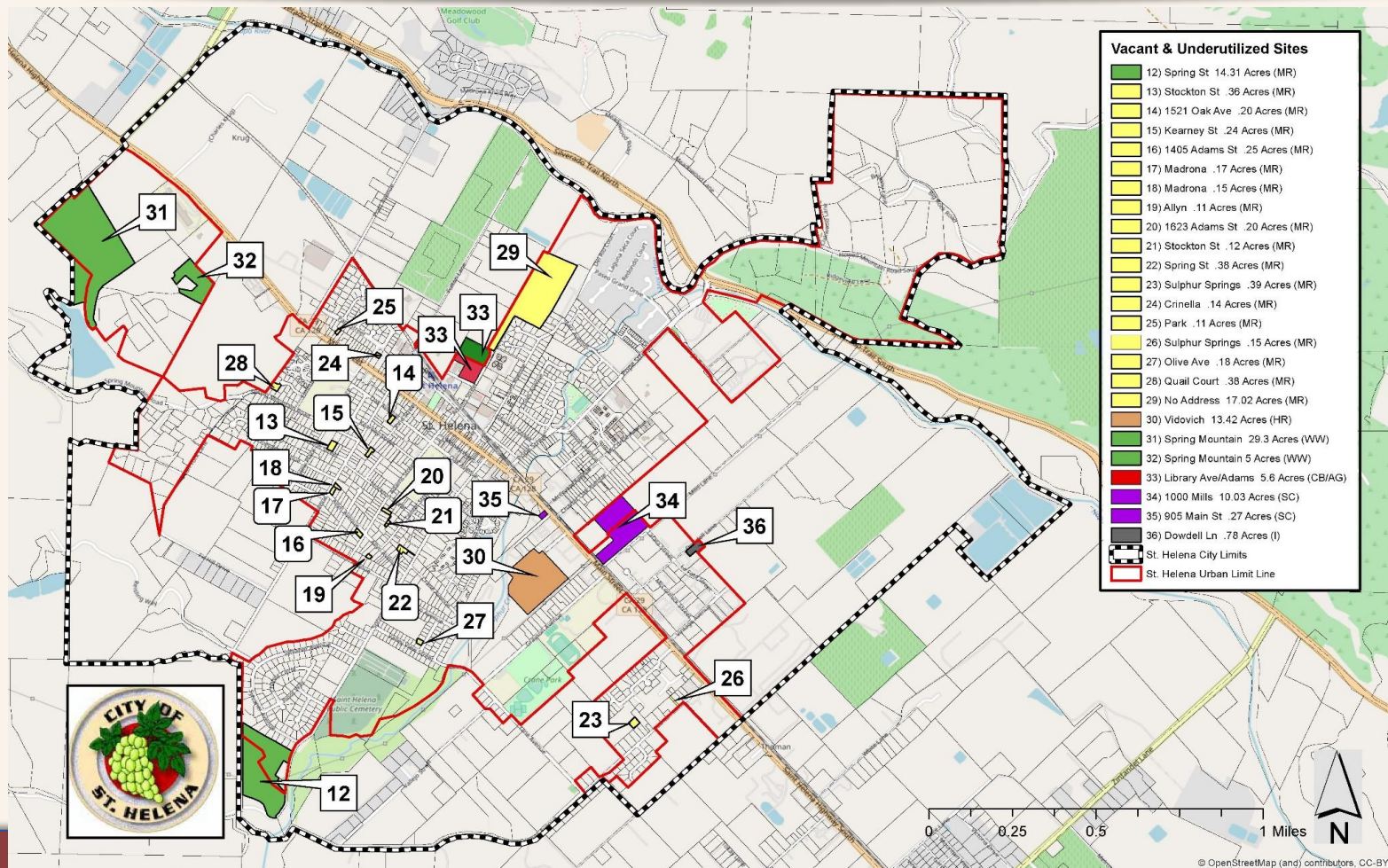
- Reduce constraints to housing production
- Provide additional support to housing programs
- Update City regulations to meet State requirements
- Identify additional housing sites
- Modify the densities allowed on housing sites

