SPECIAL JOINT CITY COUNCIL/PLANNING COMMISSION MEETING AGENDA

City Hall - Council Chambers
4381 Broadway, Ste 201 American Canyon
January 31, 2023
6:30 PM

Mayor: Leon Garcia
Vice Mayor: Pierre Washington
Councilmembers: Mariam Aboudamous, Mark Jospeh, David Oro

Chair: Crystal Mallare
Vice Chair: Brando Cruz
Commissioners: Eric Altman, Andrew Goff, Davet Mohammed

AMENDED AGENDA

This agenda has been amended to add in-person participation information.

Consistent with Government Code Section 54953 and the American Canyon City Council Resolution Declaring the Existence of a Local Emergency due to the COVID-19 Pandemic, City Council and other public meetings will be conducted both in person at City Hall, 4381 Broadway, Suite 201, and also via Zoom Teleconferencing to promote local, state, and federal guidelines and social distancing recommendations for the containment of the coronavirus. City officials and members of the public are invited to attend the meeting either in person or via teleconference. This meeting will be broadcast live to residents on Napa Valley TV, on our website here and on YouTube here.

PUBLIC PARTICIPATION

Oral comments, during the meeting: Oral comments can be made in person during the meeting. A Zoom Webinar has been established for public comments made via zoom. To give your public comment via zoom, use the Register to Speak feature of eComments, connect via the below Zoom link and use the "raise your hand" tool, or call into the zoom meeting at 408-638-0968 and press *9 to "raise your hand" when the item is called. To avoid confusion, all hands raised outside of Public Comment periods will be lowered.

Written comments, via eComments: Please submit written comments through the eComments link, located on the Meetings & Agendas page of our website here. Comments will be available to council members in real time. eComments will remain open throughout the meeting. All comments received will be posted online and become part of the meeting record.

Zoom Meeting Link: Click here
Webinar ID: 850 1302 0750 Passcode: 022477

The above-identified measures exceed all legal requirements for participation in public comment, including those imposed by the Ralph M. Brown Act. For more information, please call the Office of the City Clerk at (707) 647-4369 or email cityclerk@cityofamericancanyon.org.

AGENDA MATERIALS: City Council agenda materials are published 72 hours prior to the meeting and are available to the public via the City's website at www.cityofamericancanyon.org.

AMERICANS WITH DISABILITIES ACT: The City Council will provide materials in appropriate alternative formats to comply with the Americans with Disabilities Act. Please send a written request to City Clerk at 4381 Broadway, Suite 201, American Canyon, CA 94503 or by email to cityclerk@cityofamericancanyon.org. Include your name, address, phone number and brief description of the requested materials, as well as your preferred alternative format or auxiliary aid, at least three calendar days before the meeting.

6:30 P.M. SPECIAL MEETING

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA

*This time is reserved for members of the public to address the City Council on items of interest that are not on the Agenda and are within the subject matter jurisdiction of the City Council. Comments are limited to 3 minutes. Comments for items on the Agenda will be taken when the item is called. The City Council is prohibited by law from taking any action on matters discussed that are not on the Agenda, and no adverse conclusions should be drawn if the City Council does not respond to public comment at this time. Speakers are asked to please speak clearly, and provide their name. Any handouts for distribution to the City Council must be emailed by 3:00 p.m. on meeting day. To comment via zoom during the meeting: click the "raise your hand" button if joining by computer, or press *9 if joining by phone, when the item is called. To avoid confusion, hands raised outside of Public Comment periods will be lowered.*

PUBLIC HEARINGS

6th Cycle Draft Public Review Housing Element

Recommendation: Adopt a Resolution taking the following actions in conjunction with the Sixth Cycle Housing Element Update:

1. Adopt a Resolution of the Planning Commission of the City of American Canyon, California, recommending the City Council of the City of American Canyon, California adopt a General Plan Amendment Sixth Cycle Housing Element Update pursuant to California Government Code Section 65588 (File No. PL23-0001);
2. Adopt a Resolution of the City Council of the City of American Canyon, California adopting a General Plan Amendment Sixth Cycle Housing Element Update pursuant to California Government Code Section 65588 (File No. PL23-0001).

ADJOURNMENT

CERTIFICATION

I, Nicolle Hall, Administrative Technician for the City of American Canyon, do hereby declare that the foregoing Agenda of the Special Joint City Council Planning Commission meeting was posted in compliance with the Brown Act prior to the

meeting date.

_____

Nicolle Hall, Administrative Technician

SPECIAL JOINT CITY COUNCIL/PLANNING
COMMISSION AGENDA
JANUARY 31, 2023

STAFF REPORT
PUBLIC HEARING
ITEM NUMBER:

TITLE
6th Cycle Draft Public Review Housing Element

RECOMMENDATION
Adopt a Resolution taking the following actions in conjunction with the Sixth Cycle Housing Element Update:

1. Adopt a Resolution of the Planning Commission of the City of American Canyon, California, recommending the City Council of the City of American Canyon, California adopt a General Plan Amendment Sixth Cycle Housing Element Update pursuant to California Government Code Section 65588 (File No. PL23-0001);
2. Adopt a Resolution of the City Council of the City of American Canyon, California adopting a General Plan Amendment Sixth Cycle Housing Element Update pursuant to California Government Code Section 65588 (File No. PL23-0001).

CONTACT
Brent Cooper, AICP, Community Development Director

BACKGROUND & ANALYSIS
Since 1969, California has required all city and county governments to adopt a Housing Element that will adequately meet the housing needs of everyone in the community. Since the 60's, Housing Elements included policies to accommodate each community's "fair share" of housing for all income groups. Known as the Regional Housing Needs Allocation (RHNA), jurisdictions must demonstrate they have sufficient land at appropriate densities to accommodate their fair share of new housing need in the region, which is the San Francisco Bay Area region for American Canyon. In addition, jurisdictions must reduce obstacles to achieve the RHNA by streamlining development.

Today's Housing Element is a mandated element of the City's General Plan that must be updated every eight years. Unlike other General Plan Elements, the Housing Element must be reviewed by the State Department of Housing and Community Development (HCD).

In spite of more than 50 years of Housing Element policies, California's housing shortage grows more acute. In response, the State Legislature continues to adopt new Housing legislation to address the State's systemic housing shortage. In 2017 alone, the Governor signed 15 housing bills in an effort

to increase housing supply. Many of these new laws are implemented through the Housing Element. To reward jurisdictions with a valid Housing Element, State funds for a growing list of grant programs are contingent upon having an HCD-certified Housing Element (i.e. infrastructure, affordable housing, and others).

American Canyon is no ordinary city. It is a is genuinely inclusive community of 21,000 plus residents. As we reflect on the 5th Cycle Housing Element RHNA (2015-2023), American Canyon can take pride for *exceeding* its "fair share" RHNA allocation by 68%. Furthermore, the City accomplished all 38 of the 5th Cycle Housing Element Implementation Programs – many of which are included in the draft 6th Cycle Housing Element. A summary of the 5th cycle Housing Element policy achievement is included as Attachment 3. Looking ahead to the next eight years (2023-2031), the 6th Cycle Housing Element provides a plan to achieve the City's 622 housing unit RHNA allocation. A copy of the draft Housing Element is included as Attachment 1.1 and 2.2.

How the City will meet the RHNA

The 622-housing unit RHNA allocation is divided among four household income categories as shown in the table below. The current RHNA is made up of 446 dwelling units allocated by ABAG plus 176 units from two RHNA Transfer Agreements with Napa County that benefited the City of American Canyon. A 2010 agreement with the County for 149 units facilitated the Watson Ranch property annexation. A 2017 agreement with Napa County for 27 units brought an additional $2.0 million of County funding for the Valley View Affordable Housing project. An explanation of the RHNA Transfer agreements and ABAG's approval is included as Attachment 4.

To demonstrate compliance with the RHNA allocation, Housing Element RHNA Table 6-2 identifies 12 approved and proposed residential projects. In addition, the City anticipates construction of 16 Accessory Dwelling Units over the next 8-year Housing Element Cycle. These "Pipeline" projects exceed the RHNA allocation plus a large "buffer." A detailed table is included as Attachment 5.

RHNA Source	Very Low Income (<50% AMI)	Low Income (50% - 80% AMI)	Moderate Income (80% - 120% AMI)	Above Moderate Income (>120% AMI)	Total
Inventory	202	129	410	815	1,556
Subtract RHNA	169	109	95	249	622
RHNA Buffer	33	20	315	556	934
RHNA Buffer %	20%	18%	332%	227%	150%

To reduce the possibility that the RHNA allocation is not achieved because some Housing Element inventory sites do not develop as planned, HCD requires each jurisdiction to identify 15 to 30+ percent more units in the inventory (a RHNA "buffer") than are required to meet a jurisdiction's RHNA. This is especially important for the moderate, low and very low-income categories.

Fortunately, with approval of Watson Ranch Specific Plan (WRSP), the Broadway District Specific

Plan (BDSP), Oat Hill Residential, and infill locations, American Canyon has sufficient land available today with zoning at densities to exceed the 622-unit RHNA allocation. The BDSP has capacity for an additional 662 dwelling units and the WRSP has remaining capacity for approximately 585 residential units at densities ranging from two to over 20 dwelling units per acre. An ABAG informational bulletin on Housing Element Site Inventories and "buffer" units is included as Attachment 6.

Affirmatively Affirm Fair Housing:
Local jurisdictions must "Affirmatively Affirm Fair Housing" (AFFH) in the current Housing Element cycle. AFFH means each jurisdiction has the obligation to affirmatively further Fair Housing consistent with the Civil Rights Act of 1968 ("the Fair Housing Act") by taking meaningful actions to combat patterns of segregation that restrict access to opportunity based on protected characteristics. These include:

- Race
- Color
- National origin
- Religion
- Sex (including gender identity and sexual orientation)
- Familial status
- Disability

Fortunately, according to ABAG, American Canyon is the fifth-most integrated jurisdiction in the Bay Area (source: https://bit.ly/3exJ6ZM). As an inclusive city, many AFFH issues have already been addressed through American Canyon's local ordinances, such as requirements to relax the development regulations and streamline the approval process for accessory dwelling units, support of Napa County Continuum of Care, annual support for Fair Housing Napa Valley and other programs. New policies are interwoven throughout the Element, but the specific AFFH analysis is provided in Chapter 4, with specific Goal H-8.

Public Input on the Draft Housing Element
Pursuant to California Government Code Section 65583(c)(9), local governments are required to "make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element." This process not only includes community members, but also participation from local agencies and housing groups, community organizations, and housing sponsors. See Chapters 1 and 7 for an overview of Community Engagement.

To meet these requirements, American Canyon solicited input from stakeholders and community members through stakeholder interviews, community pop-up events, workshops, a housing survey, a project-specific website, and public hearings.

To reach the largest and broadest spectrum of community members and stakeholders, the following

notification methods were used throughout the update to the Housing Element:

1. A Housing Element website with background information in English and Spanish, links to the Housing Survey, and the Draft Housing Element
2. Advertisement in the City Manager's Update, which has 13,543 subscribers.
3. Regular posts to the City's social media accounts, including NextDoor (7,225 members) and Facebook (5,159 followers) announcing the housing survey and community workshops.
4. Regular "e-blasts" to list of 2,070 stakeholders, including organizations, businesses, housing managers, and community members.
5. Community workshops advertised on the community calendar events and public meeting agendas.
6. Distributed printed flyers and postcards, and surveys in English, Spanish, and Tagalog at pop-up-up events.

Housing Survey

The Housing Element website hosted an online survey for 127 days (from January 10, 2022, to May 16, 2022) to receive public feedback on housing needs, current housing conditions, and opportunities for housing programs. The survey was available in Spanish and English. We received 166 survey participants.

Forty percent of the survey respondents stated they own a home in American Canyon. Nearly sixty percent of the survey respondents stated that lack of affordable housing purchase options is their top concern. Thirty-six percent of the survey respondents stated that lack of affordable rental housing is their top concern.

Participants input followed these major themes:

- The biggest housing needs facing American Canyon are lower-priced housing and opportunities for first-time homebuyers.
- The future of American Canyon's housing needs are primarily more housing options priced so that younger families can afford to live in the city and repairs for older homes.
- A need to promote equal access to fair housing choice as well as fair housing education and landlord/tenant counseling services.
- A need for down payment assistance programs, as well as low-cost home repair programs.
- Needed accessory dwelling unit programs include advice on planning an ADU and financial assistance.

Additionally, between January and August 2022, a second mini-survey was conducted during community pop-up events including American Canyon Middle School, American Canyon High School, Adult Activity Center, Pride, Juneteenth, Meet Me In The Street (2 events), and National Night Out.

The mini-survey was available in digital and print versions in English, Spanish and Tagalog that allowed the public to provide feedback on the most important housing issue. Fifty-one percent of

the respondents stated that they own a home in American Canyon. Fifty-six percent of the respondents from the survey stated that lack of affordable housing options to buy is their top concern.

The surveys provided local and qualitative context to quantitative data collected for the Housing Needs Assessment and Assessment of Fair Housing, and informed program design.