Site Selection and Analysis

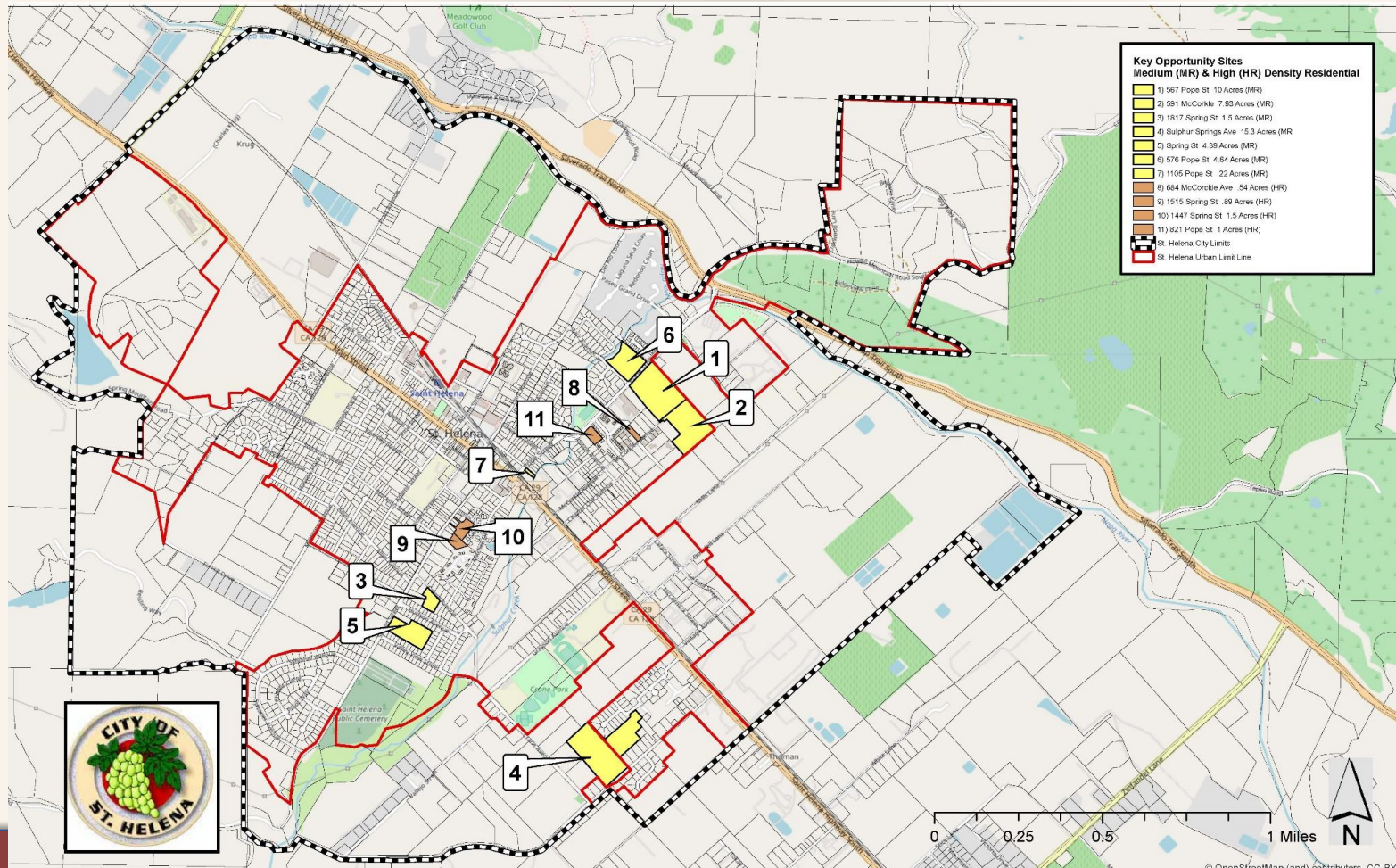


- This analysis needs to account for 254 housing units in various income levels
- Determine existing potential (projects, vacant, and underutilized)
- Identify constraints on development (physical and regulatory)
- Determine remaining balance
- May need to identify additional sites for multi-family / higher density housing for the very low- and low-income levels

Siting Analysis Example: 2015 – 2023 Housing Element



Siting Analysis Example: 2015 – 2023 Housing Element





Community Engagement

Engagement Events



- City Council / Planning Commission Study Sessions (3)
- Focus Group Meetings (7)
- Community Workshops (5)
- Planning Commission Meetings / Hearings (3)
- City Council Meetings / Hearings (3)

Community Workshops



- Workshop 1 Housing Concerns and Needs
- Workshop 2 Vacant and Underutilized Sites Assessment
- Workshop 3 Affirmatively Furthering Fair Housing
- Workshop 4 Safety Element
- Workshop 5 Public Review Draft Housing Element

Ways for Public to Participate



- Branding and logo
- Newsletters
- Website
- Social media outreach
- Work with local groups
- Virtual Events (Zoom, etc.)
- Online surveys / interactions
- Joint Study Sessions / Hearings



Public Education



- Website will host information and activities designed to inform and educate the community
 - What is required in a Housing Element?
 - What has changed in State law?
 - What is RHNA?
 - Housing terms (e.g., density, housing units, missing middle housing)
 - Where are we in the schedule
 - Providing input on housing sites and policies/programs

Newsletters

- Newsletter #1: Housing Element Overview
 - Available now on website (Documents page)
- Newsletter #2: Public Review Draft Housing Element



Focus Group



- The Focus Group will help address topics that are important to the development of the Housing Element
 - Provide a consistent “sounding board” throughout the development of the Element
-
- Tonight, looking for one Councilmember and one Planning Commissioner to be appointed to the Focus Group
 - Focus Group planned to have up to 8 members of community. Invitations have been sent to participate.



Update Process

Project Schedule

Phase 1: Project Initiation	* KICK-OFF MEETING AND NEWSLETTER #1																											
	* PROJECT WEBSITE, BRANDING, AND LOGO																											
Phase 2: Housing Element Update				* ADMIN DRAFT HOUSING ELEMENT															* PUBLIC REVIEW DRAFT HOUSING ELEMENT									
Phase 3: Public Health, Safety and Noise Element Update										* ADMIN DRAFT					* PUBLIC REVIEW DRAFT					* OTHER GP AMENDMENTS								
										* 2ND ADMIN DRAFT																		
Phase 4: Public Review Draft Housing Element															* NEWSLETTER #2													
Phase 5: HCD Review and Coordination																												
Phase 6: Environmental Documentation																	* DRAFT ADDENDUM					* FINAL ADDENDUM						
Phase 7: Public Review and Adoption																												
Public Outreach/ Community Engagement	* FG #1 * FG #2 * FG #3 * FG #4 * FG #5 * FG #6 * FG #7																											
	* JSS #1 * JSS #2 * PC * CC * JSS #3																											
	* Workshop #1 * Workshop #2 * Workshop #3 * Workshop #4 * Workshop #5																											
	Public Hearings (4) and Adoption																											
	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC					
	2021											2022																

FG: Focus Group

JSS: Joint Study Session

CC: City Council

PC: Planning Commission



Next Steps



- Data collection and assessment
- Review status of existing goals, policies, and programs
- Prepare and conduct Community Workshop #1 (Housing Concerns and Needs)
- Work on housing sites identification

City's Project Manager



Aaron Hecock, AICP

Senior Planner,
City of St. Helena

ahecock@cityofsthelena.org



Discussion

Tonight



- Appoint Councilmember and Commission member to Focus Group
- Open discussion



NEWSLETTER #1: HOUSING ELEMENT OVERVIEW

St. Helena Housing Element Update!