Tribal Consultation

California Public Resources Code §21080.3.1 (Assembly Bill [AB] 52 of 2014) requires local governments to conduct meaningful consultation with California Native American tribes traditionally and culturally affiliated from the geographic area.

In March 2022, the City reached out to the Cortina Band of Indians, the Federated Indians of Graton Rancheria, and the Yocha Dehe Wintun Nation. The Yocha Dehe Wintun Nation requested a consultation which occurred on August 8, 2022. As a follow-up to the meeting, the Yocha Dehe Wintun Nation Cultural Resources Department informed staff in a letter dated August 18, 2022 that they have concerns projects related to the Housing Element could impact known cultural resources.

To address these concerns, the Yocha Dehe Wintun Nation Cultural Resources Department requested the City incorporate Yocha Dehe Wintun Nation's Treatment Protocol into mitigation measures for the project. A copy of the letter, which includes the protocol is included as Attachment 7. Staff incorporated the Treatment Protocol into the project by adding AFFH Housing Element Policy H-8.12 below:

Policy H-8.12 Yocha Dehe Wintun Nation Treatment Protocol . In the event any Native American human remains, grave goods, ceremonial items, and items of cultural patrimony are found in conjunction with development, including archaeological studies, excavation, geotechnical investigations, grading, and any ground disturbing activity, the "Yocha Dehe Wintun Nation Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation" shall be implemented as included as Appendix A to the Housing Element.

The Yocha Dehe Wintun Nation Treatment Protocol was incorporated into the Housing Element as Appendix A. Staff subsequently met with Yocha Dehe Wintun Nation representatives on January 12, 2023 and received concurrence with this approach to address Yocha Dehe Wintun Nation tribal cultural resources for the Housing Element.

Stakeholder Interviews

To gather local expert-level knowledge and input on the Housing Element Update, three focus group interviews were conducted on March 14, 21, and 25, 2022. The City contacted 168 stakeholders, including organizations, businesses, housing managers, and community members.

The following organizations serve special needs households and renters, providing affordable

housing, or offer fair housing services, and participated in stakeholder interviews:

Focus Group #1 - Affordable Housing and Market-Rate Housing Developers Working in American Canyon and Napa and Sonoma Counties (March 14, 2022)

- Charles Durrett, Architect
- Rick Hess, RH Hess Development
- Andrew Killeen, Executive Director, Sonoma Napa Habitat for Humanity
- Adam Lind, Project Manager, DR Horton
- Erica Roetman Sklar, CEO, Napa Valley Community Housing

Focus Group #2 - Fair Housing Providers, Interest Groups, and Representatives of Special Needs Populations (March 21, 2022)

- Elaine Clark, Executive Director Napa/Solano Area Agency on Aging
- Tracy Lamb, Executive Director, NEWS Domestic Violence & Sexual Abuse Services
- Pablo Zatarain, Executive Director, Fair Housing Napa Valley

Focus Group #3 - Housing and/or Service Providers Working in American Canyon (March 25, 2022)

- Lark Ferrell, City of Napa (staff to the Housing Authority of City of Napa which contracts with American Canyon for housing services)
- Ali Gaylord, MidPen Housing, Director of Housing for North Bay
- Renee Schomp, The Napa Sonoma ADU Center

Each stakeholder interview consisted of at least five guided discussion questions. Interview notes are available in the Housing Element, Chapter 7.
The following major themes were informed from the stakeholder interviews:

- There is a need for more properties with mixed use zoning.
- Affordable housing projects located near services are more likely to qualify for state funding.
- Development standards should allow for greater flexibility.
- Funding is a larger barrier than zoning in getting affordable housing built. State or Federal grants applications that include a local share are more competitive.
- Parking requirements are viewed as necessary because the community is still largely auto dependent. But parking requirements may prevent projects from achieving the maximum density.
- Infrastructure costs are a significant barrier to affordable housing. The city could facilitate affordable housing developers by publicly funding infrastructure, building infrastructure, or conducting infrastructure studies.
- Most special needs populations struggle to find housing (i.e.: homeless, those with mental or physical disabilities, large families, seniors, farmworkers, and very low-income households). Participants noted that much progress has been made on providing homes for veterans experiencing homelessness.

Data gathered from the focus Stakeholder interviews informed policy and program design. See

Housing Needs Assessment, the Assessment of Fair Housing (Chapter 4).

Goals, Policies and Programs:
An overarching objective of the 2023-2031 Housing Element update is to make the goals, policies, and programs more streamlined and straightforward, resulting in a more effective plan that is easier to understand and implement, and better aligned with State law.

The Housing Element includes nine goal statements. Under each goal statement are policies to help the City achieve that goal. Implementation programs, listed at the end of the Policy Document, describe the specific actions the City will take to achieve its housing goals. The implementation programs also identify the City agencies or departments with primary responsibility for carrying out the program and the time frame to accomplish the program.

The draft Housing Element goals provide an organizing framework for policies and programs that follow. The updated draft goals are:

1. Housing Supply
2. Balance of Housing Types
3. Livable Neighborhoods
4. Housing Maintenance and Rehabilitation
5. Affordable Housing
6. Preservation of Affordability
7. Housing for Special Needs
8. Affirmatively further fair housing opportunities for all persons.
9. Energy Conservation and Sustainable Development

New and updated policies and programs falling under these updated goals commit the City to monitor meaningful actions that implement housing goals, consistent with State law. The goals and policies are found at the beginning of the Housing Element.

Implementation Program
The Housing Element Implementation Programs include specific actions the City will undertake during the 8-year Housing Element cycle. Affirmative actions include a variety of tasks. Examples of implementation programs in the draft Housing Element include:

- **Monitoring housing programs**: (i.e.: monitoring residential zoning capacity to ensure the RHNA can be achieved; monitor progress toward program objectives and implement additional measures if metrics are not being met; monitor affordable units at-risk of the affordable term expiring, etc.)
- **Enforce existing ordinances**: (i.e.: Mobilehome Park Rent Stabilization Ordinance; Fair Housing enforcement, Code Enforcement, enforce the Electric Vehicle Charging Station Ordinance)
- **Amend the Municipal Code**: (i.e.: allow low barrier navigation centers per Government Code

Sections 65660 and 65668 (AB 101); Allow small residential care facilities in the RRH zone in compliance per California Government Code Section 65583; define and create a process to permit large residential care facilities, and manufactured housing subject only to the restrictions of single-family uses; Update Chapter 19.27 (Density Bonus) per California Government Code Sections 65915 through 65918; update the Accessory Dwelling Unit Ordinance).

- **Establish Performance Standards**: (i.e.: encourage 15 ADUs by 2031; support 4 missing middle density housing developments by 2031; support 15 moderate income units in moderate and high resource areas by 2031; assist at least 60 households with substandard housing identified through code compliance with a Residential Rehabilitation Loan)
- **Outreach:** (i.e.: Provide ADU, Residential Rehabilitation Loan informational materials in multiple languages on the City website; informational workshops, conduct bi-annual coordination meetings with local affordable housing providers; contact tenants subject to a condo conversion and provide education regarding tenant rights and conversion procedures pursuant to California law).
- **Provide Funding for Programs**: (i.e.: rehabilitation financing assistance for at least 5 households annually until 2031; provide financial assistance for development of at least 65 moderate and lower-income housing units by 2031; evaluate sources of additional public funds for affordable housing; facilitate CDBG funds for improvements to support development of 40 lower- and moderate-income housing units by 2031).
- **Partnerships:** (i.e.: explore potential funding opportunities and public-private partnerships with affordable housing developers and non-profit housing agencies; partner with the City of Napa for affordable housing expertise; every two years solicit potential revisions to the Inclusionary Housing Program to address housing constraints with market rate developers and organizations that represent low-income households.

All 38 programs will be evaluated every year during the Housing Element Annual Report. Each year, the report is reviewed by the Planning Commission and City Council. The approved report is sent to HCD and the State Department Office of Policy and Research (OPR).

Next Steps

Staff has requested HCD provide preliminary input on the Housing Element, and the 90-day HCD review period is scheduled to be satisfied in February. Like most jurisdictions, staff anticipates timely written comments from HCD.

Staff will respond to timely input received from HCD and, if necessary, revise the Housing Element accordingly to ensure the Housing Element meets the "substantial compliance with state law" threshold and pursue final certification by HCD. If HCD calls for significant changes to the Housing Element, staff will return the Housing Element to the Planning Commission and City Council for modification.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Organizational Effectiveness: "Deliver exemplary government services."

FISCAL IMPACT

The Housing Element has been funded in the current Fiscal Year budget.

ENVIRONMENTAL REVIEW

The draft 6th Cycle Housing Element is exempt from the California Environmental Quality Act (CEQA) pursuant to Categorical Exemption CEQA Guidelines §15061(b)(3) as the Housing Element has no potential to cause a significant effect on the environment; CEQA Guidelines §15060(c)(2) as a project that will not result in a direct or reasonably foreseeable indirect physical change in the environment.

ATTACHMENTS:

1. PC Resolution Housing Element
1.1. Exhibit A Draft Housing Element 11.14.22
2. CC Resolution Housing Element
2.2. Exhibit A Draft Housing Element 11.14.22
3. Summary of 5th Cycle Policies
4. RHNA Letter American Canyon
5. RHNA Compliance Table
6. RHNA Buffer Document
7. Yocha Dehe Protocols-03152022-04

PC RESOLUTION NO. 2023- ___

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AMERICAN CANYON, CALIFORNIA RECOMMENDING THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON, CALIFORNIA ADOPT A GENERAL PLAN AMENDMENT SIXTH CYCLE HOUSING ELEMENT UPDATE PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65588 (FILE NO. PL23-0001)

WHEREAS, California Government Code Section 65358(a) authorizes the City Council to amend the General Plan when it is deemed to be in the public interest; and

WHEREAS, the General Plan is a long-range, comprehensive document that serves as a guide for the orderly development of the City of American Canyon; and

WHEREAS, by its very nature, the General Plan is subject to update and revision to account for current and future community needs; and

WHEREAS, the Housing Element is one of the seven State-mandated General Plan chapters or "elements" is, and has been, a component of the City of American Canyon General Plan; and

WHEREAS, housing is an important issue in the State of California and as such, each city and county must identify and analyze existing and projected housing needs within their jurisdiction and prepare goals, policies, programs, and quantified objectives to further the development, improvement, and preservation of housing; and

WHEREAS, American Canyon exceeded the 5th Cycle Housing Element RHNA, (2015-2023) "fair share" Regional Housing Needs Allocation (RHNA) allocation by 68% and accomplished each and every 38 Housing Element Implementation Programs; and

WHEREAS, California State Housing Element Law establishes the requirements for Housing Elements, and California Government Code Section 65588 requires local governments review and revise the Housing Element of their comprehensive General Plans not less than once every eight years; and

WHEREAS, the California Legislature identifies overall housing goals for the State with the goal of ensuring every resident has access to housing and a suitable living environment density bonuses are an effective tool to increase the financial feasibility of housing and incentivize the creation of affordable housing; and

WHEREAS, the City of American Canyon has been allocated 622 new housing units as its share of the Regional Housing Need Assessment (RHNA) within the San Francisco Bay Area region for the 6th Cycle Housing Element (2023-2031); and

WHEREAS, the draft 6th Cycle Housing Element demonstrates RHNA allocation compliance with a housing inventory of 1,556 approved and proposed "Pipeline" dwelling units; and

WHEREAS, the 934-unit RHNA housing inventory "buffer" exceeds the San Francisco Bay Area RHNA allocation by 150 percent; and

WHEREAS, beyond the housing inventory "buffer," the Watson Ranch and Broadway District Specific Plan Specific Plans have, and have had, since their adoption in 2018 and 2019 respectively, existing zoning capacity for an additional 1,200 dwelling units at densities ranging from two to over 20 dwelling units per acre; and

WHEREAS, pursuant to California Government Code Section 65583(c)(9), the City of American Canyon completed extensive public outreach that included a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element. This process included input from stakeholders and community members through interviews, repeated community pop-up events, workshops, a housing survey, a project-specific website availability, and public hearings, specifically including:

1. A Housing Element website with background information in English and Spanish, links to the Housing Survey, and the Draft Housing Element;
2. Advertisement in the City Manager's Update, which has 13,543 weekly subscribers;
3. Regular and periodic posts to the City's social media news accounts, including NextDoor (7,225 members) and Facebook (5,159 followers) requesting community participation in the housing survey and community workshops;
4. Regular "e-blasts" to list of 2,070 stakeholders, including organizations, businesses, housing managers, and community members;
5. Community workshops advertised on the community calendar events and public meeting agendas;
6. Distributed printed flyers and postcards, and surveys in English, Spanish, and Tagalog at pop-up-up events;
7. A Housing Survey hosted online for 127 days (from January 10, 2022, to May 16, 2022) to receive public feedback on housing needs, current housing conditions, and opportunities for housing programs. The survey was available in Spanish and English and received 166 survey participants; and
8. A second mini-survey conducted between January and August 2022 during community pop-up events including American Canyon Middle School, American Canyon High School, Adult Activity Center, Pride, Juneteenth, Meet-Me-In-The Street (2 Festival events), and at National Night Out - an annual city-wide event with approximately 18 block parties throughout the City; and

WHEREAS, the proposed Housing Element policies reflects multiple sources of public input; and

WHEREAS, the Housing Element update must be submitted for review to the California State Department of Housing and Community Development (HCD), and adopted by City Council, and the Planning Commission is required to make a recommendation regarding the Housing Element update prior to City Council adoption; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the 6th Cycle Housing Element qualifies for a Categorical Exemption CEQA Guidelines §15061(b)(3) as the Housing Element has no potential to cause a significant effect on the environment; CEQA Guidelines §15060(c)(2) as a project that will not result in a direct or reasonably foreseeable indirect physical change in the environment; and

WHEREAS, on January 31, 2023, the Planning Commission conducted a duly-noticed public hearing and determined that based on all the evidence presented, including, but not limited to, written and oral testimony given at all City noticed and informal meetings, it is appropriate to recommend that the City Council approve the 6th Cycle Housing Element General Plan Amendment.