We are excited to announce that in February 2021, the City of St. Helena kicked off the update to the City's Housing Element. The update is scheduled to take approximately two years, and throughout the process, we invite the public to be part of the planning process and provide input on how St. Helena should provide housing over the planning period (2023-2031).

What is a Housing Element?

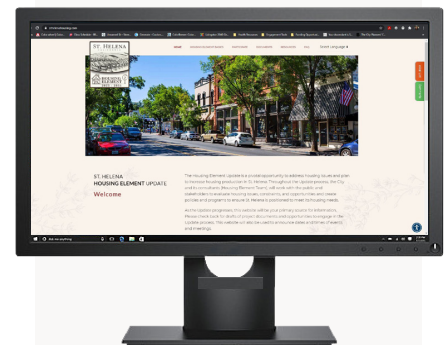
Since 1969, every jurisdiction in California has been required to have a Housing Element as part of their General Plan. Unlike other mandatory General Plan elements, the Housing Element must be updated every eight years and is subject to review and approval by the California Department of Housing and Community Development (HCD). Major components of the Housing Element include a housing needs assessment, the identification of sites for housing at all income levels, a review of constraints to housing, and updated policies and programs to carry out the goals of the updated element.

The City's current 2014-2022 Housing Element was adopted in 2015 and was part of the 5th Cycle of housing element updates in the State. This update for the 2023-2031 Housing Element is part of the 6th Cycle of housing element updates. Between the 5th and 6th Cycles, the State has passed over a dozen of new housing laws, many of which aim to lower barriers to building affordable housing. These will all be addressed with this update.

Another major addition to the 6th Cycle Housing Element Update is the inclusion of an Affirmatively Furthering Fair Housing analysis. This analysis will examine housing practices in the city to identify any areas that may perpetuate housing inequities in the community. Once identified, the Housing Element will create policies and programs to help work towards more equitable housing practices.

Visit the Project Website to:

- Stay informed
- Find out about upcoming meetings and events
- Sign-up for email updates
- Share your ideas



sthelenahousing.com

Have questions?

City of St. Helena
Aaron Hecock, Senior Planner
ahecock@cityofsthelena.org

What does a Housing Element do?

The purpose of a Housing Element is to:

- Provide an assessment of current and future housing needs
- Identify opportunities and constraints on housing production
- Establish goals, policies, and programs to meet those needs
- Update City practices and regulations to reflect new State laws

A Housing Element identifies strategies and programs that focus on:

- Conserving and improving existing affordable housing
- Maximizing housing opportunities throughout the community
- Assisting in the provision of affordable housing
- Removing governmental and other constraints to housing investment
- Promoting fair and equal housing opportunities



PROCESS

Phase 1: INITIATION

What to expect:

- Website goes live
- Newsletter #1
- City Council (CC) and Planning Commission (PC) Joint Study Session

Phase 2: HOUSING ELEMENT UPDATE

What to expect:

- Community Workshops #1-3
- CC/PC Joint Study Session
- Public Review Draft Housing Element

Phase 3: PUBLIC HEALTH AND SAFETY ELEMENT UPDATE

What to expect:

- Community Workshop #4
- CC/PC Joint Study Session
- General Plan and Zoning Code Amendments

Phase 4: PUBLIC REVIEW DRAFT HOUSING ELEMENT

What to expect:

- Community Workshop #5
- Newsletter #2
- PC Study Session
- CC Study Session

Phase 5: HCD REVIEW AND COORDINATION

What to expect:

- HCD Draft Housing Element
- Meeting with HCD
- Response to HCD comments

Phase 6: ENVIRONMENTAL DOCUMENTATION

What to expect:

- Preparation of environmental analysis
- Addendum to General Plan EIR

Phase 7: PUBLIC REVIEW AND ADOPTION

What to expect:

- Planning Commission public hearings
- City Council public hearings
- Final Housing Element
- Transmittal to HCD

What is RHNA?