NOW, THEREFORE, BE IT RESOLVED that the foregoing recitals are true and correct and are included herein by reference as findings.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission recommends that the City Council approve the 6th Cycle Housing Element General Plan Amendment attached hereto as Exhibit A.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission recommends that the City Council approve, pursuant to the California Environmental Quality Act (CEQA), that the 6th Cycle Housing Element qualifies for a Categorical Exemption CEQA Guidelines 15061(b)(3) as the Housing Element has no potential to cause a significant effect on the environment; CEQA Guidelines § 15060(c)(2) as the Housing Element will not result in a direct or reasonably foreseeable indirect physical change in the environment.

PASSED, APPROVED and **ADOPTED** at a meeting of the Planning Commission of the City of American Canyon held on the 31st day of January, 2023, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Crystal Mallare, Chair

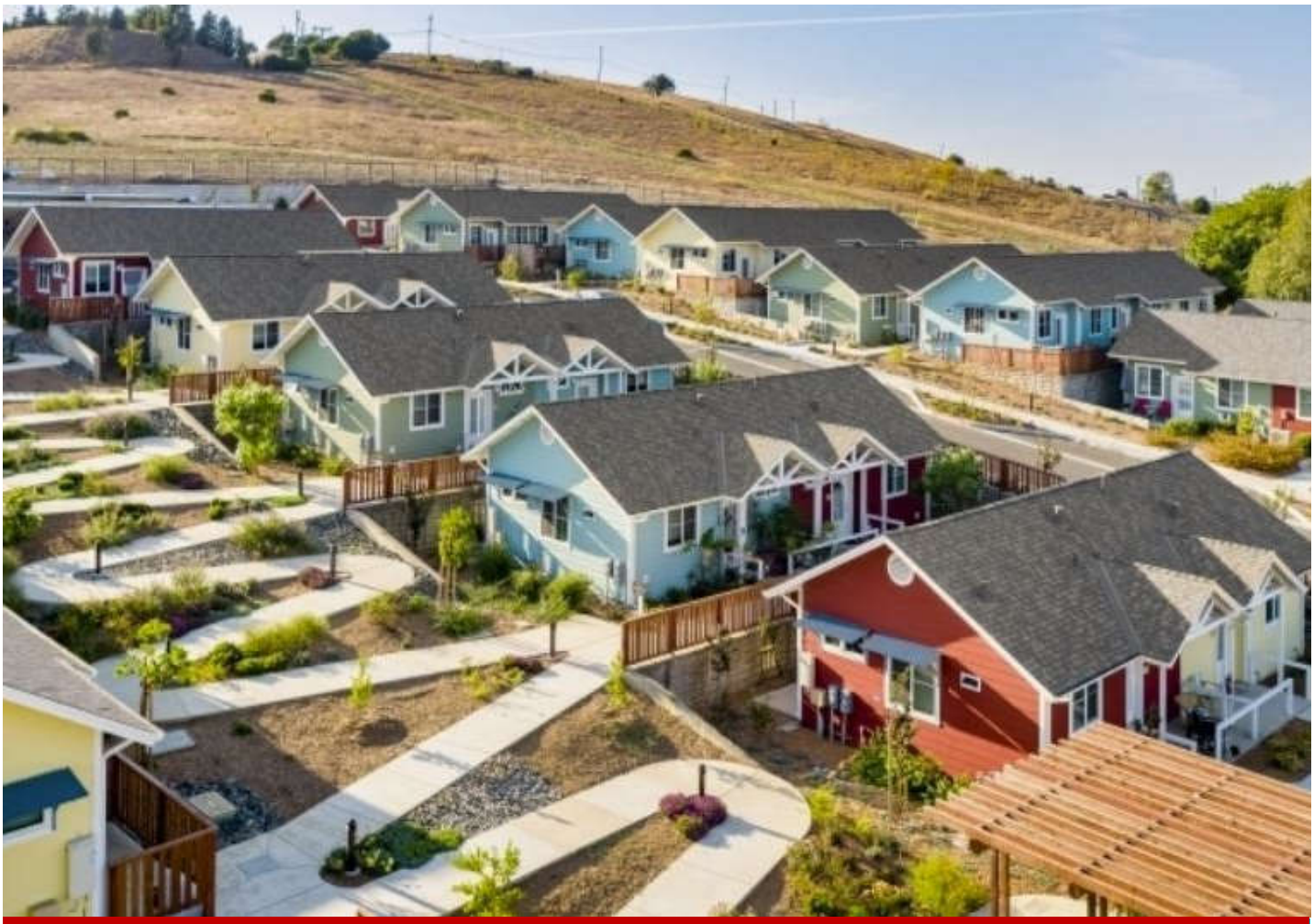
ATTEST:

APPROVED AS TO FORM:

_____
Nicolle Jones, Administrative Technician

_____
William D. Ross, City Attorney

Exhibit A Draft 6th Cycle Housing Element



3 Housing

State law recognizes the vital role local governments fulfill in the supply and affordability of housing. State Law requires the American Canyon City Council to adopt a comprehensive, long-term General Plan for the physical development of the city. One of the seven mandated elements of the General Plan, the Housing Element is the City's key plan for addressing housing needs in through 2031.

California Department of Housing and Community Development (HCD) Review Draft
November 14, 2022

Organization of the Housing Element

Background Report

Published under separate cover, the 2023 Housing Element Background Report provides data and analysis that informs the 2023 Housing Element Policy Document (herein called the Policy Document). Sections of the Background Report include:

- **Needs Assessment:** an assessment of demographic, and economic trends, as well as a discussion of projected housing needs through 2031.
- **Sites Inventory and Analysis:** identifies residential capacity to meet the identified housing needs for all income levels.
- **Constraints on Housing:** identifies governmental and non-governmental constraints to residential development.
- **Affirmatively Furthering Fair Housing (AFFH):** analyzes fair housing data and issues in the City to proactively further fair housing.
- **Other Requirements:** summarizes public outreach effort, General Plan consistency, and other requirements.
- **Evaluation of the Previous Element:** describes housing production in the 5th Housing Element Cycle (2015-2022) and evaluates the effectiveness of implementation programs.

Policy Document

The Policy Document establishes the City's housing action plan for the 6th Cycle Housing Element (2023-2031). The Policy Document includes nine goal statements. Under each goal statement are policies to help the City achieve that goal. Implementation programs, listed at the end of the Policy Document, describe the specific actions the City will take to achieve its housing goals. The implementation programs also identify the City agencies or departments with primary responsibility for carrying out the program and the time frame to accomplish the program.

The following definitions describe the nature of goals, policies, implementation programs, and quantified objectives as they are used in the Policy Document:

- Goal: The ultimate purpose for an effort that the City wants to achieve.

- Policy: A specific guideline for actions with a directive to achieve a goal.

- Implementation Program: An action, procedure, program, or technique that carries out the policy. Implementation programs specify primary responsibility for carrying out the action and an estimated timeframe for its accomplishment. These timeframes are general guidelines and may be adjusted based on City staffing and budgetary considerations.

- Quantified Objective: The number of housing units the City expects to be constructed, conserved, or rehabilitated; or the number of households the City expects will be assisted through Housing Element programs

and based on general market conditions during the eight-year Housing Element timeframe (January 31, 2023, to January 31, 2031).

Goals and Policies

Goal H-1: Housing Supply

Provide sufficient residential land with adequate infrastructure to accommodate the City's Regional Housing Needs Allocation (RHNA), and facilitate mobility within the ownership and rental markets. (Existing Goal 2A)

H-1.1 **Sufficient Lower-Income Capacity.** Designate sufficient vacant land and underutilized sites with maximum densities to facilitate housing development affordable to lower-income households. (Existing Policy 2.1.1 modified)

H-1.2 **Zoning Capacity.** Maintain adequate capacity to accommodate the City's Regional Housing Needs Assessment (RHNA) allocation for all income categories throughout the planning period. (New Policy)

H-1.3 **Existing Residential Capacity.** Protect residentially designated sites from reclassification to nonresidential designations or downzoning to lower densities. (Existing Policy 2.1.2)

H-1.4 **Infrastructure Facilitation.** Ensure infrastructure needed to support anticipated residential development is evaluated in the development review process and funded to ensure continuation and integration of all public services. (Existing Policy 2.1.3 modified)

H-1.5 **Adequate Infrastructure.** Continue to assess development fees, assessment districts, and alternative financing methods to fund adequate infrastructure for residential development. (Existing Policy 2.1.4 modified)

H-1.6 **Constraints to Housing Production.** Identify and remove governmental constraints to housing production, where feasible. (New Policy).

Goal H-2: Balance of Housing Types

Provide a range of housing types within the community to accommodate a variety of incomes and lifestyles, and enable residents to remain in American Canyon throughout their lives. (Existing Goal 2B)

H-2.1 **Diversity of Housing Types.** Promote a diversity of housing types, including large-lot development, single family detached and attached residences, mobile homes, manufactured homes, townhomes, multi-family rental and ownership units, accessory dwelling units, and units combined with nonresidential uses. (Existing Objective 2.2)

H-2.2 **Housing Type Flexibility.** Allow flexibility in the type of units developed on vacant, residentially designated properties in master-planned communities and other planned developments. (Existing Policy 2.2.1)

H-2.3 **Housing Incentives.** Support development of affordable housing by offering development incentives on a case- by-case basis. (New Policy)

H-2.4 **Housing and Supportive Services.** Support housing and supportive services for extremely low-income households and special groups, such as the elderly, persons with disabilities (including developmental disabilities), large families, single-parent households, and those in need of temporary shelter. (New Policy)

H-2.5 **Large Project Housing Mix.** Require larger projects to include a mix of housing types. (Existing Policy 2.2.2)

H-2.6 **Mixed Use Development.** Encourage development of residential uses in association with compatible nonresidential uses in commercial zones. (Existing Policy 2.2.3)

H-2.7 **Accessory Dwelling Units.** Consistent with State Law, facilitate streamline approvals of accessory dwelling units in all residential and mixed-use zones. (Existing Policy 2.2.4, modified)

H-2.8 **Accessory Dwelling Units.** Continue with the partnership with the Napa Sonoma ADU Center or equivalent non-profit organization that provides resources to homeowners to construct and operate accessory dwelling units. (New Policy)

H-2.9 **Missing Middle Housing.** Encourage development of missing middle and workforce housing appropriate for households with incomes between 80 and 140 percent of the median household income. (New Policy)

Goal H-3: Livable Neighborhoods

Create neighborhoods that have a high degree of livability and protect existing neighborhoods from the adverse effects of development. (Existing Goal 2C)

H-3.1 **Residential Design.** Promote residential design that is functional, people- and pedestrian-oriented, aesthetically pleasing, and contributes to a sense of community through the sensitive arrangement of buildings, open space (public and private), and circulation (vehicular and pedestrian). (Existing Objective 2.3, partial)

H-3.2 **Neighborhood Impacts.** Ensure that new development evaluates and mitigates significant adverse impacts on privacy, noise levels, and traffic. (Existing Policy 2.3.2 modified)

H-3.3 **Complementary Design.** Establish objective design standards (e.g., scale, street and circulation design, architectural elements) that complement and respect existing residential neighborhoods. (Existing Policy 2.3.3 modified)

H-3.4 **Older Neighborhood Infrastructure.** Through the Capital Improvement Program, as a social justice program measure maintain infrastructure of older neighborhoods in good condition. (Existing Policy 2.4.2 modified)

H-3.5 **Adequate Facilities and Services.** As a social justice program measure, establish, evaluate, and maintain an adequate level of community facilities, and municipal services throughout the community. (Existing Policy 2.4.3, modified)

H-3.6 **Transit Services**. Actively participate with Napa Valley Transportation Authority program development, including Transit Route Updates as they occur to encourage transit improvements to VineGo and American Canyon Transit. (New Policy)

Goal H-4: Housing Maintenance and Rehabilitation

Maintain and improve the condition of the existing housing stock. (Existing Goal 2D)

H-4.1 **Fire Hazards.** Through grant funds for low- and moderate-income households, reduce fire hazards and correct unsafe living conditions. (Existing Policy 2.5.1 modified)

H-4.2 **Neighborhood Rehabilitation.** Support rehabilitation in older residential neighborhoods and low resource areas. (Existing Policy 2.5.2)