In the process of updating the Housing Element, each jurisdiction is required to accommodate its fair share of the regional housing need. The Regional Housing Needs Allocation (RHNA) is the process used to determine housing allocations for each jurisdiction. As part of the RHNA, HCD determines the total number of housing units needed across California over the next decade. The Association of Bay Area Governments/Metropolitan Transportation Commission (ABAG/MTC) is then tasked with developing a methodology to determine the number of housing units for which each Bay Area jurisdiction is required to provide sites.

Under State law, the RHNA is assigned to the following four income categories:

- Very low household income
- Low household income
- Moderate household income
- Above moderate household income

The household income for each of these categories is based on a percentage of the Area Median Income (AMI). The breakdown of these categories is shown in Table 1.

Table 1: Income Categories

Income Category	Percent of AMI
Very low	<50%
Low	51-80%
Moderate	81-120%
Above Moderate	>120%



In February 2021, ABAG/MTC updated their methodology for RHNA allocations to all Bay Area jurisdictions, which is expected to be finalized in Spring 2021. The City of St. Helena's draft RHNA requirement is shown in Table 2. Table 2 also illustrates that St. Helena will be responsible for identifying housing sites that can support 223 more housing units than required in the 5th Cycle. Across the state, jurisdictions are facing similar challenges.

Table 2: 5th Cycle and 6th Cycle RHNA Comparison

Cycle	Lower		Moderate	Above Moderate	Total RHNA
	Very Low	Low			
5th Cycle	8	5	5	13	31
6th Cycle	103	59	26	66	254
Change	+95	+54	+21	+53	+223

The inventory and analysis of adequate sites is a labor-intensive and potentially controversial component of the Housing Element Update process. St. Helena will need to evaluate General Plan land uses and the zoning ordinance to determine whether there is enough land available to accommodate the assigned RHNA allocation for each income category. If unable to accommodate the RHNA, St. Helena will need to plan to rezone enough land to meet the RHNA obligation.



How can you make a difference?

Get Involved!

For the Housing Element to truly represent the community's vision for the future, we need your help. The success of this planning effort will depend on the input of the community, and we have provided a range of ways to hear your ideas for the future of St. Helena. You can participate as much or as little as you like, from attending public meetings and community workshops to providing input online from the comfort of your home.

Visit the Project Website

The project website (sthelenahousing.com) is the hub for timely updates with information on the status of the project, announcements of upcoming workshops and meetings, and publication of key documents.

Sign-up for Email Updates

You can join the email list on the project website (sthelenahousing.com). By signing up, you will be notified when the City releases new documents and announces meetings, workshops, and other events.

Join Meetings and Public Workshops

Not only are these great opportunities to learn about the Housing Element update, but meetings and workshops are also a great place to share your ideas and connect with the community.

Visit sthelenahousing.com for more information.



Cindy Tzaopoulos

From: Alan Galbraith <agalbraith94574@gmail.com>
Sent: Wednesday, March 17, 2021 7:43 PM
To: Cindy Tzaopoulos
Cc: Steve Goldfarb
Subject: [External] Public Comment for March 23 Special Joint Meeting on Housing Issues

I am sure that all Council and Planning Commission members are aware of the letter in the March 17 issue of the Napa Valley Register by Steve Goldfarb and Jennifer La Liberte, on behalf of Our Town St. Helena (and no doubt themselves too), addressing the housing harm to our community from entrepreneurial promotion of co-ownership of single-family homes. My hope is that both bodies will concur at your March 23 meeting that such co-ownership is not in the public interest and will direct City Staff to come up as soon as possible with an ordinance banning such co-ownership in St. Helena.

Alan Galbraith
Mayor, St. Helena, 2014-18

Sent from my iPad

Cindy Tzaopoulos

From: TOM BELT <tmbelt@comcast.net>
Sent: Monday, March 22, 2021 4:55 PM
To: Public Comment
Subject: [External] St. Helena Housing Update Meeting

Thank you for the opportunity to comment about future housing in St. Helena. I would like St. Helena's Planning Commission to consider changing the following recommendations:

1. To begin with, I am a proponent of more affordable housing in St. Helena. In 1977, my job with the State required me to live in St. Helena. To comply with this requirement I purchased the cheapest house listed for sale in our city. And, 44 years later, I'm still living in that same house. In order to maintain a balanced community the city needs more affordable housing.