H-4.3 **Rehabilitation Assistance.** Subject to the availability of funds, continue to offer rehabilitation and home improvement loans to qualified households. (Existing Policy 2.5.3, modified)

H-4.4 **Living Conditions.** Promote programs that improve the overall quality and conditions of existing housing in American Canyon with an emphasis on housing that is affordable to lower-income households. (New Policy)

H-4.5 **Code Enforcement**. Evaluate opportunities for comprehensive neighborhood improvements, including focused code enforcement and neighborhood clean-up days, and implement such activities as warranted. (New Policy)

H-4.6 **Housing Balance**. Promote a balance of rental and affordable ownership housing. (New Policy)

Goal H-5: Affordable Housing

Address the housing needs of all economic segments of the existing and future community, including the City's fair share of the regional housing need. (Existing Goal 2E)

H-5.1 **Inclusionary Housing.** Encourage residential developments to incorporate a minimum of 15% affordable units, including units affordable to extremely low-income households. (New Policy)

H-5.2 **Housing Choice Vouchers.** Continue to support County efforts to preserve and expand rental assistance programs for extremely low-income households, including the Housing Choice Voucher Program. (New Policy)

H-5.3 **First Time Homebuyers.** Encourage development of affordable ownership housing for first-time homebuyers. (New Policy)

H-5.4 **Home Ownership Assistance.** Pursue state and federal funding sources to provide fair home purchase options to lower- and moderate-income households. (New Policy)

H-5.5 **Home Ownership Assistance**. Collaborate in regional efforts to pursue funding, such as mortgage revenue bonds and Mortgage Credit Certificates, for homeownership assistance programs. (New Policy)

H-5.6 **Affordable Housing Preference.** Give highest priority in the processing and approval of projects that include housing affordable to extremely low-, very low-, and low-income households. (Existing Policy 2.6.1)

H-5.7 **Expedited Approvals.** Expedite decisions on housing projects to the extent feasible by minimizing the discretionary aspects of project review through implementation of objective development standards. (Existing Policy 2.6.2, modified)

H-5.8 **Affordable Housing Incentives.** Provide regulatory and financial incentives to offset costs associated with development of housing that is affordable to lower-income households. Such incentives could include but are not limited to: density bonuses; use of the City's Affordable Housing Fund; below-market price for City-owned land; expedited permit processing; waived, reduced, or deferred fees; and/or negotiation of alternative development standards. (Existing Policy 2.6.3)

H-5.9 **Affordable Rental Housing Preference.** Prioritize affordable housing consistent with the City's Affordable Housing Preference Policy (Resolution 2007-46 and Resolution 2007-48). (Existing Policy 2.6.4 modified)

H-5.10 **Affordable Housing Assistance.** Use federal, state, local, and private funding assistance, to the extent that these opportunities exist, to encourage development of affordable housing. (Existing Policy 2.6.6 modified)

H-5.11 **Affordable Housing Expertise.** Continue to obtain affordable housing expertise by partnering with the Housing Authority for the City of Napa (HACN) or other agency with expertise in affordable housing programs and administration. (New Policy)

H-5.12 **Non-profit Housing Developer Coordination.** Strive to fully use the resources and abilities of nonprofit housing corporations to provide and construct affordable housing. (Existing Policy 2.6.7 modified)

H-5.13 **Inclusionary Housing Ordinance.** Implement the inclusionary housing ordinance to increase production of new residential units affordable to lower-income households. (Existing Policy 2.6.8, modified)

H-5.14 **Affordable Housing Nexus Fee.** Continue to implement and update as necessary the Affordable Housing Nexus fee to generate local funding for affordable housing. (Existing Policy 2.6.9 modified)

H-5.15 **Employee Housing.** Explore possible programs, partnerships, incentives, and/or requirements for increasing employee housing close to major employers in American Canyon. (Existing Policy 2.6.10 modified)

H-5.16 **Surplus Public Land**. Ensure compliance with the State Surplus Land Act is implemented in accordance with the Resolution 2017-21. (New Policy)

Goal H-6: Preservation of Affordability

To preserve the City's existing affordable housing stock and ensure the long- term affordability of subsequent affordable units. (Existing Goal 2F)

H-6.1 **At-Risk Housing.** Endeavor to preserve income-restricted affordable housing in the City that is at-risk of converting to market-rate. (New Policy)

H-6.2 **Subsidized Housing Preservation.** Preserve the affordability of subsidized rental housing to extremely low-, very low-, and low-income households. (Existing Policy 2.7.1, modified)

H-6.3 **Affordable Unit Replacement.** Require applicants to replace housing as a condition of development approval when discretionary development applications convert or remove housing units occupied by, and are affordable to, very low- or low-income households. (Existing Policy 2.7.2, modified)

H-6.4 **Rental Housing Conversion.** Limit the conversion of apartments to ownership units through the Rental Housing Conversion Ordinance (Municipal Code Chapter 18.32). (Existing Policy 2.7.3)

H-6.5 **Mobile Home Park Protection.** Protect mobile home park residents from involuntary displacement and unreasonable rent increases. (Existing Policy 2.7.4)

H-6.6 **Affordable Housing Resale and Rental Controls.** Impose resale or rent controls for not fewer than 55 years on all units that receive City financial assistance or affordable housing density bonuses. (Existing Policy 2.7.5 modified)

H-6.7 **Affordable Housing Constraints.** Identify and address nongovernmental constraints on development of affordable housing. (New Policy)

Goal H-7: Housing for Special Needs

To promote housing opportunities for those with special housing needs, including seniors, extremely low-income households, persons with a disability, large households, farmworkers, non-English speakers, single parent and female-headed family households, and persons experiencing homelessness. (Existing Goal 2G, modified)

H-7.1 **Special Needs Housing.** Address the physical, financial, and supportive service housing needs of households with special housing needs. (Existing Policy 2.8.1, modified)

H-7.2 **Units for Large Households.** Encourage the construction of rental units containing adequate numbers of bedrooms to accommodate large households with children. (Existing Policy 2.8.2)

H-7.3 **Senior Housing.** Encourage development, rehabilitation, and preservation of senior housing, particularly in areas that are accessible to public transit, commercial services, and health and community facilities. (Existing Policy 2.8.3)

H-7.4 **Reasonable Accommodation.** Provide reasonable accommodation for persons with disabilities. (Existing Policy 2.8.4)

H-7.5 **Accessible Units.** Encourage development of housing units accessible to seniors and people with disabilities, including developmental disabilities. (Existing Policy 2.8.5)

H-7.6 **Farmworker Housing.** Support adequate, safe, and secure housing for farmworkers in the region. (Existing Policy 2.8.6, modified)

H-7.7 **Residential Care Home Conditions.** Support the efforts of State and local agencies to achieve and maintain acceptable living conditions in residential care homes. (Existing Policy 2.8.7)

H-7.8 **Constraints to Special Needs Housing.** Remove governmental constraints on the production of special needs housing. (New Policy)

H-7.9 **Persons Experiencing Homelessness.** Support the efforts of local agencies in preventing homelessness and providing housing for the homeless. (Existing Policy 2.8.9)

H-7.10 **Emergency and Transitional Housing.** Facilitate development of emergency and transitional shelters. (Existing Policy 2.8.10)

Goal H-8: Affirmatively Furthering Fair Housing

To maximize opportunity and housing choice throughout the city and proactively work to overcome patterns of economic segregation and discrimination based on age, sex, race, sexual orientation, religion, familial status, ethnic background, or disability. (New Goal)

H-8.1 **Equal Housing Opportunities**. Encourage and support the enforcement of laws and regulations prohibiting discrimination in the sale, rental, or financing of housing based on race, color, ancestry, religion, national origin, sex, sexual orientation, gender identity, age, disability/medical conditions, familial status, marital status, source of income, or any other arbitrary factor.

H-8.2 **Reasonable Accommodation**. Continue to accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the Zoning Code consistent with the City's adopted policies and any new policies as they may occur.

H-8.3 **Fair Housing Enforcement**. Assist in the enforcement of fair housing laws by providing support to organizations that can receive and investigate fair housing allegations, provide outreach and education regarding fair housing rights, monitor compliance with fair housing laws, and refer possible violations to enforcing agencies.

H-8.4 **Special Needs Housing.** Encourage development of housing affordable to lower-income households and housing for special needs groups throughout the community.

H-8.5 **Information Outreach**. Provide information to the public on available housing, housing affordable to lower-income households, and special needs housing through the City's public information channels.

H-8.6 **Public Investments.** Ensure public investments are equitably distributed throughout the community. (New Policy)

H-8.7 **AFFH Consideration.** Ensure that all housing-related decisions are consistent with the City's commitment to affirmatively further fair housing. (New Policy)

H-8.8 **Housing Complaints.** Report complaints of unfair housing actions to the appropriate agencies. (Existing Policy 2.9.1)

H-8.9 **Fair Housing Service Providers**. Support regional service providers in providing fair housing outreach and enforcement. (Existing Policy 2.9.2, modified)

H-8.10 **Active Leadership.** Provide an active leadership role in fulfilling the programs of the Housing Element. (Existing Policy 2.11.1)

H-8.11 **Universal Design.** Encourage design which supports aging in place (such as universal design) in new development.

H-8.12 **Yocha Dehe Wintun Nation Treatment Protocol.** In the event any Native American human remains, grave goods, ceremonial items, and items of cultural patrimony are found in conjunction with development, including archaeological studies, excavation, geotechnical investigations, grading, and any ground disturbing activity, the "Yocha Dehe Wintun Nation Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation" shall be implemented as included as Appendix A to the Housing Element Background Report.

Goal H-9: Energy Conservation and Sustainable Development

To encourage sustainable residential development and energy conservation in new and existing housing. (Existing Goal 2H)

H-9.1 **Energy Conservation.** Promote the use of energy conservation features in existing homes and the design of new residential development. (Existing Objective 2.10)

H-9.2 **Sustainable Development.** Encourage sustainable development and ensure, at a minimum, that the design of development is 15% more efficient than State laws regarding energy conservation and seek amendments to the zoning code that further reductions in automobile use and associated decreases in Vehicle Miles Travelled (VMT). (Existing Policy 2.10.1 modified)

H-9.3 **Tree Planting.** Promote tree planting in residential areas to provide cooling during the summer months. (Existing Policy 2.10.2)

H-9.4 **Energy Saving Innovations.** Encourage innovative site designs that incorporate passive and active solar designs and natural cooling techniques. (Existing Policy 2.10.3, modified)

H-9.5 **Weatherization and Energy-Efficiency Retrofitting.** Support weatherization and retrofit projects for existing housing units that fall below current state performance standards for energy efficiency. (Existing Policy 2.10.5)

Implementation Programs

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party / Supporting Department(s)	Potential Funding Source	Timeline
A	**No-Net-Loss Evaluation Procedure** Ensure sufficient residential capacity is maintained to accommodate the RHNA by continuing to implement an ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863. The outcomes of monitoring shall be described in the City's annual housing reports submitted to HCD as required pursuant to GC Section 65400. (Source: Existing Program I.2.1, modified).	Maintain a supply of developable land adequate to accommodate the RHNA.	H-1.1 H-1.2 H-1.3 H-8.7 H-8.10	Community Development Department	General Fund	Annually
B	**Available Sites Inventory** The City will prepare and maintain publicly available sites inventory that allows developers to understand suitable sites by household income level. The City will monitor the status of current development projects listed as credits toward RHNA capacity and will remove and replace units assumed on sites if development within the planning period becomes infeasible. The City will consider the need to affirmatively further fair housing in the inventory sites by designating sites for	Identify housing sites suitable to accommodate 622 housing units: • Very low income: 169 units • Low-income: 109 units • Moderate-income: 95 units • Above moderate-income: 249 units Maintain a publicly available inventory of parcels on the City website that meet the requirements of Government Code Section 65583.2(c). Provide sites appropriate for affordable housing in	H-1.1 H-1.3 H-8.7 H-8.10	Community Development Department	General Fund	Publicly available inventory on City website: 2023 Update sites inventory: annual

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party / Supporting Department(s)	Potential Funding Source	Timeline
	lower- and moderate-income households in the western portion of the city. The City will monitor progress toward program objectives and implement additional measures as necessary if the metrics are not being met. (Source: Existing Program I.2.2, modified)	low density and higher income areas to proactively work to overcome concentrations of lower- and moderate-income earning populations.				
C	**Municipal Code Updates** The City will amend the Municipal Code to: • Allow low barrier navigation centers for compliance with Government Code Sections 65660 and 65668 (AB 101). • Allow small residential care facilities in the RRH zone in compliance with California Government Code Section 65583. • Define and create a process to permit large residential care facilities. • Update Chapter 19.27 (Density Bonus) for compliance with California Government Code Sections 65915 through 65918. • Define and allow manufactured housing subject only to the restrictions of single-family uses. • Update FAR standards in the CN and CC zoning districts to allow a minimum of 1.0 for projects with three to seven units or 1.25 for	Provide zoning for a variety of housing types. Identify and remove constraints to housing production. Evaluate and update existing zoning to ensure compliance with State-mandated streamlining requirements (ADUs, area planning, and objective design standards) to address disproportionate housing needs and disparities in access to opportunity related to land use and zoning issues.	H-1.6 H-3.3 H-7.5 H-7.6 H-7.8 H-7.9 H-7.10 H-8.1 H-8.2 H-8.4 H-8.7 H-8.10	Community Development Department	General Fund State and regional grant funding	Update Municipal Code within three years of Housing Element adoption (by January 2026).