However, there is a significant problem with the way St. Helena is approving its housing development. The city currently employs California's Green Building Code Guidelines when projecting the interior water use in all new housing development. These guidelines severely underestimate the interior water use in new housing. Calculations taken from city council's recent approval of the Pope Street 5-unit housing project indicate a four occupant unit will consume 25 gallons/day/occupant. Under Phase 2 water restrictions, residential water customers are allowed 65 gallons/day. This doesn't make any sense.

Currently St. Helena is struggling with providing enough water for all its 2600 water customers. In trying to manage the city's water enterprise, accurate projection of future water consumption for all newly approved housing should be a high priority.

I invite the members of the planning commission and city staff to do the math using the California Green Building Guidelines and verify for yourselves how inaccurate the interior water use projections are.

2. In the last 20 years hundreds of homes in St. Helena have been remodeled or razed and replaced with huge new residences. Its hard to believe that some of these houses meet the city's floor area ratio requirements. One loop hole that needs to be addressed is the city's current policy exempting single car garages as square footage towards the FAR ratio. I would like someone on the planning commission to explain to me why a double car garage is considered in FAR ratios, but single car garages are exempt. With the monstrous sizes of houses being constructed in St. Helena, I believe it would be appropriate to include all garages in the FAR ratio.

3. While it may be beyond the planning commissions authority, I would like the city to place on the next ballot a measure to make St. Helena a Charter City. This would provide the city with a way to increase its revenue and employ new tools to prohibit fractional home ownership.

4. In the last 4 years my neighbor was able to raze his house and build a 25 foot second story addition 10 feet from my property. A year later, his house sold for \$2.6 million. Aside from living what looks like an apartment building next to me, this construction eliminated the view shed I had use to enjoy of the western mountains. What has happened to my family cannot be replaced, but I would like to see the planning commission to place some consideration for the loss of view shed when approving new remodeling development.

Thank you for taking my suggestions into consideration.

Tom and Margot Belt
1520 Hillview Place,
St. Helena

March 23, 2021

Dear City Council, Planning Commission, Senior Planner, City Manager and Staff,

“We are an inclusive and diverse community – and richer for it,” said Mayor Alan Galbraith. “The 300 Stonebridge residents are a big reason that this is so.” Galbraith called Stonebridge “one of our most successful social enterprises,” and praised the property for its “plush, inviting” units and architecture that integrates seamlessly with the rest of the town. He said Stonebridge is a reminder of the city’s obligation to provide affordable housing for people who live and work in St Helena.”

Napa Valley Register Oct 15, 2018

“Lester Hardy was on the St Helena City Council when both Hunt's Grove and Stonebridge Apartments were approved. Those communities are so integrated into our landscape and community that many of you may not even know where they are. But their residents work at the bakery, the winery, the gas station, or market that you may frequent. One helps me in my garden and his daughter attends the elementary school. Lester is promising us he will keep housing a priority. He has done this before!”

Lorraine Stuart, St Helena Star, Aug 31, 2020

https://www.cityofsthelena.org/sites/default/files/fileattachments/boards_and_commissions/page/3358/8.2009_visioning_statement.pdf

St. Helena created the above Visioning for the Adams Street property in 2009. It includes housing and so much more that would benefit our town.

https://www.cityofsthelena.org/sites/default/files/fileattachments/planning_resources/page/3395/final_report_-_2015_feasibility_analysis_and_site_comparison_study_-_st_helena.pdf

Excerpt from the above report: “Based on considerations of site availability and size, the Adams Street site stands out as the best possible site for rental housing among the six assessed in this study.”

We have done studies, we have paid consultants, we have created a vision. It is time to find the will and begin the process to utilize Adams Street in the effort to meet the 254 housing units mandated by RHENA.

Respectfully,
Nancy Dervin, PhD