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party / Supporting Department(s)	Potential Funding Source	Timeline
	projects with eight to 10 units. • Update standards related to transitional and supportive housing for compliance with AB 2162. • Remove the conditional use permit requirement for large farm employee housing in the CC district. • Revise Chapter 19.41 (Design Permits) to limit subjectivity in review and approval of housing developments and provide objective design standards for developments protected by the Housing Accountability Act under Government Code Section 65589.5 (Source: New Program).					
D	**General Plan Update** The City will update the General Plan for consistency with the 2023-2031 Housing Element Update and for State law compliance. As part of this update, the City will remove growth limits established within the General Plan Land Use Element. (Source: New Program)	Compliance with State law. Identify and remove constraints to housing production.	H-1.5 H-1.6 H-2.3 H-2.6 H-2.7 H-2.8 H-8.7 H-8.10	Community Development Department	General Fund State and regional grant funding	Remove growth limits within three years of Housing Element adoption (by January 2026).
E	**Missing Middle/Workforce Housing** The City will review and amend the zoning ordinance and applicable development standards to encourage and promote missing middle-density housing types (e.g., triplexes, courtyard buildings, townhomes,	Revise zoning standards to encourage missing middle housing by 2026. Provide informational materials about missing middle housing development and related zoning code revisions in	H-2.1 H-2.2 H-2.9 H-2.8 H-2.9 H-6.7 H-8.7 H-8.10	Community Development Department City Council	General Fund	Review and revise zoning ordinance and development standards, as necessary, by 2026. Support development of at least four missing middle-density housing

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party / Supporting Department(s)	Potential Funding Source	Timeline
	live/work) to create a diversity of housing types and densities to reduce displacement pressures on residents overpaying for housing. Specifically, the City will evaluate and revise, as necessary, lot sizes, setbacks, height, and parking requirements to encourage development of missing middle housing, particularly in moderate and high resource areas and low-density residential zones. (New Program)	multiple languages on the City website. Enhance housing mobility and housing choice, encourage development of a variety of missing middle housing types in infill projects. Through revised zoning standards, support development of four missing middle housing developments between 3 and 20 units and 15 moderate-income units in moderate and high resource areas.				developments by 2031. Support development of at least 15 moderate-income units in moderate and high resource areas by 2031.
F	**Accessory Dwelling Units** The City shall continue to incentivize development of accessory dwelling units (ADUs) and adopt, as appropriate, additional programs and incentives for encouraging ADUs, particularly in moderate and high resource, low density areas. For compliance with State law, the City shall update American Canyon Municipal Code (ACMC) Section 19.39.090 to remove subjective design criteria and Sections 19.11.040 and 19.42.020 to allow ADUs in the CN and CC zones by-right. The City shall create informational guides for ADU development, including information on incentives, and make them available on the	Update the Accessory Dwelling Unit Ordinance by 2025 Encourage development of 26 ADUs in the planning period across all income categories Encourage development of the following number of ADUs affordable to low-income households in low-density or high resource areas: • 5 ADUs by 2025 • 10 ADUs by 2028 • 15 ADUs by 2031 Provide informational materials about ADUs and ADU development in multiple languages on the City website.)	H-2.7 H-2.8 H-4.6 H-6.7 H-8.7 H-8.10	Community Development Department	General Fund	Update ADU Ordinance by 2025. Create informational guides and have available on the City's website by 2025. Support development of 26 ADUs in the city by 2031; including 3 ADUs affordable to low-income households.

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party / Supporting Department(s)	Potential Funding Source	Timeline
	City website in multiple languages. (Source: Existing Program I.2.4, modified)					
G	**Neighborhood Preservation Program** The City shall continue to enforce Neighborhood Preservation (Chapter 9.04 of the Municipal Code), which is designed to ensure that individual properties within neighborhoods are maintained at levels that minimize potential nuisances and public health, safety, and welfare public impacts. (Source: Existing Program I.2.5)	Continue to maintain high-quality neighborhoods and minimize impacts to public health, safety, and welfare through active code enforcement.	H-4.1 H-4.2 H-4.3 H-4.4 H-4.5	Community Development Department	General Fund	Active program Ongoing
H	**Residential Rehabilitation Loan Program** Working in collaboration with the City of Napa Housing Authority, the City shall apply as feasible for CDBG funding to support the Residential Rehabilitation Loan Program, which provides no or low deferred interest loans to low-income homeowners to finance home repairs. The City shall publicize information about the program on the City website and shall make information available in multiple languages. (Source: Existing Program I.2.6, modified).	Apply for additional funding annually and as notices of funding available are released. Support the City of Napa Housing Authority to provide funding to repair or replace deficiencies to residential structural, mechanical, plumbing, and electrical systems, roofing, water damage, energy conservation, correction of health and safety issues and accessibility/mobility modifications. Pursue rehabilitation financing assistance for at least 5 households annually during the 2023- 2031 planning period to address disproportionate housing needs and disparities in access to	H-4.1 H-4.2 H-4.3 H-6.7 H-7.9 H-8.6 H-8.7 H-8.10	City of Napa Housing Authority Community Development Department	General Fund CDBG Grant	Annually apply for CDBG funding. Translated materials on City website: within six weeks of English-version release. Provide support to ensure that at least 40 households in the city participate in the Residential Rehabilitation Loan Program by 2031.

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party / Supporting Department(s)	Potential Funding Source	Timeline
		opportunity related to housing cost factors. Provide informational materials in multiple languages on the City website.				
I	**Code Enforcement** The City shall continue to use code enforcement efforts to improve the existing housing stock. The City shall inform owners of residential housing units that received code enforcement actions caused by substandard housing conditions with Residential Rehabilitation Loan Program information and shall provide direct technical assistance to lower-income households dealing with code compliance issues. Technical assistance may include, but is not limited to, one-on-one assistance from staff with technical expertise, assistance with the rehabilitation loan program application, or informational workshop events. (Source: Existing Program I.2.7)	Provide direct technical assistance on the Residential Rehabilitation Loan Program to at least 60 households with substandard housing issues that led to code compliance, including: • 15 extremely low-income households • 15 very low-income households, and • 30 low-income households	H-4.1 H-4.2 H-4.5 H-6.7 H-7.9 H-8.6 H-8.7 H-8.10	Community Development Department	General Fund	Provide technical assistance on applying for the Residential Rehabilitation Loan Program to at least 60 households with substandard housing identified through code compliance program by 2031.
J	**Evaluate Parking Standards** During development of the Housing Element, developers expressed concerns that in some cases, required parking goes unused. In response, the City shall meet with developers review existing parking	In 2023, engage housing developers to discuss parking standards and any constraints posed by existing standards. Evaluate parking requirements by 2024, and revise, as necessary, by 2025.	H-1.6 H-5.8 H-6.7 H-7.9 H-8.7 H-8.10 H-9.2	Community Development Department	General Fund	Evaluate parking requirements by 2024, and revise, as necessary, by 2025.

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party / Supporting Department(s)	Potential Funding Source	Timeline
	standards, and shall consider parking code flexibility to address unused parking stalls to remove this constraint to housing development. (New Program)	Removing unnecessary requirements and constraints posed by parking restrictions will incentivize development of 50 units in the planning period.				
K	**City-owned Land for Affordable Housing** The City shall sell City-owned land, as available and feasible for residential development, at a reduced cost to developers to build affordable housing. The City shall notify non-profit affordable housing developers of opportunity sites as they become available and shall provide information on the sites and incentives for affordable housing development on the City website and in informational brochures available at City Hall. The City shall distribute Requests for Proposals for housing development as sites become available. The City shall, in accordance with AB 1486 (2019) and AB 1255 (2019), annually identify and inventory sites owned by the City that have been sold, leased, or otherwise disposed in the prior year. This inventory shall be publicly available and be included in the Housing Element annual report presented to the City Council and submitted to HCD. (Source: Existing Program I.2.8, modified)	Encourage development of affordable housing on City-owned land. Regularly maintain an inventory of publicly owned surplus or excess land on the City website. Annually release information regarding publicly owned sites that have been sold, leased, or disposed. Notify non-profit affordable housing developers via email as City-owned land becomes available for sale and as the public-facing inventory is revised. Reduce disproportionate housing needs and disparities by evaluating sources of additional public sites for affordable housing.	H-5.8 H-5.16 H-6.7 H-7.9 H-8.5 H-8.7 H-8.10	City Council Community Development Department	General Fund	Annually identify and inventory sites owned by the City that are available for affordable housing development, and sites that have been sold, leased, or otherwise disposed of in the prior year.

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party / Supporting Department(s)	Potential Funding Source	Timeline
	(Source: Existing Program I.2.8, modified)					
L	**Affordable Housing Fund** The City shall provide Affordable Housing Fund financial assistance, as available, to assist construction of affordable housing and/or subsidize affordable housing development impact fees. The City shall review and prioritize potential affordable housing projects based on the following criteria: 1. Convenient access to transit (or provision of transit by the project to meet the needs of its prospective residents). 2. Convenient access to neighborhood services and facilities, as needed by the prospective residents. 3. Convenient access to neighborhood recreation facilities, or onsite provision of adequate facilities. 4. Minimal environmental constraints or cost-effective mitigation of constraints. 5. Cost-effective provision of services and utilities to the site and onsite. 6. Adequate site area to provide sufficient parking, open space, setbacks, and building separations.	Provide financial assistance for development of at least 65 moderate and lower-income housing units: • 10 extremely low-income units • 15 very low-income units • 15 low-income units • 25 moderate-income units Hold bi-annual coordination meetings with local affordable housing providers. Prioritize affordable projects in moderate and high resource areas with convenient access to transportation, services, and recreation opportunities. Reduce disproportionate housing needs and disparities by evaluating sources of additional public funds for affordable housing.	H-5.3 H-5.10 H-5.14 H-6.7 H-7.9 H-8.5 H-8.7 H-8.10	Community Development Department Planning Commission City Council	Affordable Housing Fund	Evaluate opportunities and meeting with developers: biannually. Provide financial assistance for development of at least 65 moderate and lower-income housing units by 2031.

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party / Supporting Department(s)	Potential Funding Source	Timeline
	7. Location within a moderate and high resource area of the city. The City shall hold informational meetings bi-annually, based on funding availability, to inform affordable housing developers of available funding. (Source: Existing Program I.2.10)					
M	**Incentives for Affordable Housing** The City shall facilitate development of affordable housing through the following: 2. Regulatory incentives, such as expediting permit processing, deferred, reduced, or waived fees, or reduced parking requirements; and 2. Providing a density bonus and concessions/incentives for developments that include affordable housing, consistent with State density bonus law. The City shall publicize the above incentives for market rate housing to developers and/or other interested parties by providing informational fliers at the Community Development Department counter and on the City website. The City shall provide information in multiple languages on the City website. The City shall monitor progress toward program objectives annually in the Annual	During the planning period, support development of at least 115 lower- and moderate-income units: • 81 extremely low-income units • 88 very low-income units • 109 low-income units • 95 moderate-income units Provide accessible information on incentives for affordable housing development on City website. Improve language access by providing informational materials in multiple languages on the City website. Reduce disproportionate housing needs and disparities by evaluating sources of additional public funds for affordable housing.	H-1.6 H-5.8 H-5.9 H-5.10 H-7.8 H-7.9 H-8.10	Community Development Department	Affordable Housing Fund General Fund CDBG Grant Federal Tax Credit Financing Section 8 Vouchers	Information on incentives in multiple languages: published on City website by 2024. Support development of at least 115 lower- and moderate-income units by 2031.

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party Supporting Department(s)	Potential Funding Source	Timeline
	Progress Report and shall implement additional measures as necessary if the metrics are not being met. (Source: Existing Program I.2.11).					
N	**Identification and Application for Funding** The City shall identify and apply for housing-related funding to assist in the development, rehabilitation, preservation, or acquisition of housing affordable to lower- and moderate-income households. In the pursuit of funding, the City shall create partnerships with affordable housing developers and non-profit organizations in the pursuit of competitive project-based grant opportunities. (New Program)	Partner with affordable housing developers or non-profit agencies in the pursuit of four project-based funding opportunities in the planning period Create an inventory of funding opportunities available to the City and local developers within six month of the adoption deadline Provide information regarding identified funding opportunities on the City website in 2023 with annual updates thereafter Contact affordable housing developers and non-profit housing agencies to explore potential funding opportunities and public-private partnerships.	H-1.6 H-5.8 H-5.10 H-5.12 H-6.7 H-7.9 H-8.10	Community Development Department	CDBG grants Federal Tax Credit Financing HOME CalHOME HomeKey PLHA AHSC ERAP HHC	Funding applications: four in the planning period, including two by 2026 Inventory of funding opportunities: within six months of the housing element deadline Information to website: 2023 with annual updates Engage developers/non-profits: annually
O	**Funding to Address Nongovernmental Constraints** The City may use CDBG funds to provide necessary on- and off-site improvements for affordable housing developments to reduce development costs. Further, as funding permits, the City may	During the planning period, submit competitive CDBG grant applications funds to support development of: • 10 very-low income units • 10 low-income units	H-1.4 H-1.5 H-1.6 H-2.3 H-5.13 H-5.14 H-7.9 H-8.10	Community Development Department City of Napa Housing Authority	Affordable Housing Fund General Fund	Facilitate CDBG funds for improvements to support development of 40 lower- and moderate-income housing units by 2031

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party / Supporting Department(s)	Potential Funding Source	Timeline
	provide financial assistance to offset the cost of land acquisition for development of affordable housing. (Source: New Program).	• 20 moderate-income units Improve public funds invested in development of affordable housing that contributes to disproportionate housing needs and disparities in access to opportunity.				
P	**Density Bonus Program** The City shall continue to offer density bonuses consistent with State law for qualifying affordable housing and senior housing developments. The City shall continue to distribute and revise, as necessary, the City's informational brochure describing the density bonus provisions, and shall provide the information in multiple languages on the City website. As discussed in Program C, the City shall update Chapter 19.27 (Density Bonus) for compliance with California Government Code Sections 65915 through 65918. (Source: Existing Program I.2.12, modified)	Ensure density bonus information is easily available to the public and housing developers. During the planning period, implement density bonus regulations for development of: • 15 extremely low-income units • 45 very-low income units • 65 low-income units Provide informational materials on the City website and at the planning counter Work to overcome lack of language access by providing informational materials in multiple languages on the City website.	H-1.6 H-2.2 H-2.3 H-2.5 H-2.8 H-5.8 H-6.7 H-7.9 H-8.5 H-8.7 H-8.10	Community Development Department	General Fund	Annually Translated materials: by 2024 Update Municipal Code within three years of Housing Element adoption (by January 2026)
Q	**Planned Development Process** To promote development of affordable housing units, the City shall comply with State Law that permits affordable housing applicants to propose alternative development standards,	Consistent with State Law, evaluate proposed alternative development standards to support development of: • 6 very-low income units • 10 low-income units	H-1.6 H-2.3 H-3.1 H-5.8 H-6.7 H-7.9 H-8.5	Community Development Department	General Fund	15 units by 2026. 30 units by 2028. 56 units within the planning period. Reporting: Annually.

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party Supporting Department(s)	Potential Funding Source	Timeline
	such as alternative parking standards, street improvement standards, maximum density, lot coverage, and height limits. The City shall publicize State Law information on the City website. (Source: Existing Program I.2.13)	• 40 units accessible to seniors or persons with a disability Provide informational materials in on the City website by 2024.	H-8.7 H-8.10 H-9.2			Information on the City website: by 2024.
R	**Assist in Accessing Grant Funding** The City shall offer assistance in accessing local, State, and Federal funding for affordable housing by applying for such funding, when feasible, in partnership with affordable-housing developer(s), or by providing technical assistance or documentation necessary to support an application for funding. (Source: Existing Program I.2.14)	Partner with, or provide technical assistance to, affordable housing developers in the pursuit of funding to assist in development of: • 20 very-low income units • 20 low-income units • 60 units accessible to seniors or persons with a disability Address the shortage of public funds invested in development of affordable housing that contributes to disproportionate housing needs and disparities in access to opportunity	H-5-8 H-5.10 H-5.11 H-7.9 H-6.7 H-7.9 H-8.5 H-8.7 H-8.10	Community Development Department City of Napa Housing Authority	Affordable Housing Fund General Fund Federal Tax Credit Financing	Annually On-going
S	**Partner with the Housing Authority** The City shall continue to partner with the City of Napa Housing Authority or similar entity to take advantage of administrative resources and receive a reasonable	Meet with the Housing Authority to explore potential partnership opportunities at least once a year Obtain additional funding to address the shortage of public	H-5.10 H-7.9 H-6.7 H-7.9 H-8.5 H-8.7	Community Development Department City of Napa Housing Authority	General Fund	Currently active program Meet with Housing Authority: annually

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party / Supporting Department(s)	Potential Funding Source	Timeline
	share of federal, State, and private funding for housing. (Source: Existing Program, modified)	funds invested in development of affordable housing that contributes to disproportionate housing needs and disparities in access to opportunity	H-8.10			
T	**Homebuyer Assistance Program** The City shall continue to seek grant funding to assist first time and low-income homebuyers in purchasing housing. Program actions include down-payment assistance or the establishment of a mortgage credit certificate program. The City shall provide information on incentives available to homeowners in multiple languages on the City website. (New Program).	Identify and apply for two funding opportunities. Depending on funding availability, provide direct assistance to eight first-time homebuyers. Increase opportunities for housing mobility by providing direct assistance to first-time and lower-income homebuyers. Work to overcome lack of language access by providing informational materials in multiple languages on the City website.	H-5.3 H-5.4 H-5.5 H-5.10 H-5.8 H-5.14 H-5.11 H-5.12 H-5.13 H-6.7 H-7.9 H-8.5 H-8.7 H-8.10	Community Development Department City of Napa Housing Authority	CDBG, HOME, and other grant funding as available	Establish homebuyer assistance program by 2026. Identify and apply for potential funding at least twice by 2031. Depending on funding availability provide direct assistance to eight first-time homebuyers by 2031. Provide materials in multiple languages on City website within six weeks of program initiation.
U	**Incentives for Lot Consolidation** The City shall offer incentives, such as reduced or deferred fees, expedited processing, or modified development standards to owners of small and underutilized properties to consolidate and/or re-use small lots to create larger parcels with greater affordable housing development potential. The City will post information on its website about available incentives for lot consolidation.	Through a lot consolidation program, incentivize development of: • 10 units affordable to lower incomes • 10 units accessible to seniors or persons with a disability Engage developers to identify and discuss potential sites annually and as new lots are identified.	H-1.2 H-1.6 H-2.1 H-2.3 H-5.8 H-6.7 H-7.9 H-8.4 H-8.5 H-8.7 H-8.10	Community Development Department	General Fund	Establish incentive policy/program: by 2025 Engage developers: annually and as new lots are identified.

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party / Supporting Department(s)	Potential Funding Source	Timeline
	(Source: Existing Program I.2.15, modified)					
V	**Inclusionary Housing Program** The City shall continue to require all residential projects of three or more above moderate-income units to include affordable units consistent with the Inclusionary Housing Requirements (Municipal Code Chapter 19.28). The City will encourage developers to consider providing inclusionary units that are accessible to seniors or persons with a disability. The City will evaluate the inclusionary housing program and identify changes or revisions necessary to increase lower-income housing supply and remove constraints to production. As part of this effort, the City will explore alternative options for developers other than in-lieu fees for meeting requirements for providing affordable units. (Source: Existing Program I.2.17, modified)	Encourage development of: • 20 very low-income units • 20 low-income units • 20 moderate-income units • 20 units accessible to seniors and persons with a disability At least once annually during the planning period, review and propose updates to the City's existing inclusionary zoning ordinance to address disproportionate housing needs and disparities in access to opportunity related to housing cost factors. Engage with market rate developers and organizations that represent low-income households to discuss constraints and potential revisions to the Inclusionary Housing Program annually.	H-1.6 H-2.1 H-2.3 H-5.1 H-5.13 H-6.7 H-7.1 H-7.5 H-7.8 H-7.9 H-8.4 H-8.7 H-8.11	Community Development Department City Council	General Fund	Annually
W	**Preserve At-Risk Housing** Although no assisted affordable units are currently at-risk of conversion to market rate, the City shall monitor at-risk status of	Preserve all affordable units during the planning period. Monitor at-risk status of assisted affordable housing units annually.	H-6.1 H-6.2 H-6.4 H-6.6 H-6.7	Community Development Department City of Napa Housing Authority	General Fund	Monitor At-Risk Status: annually and with changes in ownership Engage property owners: two years

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party / Supporting Department(s)	Potential Funding Source	Timeline
	all assisted units. If units are identified as at-risk of conversion, the City shall: • contact property owners two years from affordability expiration to discuss options to preserve the units as affordable housing. • seek participation from agencies interested in purchasing and/or managing units at risk of conversion. • contact tenants and provide education regarding tenant rights and conversion procedures pursuant to California law. (Source: Existing Program I.2.19, modified)		H-7.3 H-7.9 H-8.5 H-8.7 H-8.10			from affordability expiration
X	**Mobilehome Park Rent Stabilization Program** The City shall continue to protect the interests of residents living in existing mobile home parks by enforcing the Mobilehome Park Rent Stabilization Program (Chapter 15.04 of the Municipal Code, adopted 1995) which includes measures for rent stabilization, strict conversion standards, and relocation assistance and compensation to residents if parks are converted to another use. (Source: Existing Program I.2.21)	Enforce the Mobilehome Park Rent Stabilization Program. Retain all affordable mobilehome park units	H-2.1 H-6.1 H-6.5 H-7.9 H-8.10	Community Development Department	General Fund	Annual enforcement.
Y	**Rental Assistance Programs**	Address the high cost of rent for lower income households by partnering with the	H-2.7 H-2.8	Community Development Department	General Fund	Engage with the Housing Authority: Annually.

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party Supporting Department(s)	Potential Funding Source	Timeline
	The City shall continue to partner with the City of Napa Housing Authority in the administration of the Housing Choice Voucher program and other tenant based rental assistance programs regionally. The City shall partner with the Housing Authority to pursue additional rental assistance funding and publicize existing programs information on the City website. (Source: Existing Program I.2.22)	Housing Authority in the administration of at least 140 housing choice vouchers regionally, including 34 at the Valley View Senior Apartments in American Canyon. Engage with the Housing Authority annually to discuss opportunities to pursue additional funds for rental assistance programs. Provide informational materials detailing existing rental assistance programs and available resources on the City website by 2024.	H-5.1 H-5.2 H-5.8 H-5.9 H-5.10 H-5.11 H-5.12 H-5.14 H-5.15 H-6.1 H-6.4 H-6.5 H-6.6 H-6.7 H-7.3 H-7.6 H-7.8 H-7.9 H-8.5 H-8.7 H-8.10			Apply for funding: as available. Information on City website: by 2024.
Z	**Senior Homeowner Assistance** The City shall conduct targeted outreach to senior homeowners to inform them of the Residential Rehabilitation Loan Program, PACE Program, and other resources available to assist with home rehabilitation. (Source: Existing Program I.2.23)	Inform seniors about City programs that assist with rehabilitation costs by providing information on the City website by 2024. Outreach directly with 100 senior homeowners during the planning period, including 50 in the first three years of the planning period. Provide technical assistance to assist 10 senior households	H-7.1 H-7.3 H-7.4 H-7.5 H-7.9 H-8.2 H-9.5	Community Development Department	General Fund	Release information: by 2024. Outreach to 50 homeowners by 2026 and 100 homeowners by 2031.

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party / Supporting Department(s)	Potential Funding Source	Timeline
		with funding applications.				
AA	**Housing for Persons with Disabilities** The City shall facilitate construction of subsidized rental housing affordable to extremely low-, very low- and low-income persons that meet the physical and supportive service needs of persons with disabilities, including developmental disabilities, such as: handicapped accessibility; on-site supportive services and/or daily living assistance; and transportation. The City shall continue to publicize financial and regulatory incentive opportunities to developers interested in the construction of subsidized rental housing that meets the needs of persons with disabilities by providing informational fliers at the Community Development Department and in all general development application packets. (Source: Existing Program I.2.24)	Encourage development of 40 affordable units accessible to persons with a disability, including 25 by 2028 Provide information on financial and regulatory incentives to prospective developers directly and on the City website.	H-1.6 H-2.1 H-2.3 H-2.4 H-3.5 H-4.4 H-4.5 H-4.6 H-5.1 H-5.2 H-5.9 H-5.11 H-7.1 H-7.3 H-7.4 H-7.5 H-7.7 H-7.8 H-7.9 H-8.4 H-8.11	Community Development Department	Affordable Housing Fund General Fund	Engage with developers: annually Encourage development of 40 affordable units accessible to persons with a disability, including 25 by 2028.
BB	**Outreach to Developmentally Disabled** The City shall continue to work with the North Bay Regional Center to implement an outreach program informing residents of the housing and services available for persons with	Provide direct outreach to 20 households with persons with a developmental disability. Provide information on available resources and the North Bay	H-7.1 H-7.4 H-7.5 H-7.9 H-8.1 H-8.2 H-8.4	Community Development Department	General Fund	Annually

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party Supporting Department(s)	Potential Funding Source	Timeline
	developmental disabilities. The City shall continue to make information available on the City website. (Source: Existing Program I.2.25)	Regional Center on the City website.	H-8.5 H-8.6 H-8.7 H-8/10 H-8.11			
CC	**Facilitate Construction of Large Units** The City shall encourage construction of housing that includes three- and four-bedroom units affordable to extremely low-, very low-, and low-income households. The City shall continue to publicize financial and regulatory incentive opportunities to developers interested in constructing housing that includes larger affordable units by providing informational fliers at the Community Development Department and in all general development application packets. The City shall update these materials as necessary throughout the planning period. (Source: Existing Program I.2.29)	Encourage development of 40 large housing units, including 20 available to lower income households Review and revise the informational materials provided on the City website and at the planning division counter by 2024.	H-1.6 H-2.1 H-2.3 H-4.6 H-7.2 H-7.9 H-8.4 H-8.6 H-8.7 H-8.10	Community Development Department	General Fund	Encourage development of 40 large housing units, including 20 available to lower income households, by 2031 Update materials: by 2024
DD	**Farmworker Housing** The City shall continue to support regional efforts to address farmworker housing issues. The City shall also offer incentives, such as fee waivers and reduced development standards, for farmworker housing. (Source: Existing Program I.2.30)	Provide incentives to encourage development of 25 units intended as farmworker housing Meet bi-annually with regional partners and neighboring jurisdictions to coordinate regional efforts	H-1.6 H-2.1 H-2.3 H-4.6 H-5.15 H-7.1 H-7.6 H-7.8 H-7.9	Community Development Department	Affordable Housing Fund General Fund	Regional coordination: biannually Encourage development of 25 units intended as farmworker housing by 2031

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party / Supporting Department(s)	Potential Funding Source	Timeline
			H-8.4 H-8.6 H-8.7 H-8.10			
EE	**Distribute Homeless Shelter Information** The City shall provide information regarding the Napa Valley Shelter System to City personnel and others (e.g., newspapers, churches) likely to be in contact with those needing shelter and shall direct personnel to refer such persons as appropriate. (Source: Existing Program I.2.31)	Provide information on resources to those in need of shelter, with a goal to directly connect with 50 households in the planning period, including 30 by 2028. Provide information and training, as necessary, to City staff in direct contact with residents experiencing homelessness.	H-1.6 H-2.1 H-2.3 H-2.4 H-3.5 H-4.4 H-7.1 H-7.8 H-7.9 H-8.4 H-8.5 H-8.6 H-8.7 H-8.10	Community Development Department	General Fund	Connect with: 30 households by 2028; 50 households by 2031.
FF	**Affirmatively Furthering Fair Housing** The City shall address disparities in housing needs and access to opportunity for all persons regardless race, color, religion, sex, national origin, familial status, disability gender, gender identify, gender expression, sexual orientation, marital status, ancestry, veteran or military status, source of income, and genetic information as protected categories by the California Fair Employment and Housing Act (Part 2.8 [commencing with Section 12900] of Division 3 of Title 2), Section 65008, and any	a) Identify private programs for shared living that connect those with a home and are willing to share living accommodations with those that are seeking housing, particularly persons with disabilities, seniors, students, and single person households, and provide information and links to the programs on the City website by 2024. b) Invest and encourage outside investment in infrastructure improvements throughout the city, particularly to	H-1.5 H-1.6 H-2.1 H-2.3 H-2.4 H-3.5 H-3.6 H-4.4 H-7.1 H-7.8 H-7.9 H-7.10 H-8.1 H-8.6 H-8.7 H-8.8	Community Development Department Public Works Department City Manager Communications Staff	General Fund Affordable Housing Fund CDBG, HOME, and other Federal and State grant programs.	a: by 2024 b: annually and though the CIP process -d: annually e: by 2026

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party / Supporting Department(s)	Potential Funding Source	Timeline
	other state and federal fair housing and planning law. The City identified barriers to fair housing through the Affirmatively Furthering Fair Housing Assessment and meaningful actions to begin to proactively address factors contributing to fair housing barriers. Actions the City will take to address the identified barriers and foster an inclusive community include: **Lack of language access:** Programs F, H, M, P, T, and GG **Lack of local fair housing outreach and enforcement:** Programs GG and HH **Disproportionate housing needs and disparities:** ***Housing Cost:*** Programs H, V, FF (objective a) ***Funding:*** Programs K, L, M, O, R, S ***Land Use and Zoning:*** C, FF (objective b) ***Alternative Modes of Transportation:*** FF (objectives c-e) The City included additional AFFH objectives with this program. The City shall monitor progress toward these objectives annually in the Annual Progress Report and shall implement additional measures, as necessary. (Source: New Program)	increase connectivity and fill gaps. Investigate investment opportunities annually and with each update to the Capital Improvement Program. c) Participate in Napa Valley Transportation Authority Transit Route Updates as they occur to encourage transit improvements to VineGo and American Canyon Transit in neighborhoods with below average walkability scores (Figure C21) and areas that are not within 0.5 miles of a transit stop. d) Expand the bicycle and pedestrian infrastructure network throughout the city to improve bikability and walkability, especially In areas with below average walkability scores, as shown on Figure C21. e) By 2026, update the City's accessibility program with emphasis on improving access to public buildings, facilities and housing, and infrastructure improvements including sidewalks and pedestrian crossings to increase accessibility for all residents of the city, especially for persons	H-8.9 H-8.10			

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party / Supporting Department(s)	Potential Funding Source	Timeline
		with disabilities. Within this effort, engage with disability rights groups to conduct a neighborhood gap analysis.				
GG	**Distribute Fair Housing Information** The City shall provide information about Housing Authority services to all City personnel and shall continue to distribute fair housing information to public agencies and establishments in American Canyon, in City buildings and other public locations (e.g., City hall, fire station, library, post office, community centers), in City mailings to residents, and on the City website. The City shall provide these materials in multiple languages. (Source: Existing Program I.2.32, modified)	Provide information to City staff immediately. Update informational materials and website content related to Housing Authority services by 2024 and annually thereafter. Provide these materials in multiple languages. Take meaningful actions to address the lack of local fair housing outreach through staff training, updated resource materials, and multi-language outreach.	H-1.6 H-3.5 H-4.4 H-7.1 H-7.8 H-7.9 H-8.1 H-8.3 H-8.7 H-8.8 H-8.9 H-8.10	City of Napa Housing Authority Community Development Department Other city personnel	General Fund	Update materials and website: by 2024. Translated materials: by 2024.
HH	**Fair Housing Enforcement and Outreach** The City shall collaborate with Fair Housing Napa Valley (FHNV), the Housing Authority, or similar entity to provide fair housing enforcement and outreach targeted residents who may experience housing discrimination, rental property owners, real estate industry representatives, and lenders.	Take meaningful actions to improve local fair housing outreach and enforcement.	H-3.5 H-4.4 H-7.1 H-7.8 H-7.9 H-8.1 H-8.7 H-8.8 H-8.9 H-8.10	Community Development Department Fair Housing Napa Valley	General Fund	Annually

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party Supporting Department(s)	Potential Funding Source	Timeline
	• Participate in FHNV meetings, at least once annually, to coordinate regional responses to housing discrimination issues. • At least once annually, obtain feedback through a multimedia campaign, including public surveys, focused discussions, and in-person to obtain public input and feedback on fair housing issues. • Work with the FHNV to conduct random testing at least once every five years. Specifically, with the release of the 2020 Census, determine the appropriate biases be tested in the city. • At least once a year during the 2023 – 2031 planning period, ensure the City's contract with FHNV continues to mutually resolve rent disputes and provide education to tenants and landlords on their rights. • Conduct at least one fair housing workshop annually with targeted populations, including mobilehome parks. • Involve neighborhood groups and other community					

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party / Supporting Department(s)	Potential Funding Source	Timeline
	organizations when conducting outreach and education activities. • Conduct an annual workshop and partner with local organizations including the Housing Authority and Fair Housing Napa Valley to present free homeownership education seminars in lower-income neighborhoods. (Source: New Program)					
II	**Maintain Adequate Staffing** The City shall maintain City staffing or contracted services at levels that are adequate to ensure continued prompt review of residential development applications. The City shall strive to affirmatively recruit a diverse and multilingual staff, as positions become available. (Source: Existing Program I.2.38, modified)	Maintain adequate staffing levels Recruit a diverse and multilingual staff by considering diversity in hiring decisions and by promoting job postings in a variety of languages and on a variety of platforms.	H-1.6 H-6.7 H-7.9 H-8.1 H-8.5 H-8.7 H-8.10	Community Development Department Human Resources	General Fund	Translated job postings: by 2024.
JJ	**Encourage Sustainable Building** The City shall continue to encourage new residential development and rehabilitation projects incorporate sustainable building design and siting, construction, and operation. The City reduces energy consumption through	Encourage sustainable building design in all residential development. Update the Building Code as necessary for compliance with periodic updates to State building code and CalGreen requirements. Provide information on resources and	H-1.6 H-6.7 H-8.7 H-8.10 H-9.1 H-9.2 H-9.4	Community Development Department	General Fund	Ongoing, with code updates, as necessary.

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party Supporting Department(s)	Potential Funding Source	Timeline
	the use of recycled water for new large residential, commercial, and industrial, projects; requires adherence to the City's ZeroWastewater Footprint Policy that requires new development to fund potable water conservation in the water distribution system to offset potable water demand from the project, or additional off-site water sources; and participates in the regional trash recycling programs. The City shall continue to enforce the Electric Vehicle Charging Station Ordinance to streamline permit processing. (Source: Existing Program, I.2.34)	incentives on the City website.				
KK	**Energy Conservation Fact Sheet** The City shall make an informational fact sheet available that will describe energy conservation measures that can be instituted in existing homes for little cost and will save energy and utility expenses. (Source: Existing Program I.2.35)	Provide and update, as necessary, information fact sheets on energy conservation measures on the City website and at the planning counter.	H-1.2 H-6.7 H-8.5 H-8.7 H-8.10 H-9.1 H-9.2 H-9.3 H-9.4 H-9.5	Community Development Department	General Fund	2024 Updated: Annually
LL	**Adjust Utility Allowances for Green Affordable Housing Units** As an incentive for development of affordable housing projects, the City shall	Incentivize green affordable housing projects. Review and update utility allowances annually.	H-1.2 H-6.7 H-8.7 H-8.10 H-9.1 H-9.2	Community Development Department City of Napa Housing Authority	General Fund Affordable Housing Fund.	Annually

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party / Supporting Department(s)	Potential Funding Source	Timeline
	continue to work to reduce utility allowances for affordable green housing units. (Source: Existing Program, I.2.36)		H-9.3 H-9.4 H-9.5			

Quantified Objectives

State law requires that the Housing Element contain quantified objectives for the maintenance, preservation, improvement, and development of housing (Government Code Section 65583b). The quantified objectives, shown in H-Table 1, establish the maximum number of housing units by income category that can be constructed, rehabilitated, and conserved over the eight-year planning period given available resources in the community. State law recognizes that the total housing needs identified by a community may exceed available resources and the community's ability to satisfy this need.

Quantified Objectives for New Construction, Rehabilitation, and Preservation

H-Table 1: Quantified Objectives, 2015-2023

Income Groups	New Construction	Rehabilitation	Conservation and Preservation
Extremely Low	81	25	20
Very Low	171	40	30
Low	200	40	35
Moderate	145	0	20
Above Moderate	106	0	0
Total	**657**	**75**	**105**

Quantified Objectives for Residents with Special Housing Needs

Seniors and persons with a disability:

- Encourage development of 170 units
- Engage with 130 households

Persons experiencing homelessness:

- Engage with 50 households

Farmworkers/workforce housing:

- Encourage development of 25 units

American Canyon Housing Element Background Report

Department of Housing & Community Development Review Draft
November 14, 2022

Table of Contents

Chapter 1 Introduction 1-1

Housing Element Purpose and Content 1-1

Organization of the Housing Element 1-1

Relationship to Other General Plan Elements 1-2

Data Sources and Methods 1-2

Chapter 2 Evaluation of Previous Housing Element 2-1

Implementation Programs 2-3

Chapter 3 Housing Needs Assessment 3-1

Key Findings 3-1

Introduction 3-1

Population and Employment Trends 3-2

Household Characteristics and Trends 3-10

Housing Stock Characteristics 3-30

Special Housing Needs 3-35

Analysis of At-Risk Units 3-55

Projected Housing Needs 3-57

Chapter 4 Assessment of Fair Housing 4-1

Key Findings 4-1

Introduction 4-2

Fair Housing Resources 4-6

Segregation and Integration Patterns and Trends 4-8

Disparities in Access to Opportunities 4-39

Disproportionate Housing Needs 4-58

Contributing Factors 4-75

Local Area Knowledge 4-77

Sites Inventory Analysis 4-80

Fair Housing Priorities and Policies 4-89

Chapter 5 Constraints 5-1

Key Findings 5-1

Governmental Constraints 5-2

Non-Governmental Constraints 5-44

Environmental Constraints 5-50
Infrastructure Constraints..... 5-54
Chapter 6 Resources 6-1
Key Findings 6-1
Future Housing Needs..... 6-1
Units Planned or Approved..... 6-2
Accessory Dwelling Units 6-7
Remaining Share of RHNA 6-7
Adequacy of Residential Sites Inventory in Meeting RHNA..... 6-7
Availability of Infrastructure and Services 6-8
Environmental Constraints 6-12
Financial Resources for Affordable Housing 6-12
Administrative Resources 6-14
Chapter 7 Community Engagement 7-1
Public Noticing 7-1
Housing Survey 7-1
Project Website..... 7-3
Stakeholder Interviews 7-3
Community Pop-Up Events 7-5
Public Meetings..... 7-7
Community Workshops 7-8
Public Review Draft..... 7-11
Community Outreach Materials 7-12
Appendix A Yocha Dehe Wintun Nation Treatment Protocol A-1

TABLES

Table 2-1 Progress Toward the 5th Cycle RHNA..... 2-2
Table 3-1 American Canyon Population Growth Trends (1990-2020)..... 3-3
Table 3-2 Neighboring Jurisdictions Population Trends (1990–2020)..... 3-3
Table 3-3 Napa County Jurisdictions Population Projections (2010–2040) 3-4
Table 3-4 Major Employers in American Canyon 3-7
Table 3-5 Napa County Projected Growth by Industry Sector (2018-2028) 3-8
Table 3-6 Napa County Wages by Occupation (2020) 3-9
Table 3-7 Number of Persons Per Household (2000-2020)..... 3-11

Table 3-8 Percent of Households Overpaying for Housing, American Canyon and Napa County, 2014-2018 3-15
Table 3-9 Income Definitions (2021) 3-21
Table 3-10 Napa County Income Limits Per Household Size 3-22
Table 3-11 Household Income (2019) 3-23
Table 3-12 Napa County Fair Market Rents (2022) 3-24
Table 3-13 Ability to Pay (American Canyon, 2021) 3-28
Table 3-14 Housing Problems, American Canyon, 2011 3-33
Table 3-15 Housing Permits Issued (2015-2019) 3-35
Table 3-16 Persons with Disability by Age and Disability 3-38
Table 3-17 Adult Care Facilities 3-41
Table 3-18 Senior Population (1990-2019) 3-42
Table 3-19 Elderly Care Facilities 3-43
Table 3-20 Median Household Income by Household Size (2019) 3-45
Table 3-21 Qualified Entities, Napa County (2021) 3-56
Table 3-22 American Canyon Regional Housing Need Allocation 3-57
Table 4-1 Domains and List of Indicators for Opportunity Maps 4-5
Table 4-2 Fair Housing Organizations Active in Napa County 4-6
Table 4-3 Fair Housing Complaints, 2017 to 2022 (American Canyon) 4-8
Table 4-4 Racial/Ethnic Dissimilarity Trends (Napa County) 4-10
Table 4-5 Tenure by Household Type and Presence of Children (Napa County) 4-20
Table 4-6 Tenure by Household Type and Presence of Children (American Canyon) 4-21
Table 4-7 Housing Cost Burden of Lower-Income Households (2014-2018) 4-60
Table 4-8 Housing Problems (Napa County) 4-69
Table 4-9 Housing Problems (American Canyon) 4-70
Table 4-10 Language Spoken at Home 4-78
Table 4-11 Place of Birth (Foreign Born) 4-79
Table 4-12 Pipeline Projects by Opportunity Areas 4-82
Table 4-13 Site Inventory Overview (Site Basis) 4-83
Table 4-14 Fair Housing Issues, Contributing Factors, and Meaningful Actions 4-90
Table 5-1 General Plan Land Use Designations 5-4
Table 5-2 Growth Management Limits 5-6

Table 5-3 Zones and Allowable Residential Uses 5-12
Table 5-4 Citywide Development Standards 5-24
Table 5-5 Watson Ranch Specific Plan Development Standards 5-25
Table 5-6 Broadway Specific Plan 5-25
Table 5-7 Parking Standards by Residential Use 5-28
Table 5-8 Development Fees 5-38
Table 5-9 Residential Building Permit Fees 5-39
Table 5-10 Residential Planning Permit Fees 5-40
Table 5-11 Median Home Value Comparisons, 2016-2022 5-45
Table 5-12 Development Affordability Gap 5-46
Table 5-13 Development Costs and Sale Prices in American Canyon 5-47
Table 5-14 Disposition of Loan Applications in 2017 for American Canyon, 2017 5-49
Table 6-1 American Canyon Housing Needs, 2023-2031 6-2
Table 6-2 Planned, Approved, and Pending Projects, 2021 6-4
Table 6-3 Summary of American Canyon's Ability to Satisfy RHNA 6-8
Table 6-4 Affordable Housing Nexus Fee 6-14
Table 6-5 Affordable Housing Providers in American Canyon 6-15
Table 7-1 Summary of Comments Received and Responses 7-11

FIGURES

Figure 2-1 Progress Toward the 5th Cycle RHNA 2-2
Figure 3-1: Population by Age, 2000-2019 3-4
Figure 3-2 Population by Race, 2000-2019 3-5
Figure 3-3 Employment by Industry 3-6
Figure 3-4 Household Growth Trends in American Canyon (2010–2019) 3-10
Figure 3-5 Household Composition by Type 3-12
Figure 3-6 Overcrowding by Tenure and Severity 3-13
Figure 3-7 Overcrowding by Income Level and Severity 3-14
Figure 3-8 Cost Burden by Tenure 3-16
Figure 3-9 Cost Burden by Income Level 3-17
Figure 3-10 Cost Burden by Race 3-18
Figure 3-11 Households by Tenure 3-19
Figure 3-12 Housing Units in American Canyon 3-19
Figure 3-13 Housing Tenure by Age of Householder 3-20

Figure 3-14 Households by Household Income Level 3-21
Figure 3-15 Zillow Home Value Index 3-25
Figure 3-16 Home Values of Owner-Occupied Units 3-25
Figure 3-17 Contract Rents for Renter-Occupied Units 3-26
Figure 3-18 Median Contract Rent.....3-27
Figure 3-19 Typical Home Value in Napa County 2021.....3-30
Figure 3-20 Housing Type Trends.....3-31
Figure 3-21 Housing Units by Number of Bedrooms 3-31
Figure 3-22 Housing Units by Year Structure Was Built.....3-32
Figure 3-23: Vacant Units by Type 3-34
Figure 3-24 Disability by Type 3-37
Figure 3-25 Senior Households by Income and Tenure 3-42
Figure 3-26 Household Size by Tenure.....3-44
Figure 3-27 Cost Burden by Household Size 3-45
Figure 3-28 Farm Workers in Napa County.....3-46
Figure 3-29 Non-English Speakers 3-48
Figure 4-1 Percent of Total Non-White Population (Napa County).....4-12
Figure 4-2 Percent of Total Non-White Population (American Canyon) ...4-13
Figure 4-3 Predominant Populations (American Canyon) 4-14
Figure 4-4 Disability by Type (American Canyon) 4-16
Figure 4-5 Percent of Population with a Disability (Napa County) 4-17
Figure 4-6 Percentage of Population with One or More Disabilities (American Canyon) 4-18
Figure 4-7 Female-Headed Households with Children Present, No Spouse/Partner Present (Napa County) 4-22
Figure 4-8 Children in Married-Couple Households (Napa County) 4-23
Figure 4-9 Female-Headed Households with Children Present, No Spouse/Partner Present (American Canyon).....4-24
Figure 4-10 Children in Married-Couple Households (American Canyon)...4-25
Figure 4-11 Median Household Income (Napa County) 4-28
Figure 4-12 Low and Moderate Income Population (Napa County).....4-29
Figure 4-13 Median Household Income (American Canyon).....4-30
Figure 4-14 Low to Moderate Income Population (American Canyon).....4-31
Figure 4-15 Poverty Status (Napa County).....4-33
Figure 4-16 Poverty Status (American Canyon) 4-34

Figure 4-17 Neighborhood Segregation (American Canyon) 4-35
Figure 4-18 Predominant White Population (Napa County) 4-37
Figure 4-19 Predominant Populations and Median Household Income (American Canyon)..... 4-38
Figure 4-20 Access to Transit Within a Quarter Mile (American Canyon) .. 4-42
Figure 4-21: Walkability Index (American Canyon) 4-43
Figure 4 22 TCAC Opportunity Areas – Education Outcomes (Napa County)..... 4-45
Figure 4-23 TCAC Opportunity Areas - Education Outcomes (American Canyon) 4-46
Figure 4-24 TCAC Opportunity Areas - Economic (Napa County) 4-49
Figure 4-25 TCAC Opportunity Areas – Economic (American Canyon) 4-50
Figure 4-26 Job Proximity Index (American Canyon) 4-51
Figure 4-27 CalEnviroScreen 4.0 Percentile Scores (Napa County)..... 4-54
Figure 4-28 CalEnviroScreen 4.0 Percentile Scores (American Canyon) 4-55
Figure 4-29 TCAC Opportunity Areas – Environment (Napa County) 4-56
Figure 4 30 TCAC Opportunity Areas – Environment (American Canyon) 4-57
Figure 4-31 Overpayment by Renters (Napa County) 4-61
Figure 5-1 Floor Area Ratio..... 5-5

Chapter 1
Introduction

Housing Element Purpose and Content

Pursuant to Government Code Section 65302, the General Plan must include the following elements: Land Use, Housing, Circulation, Noise, Safety, Conservation, Open Space, and under certain circumstances, Environmental Justice. As mandated by California Government Code Section 65581, the Housing Element is the only element required to be updated on a routine basis (every eight years). The Housing Element is a comprehensive strategy for providing safe, decent, and affordable housing for all residents. The Housing Element must include:

- Identification and analysis of existing and projected housing needs, resources, and constraints;
- A statement of goals, policies, quantified objectives, and scheduled programs for preservation, improvement, and development of housing;
- Identification of adequate sites for housing; and
- Adequate provision for existing and projected needs of all economic segments of the community.

The Housing Element helps the City determine how to address existing and future housing needs and plan for future growth by establishing actions and priorities for housing programs. This Housing Element represents the City of American Canyon's 6th Cycle Housing Element (covering the planning period 2023 through 2031).

Organization of the Housing Element

This 2023 Housing Element Background Report provides data and analysis that informs the 2023 Housing Element Policy Document (herein called the Policy Document), which is published under separate cover. Chapters of the Background Report include:

- Chapter 1: Introduction
- Chapter 2: Evaluation of Previous Housing Element
- Chapter 3: Housing Needs Assessment
- Chapter 4: Assessment of Fair Housing
- Chapter 5: Constraints
- Chapter 6: Resources
- Chapter 7: Community Outreach

Relationship to Other General Plan Elements

The City of American Canyon adopted its current General Plan in 1994 with amendments to several elements over the years. In early 2020, the City kicked off the comprehensive General Plan update. The first phase, a "Technical Update," is anticipated to be completed in 2023. The update will include changes to all elements to address internal consistency, including consistency issues with this Housing Element Update, described more fully in Chapter 5, Constraints, and the Policy Document.

The City of American Canyon's 2040 General Plan is comprised of the following elements: Environmental Justice, Land Use, Mobility (Circulation), Utilities, Environment, Parks & Recreation (Conservation and Open Space), Safety, Noise, and Economic Development. All elements bear equal weight, and no element has legal precedence over another. California Government Code Section 65583(c) requires the Housing Element to maintain internal consistency with other General Plan Elements. For example, residential density limits established by the Land Use Element are reflected in the Housing Element Sites Inventory and form the basis for analyzing residential capacities within the City. Environmental constraints identified in the Environment and Safety elements, such as areas of the City in which potential residential development could be impacted by landslides, are recognized in the Housing Element as limitations for additional housing.

Data Sources and Methods

Data from a variety of sources is used to complete the Housing Element. The most commonly cited source is the U.S. Census; the Census provides consistent demographic characteristics that are widely accepted. American Community Survey is a feature offered by the U.S. Census and includes five-year estimates on population and demographic characteristics. Other data sources include the following:

- California Department of Housing and Community Development (HCD)
- California Housing Finance Agency
- California Tax Credit Allocation Committee
- Comprehensive Housing Affordability Strategy (CHAS)
- California Department of Finance (DOF)
- Home Mortgage Disclosure Act (HMDA) lending data
- Napa Point-in-Time Count data on homelessness
- State Employment Development Department (EDD) data on wage and labor statistics
- United States Department of Housing and Urban Development (HUD)

Chapter 2
Evaluation of Previous Housing Element

The Evaluation of the Previous Housing Element illustrates accomplishments achieved during implementation of the City's 5th Cycle Housing Element. Policies in the 5th Cycle Housing Element addressed the following:

- Providing sufficient residential land with adequate infrastructure to accommodate the City's fair share of projected growth, and to facilitate mobility within the ownership and rental markets.
- Providing a range of housing types within the community to accommodate a variety of incomes and lifestyles, and to enable residents to remain in American Canyon throughout their lives.
- Creating neighborhoods that have a high degree of livability and protecting existing neighborhoods from the adverse effects of development.
- Maintaining and improving the condition of the existing housing stock.
- Addressing the housing needs of all economic segments of the existing and future community, including the City's fair share of the regional housing need.
- Preserving the City's existing affordable housing stock and ensuring the long-term affordability of subsequent affordable units.
- Promoting housing opportunities for special needs groups and for all people regardless of race, color, religion, gender, sexual orientation, disability, marital status, ancestry, or national origin.
- Encouraging sustainable residential development and energy conservation in new and existing housing.
- Maximizing attainment of housing goals and ensuring Housing Element programs are implemented in a timely manner.

The City reviewed and evaluated progress in implementing the 5th Cycle Housing Element. Table 2-1 and Figure 2-1 show the City's progress toward meeting the 5th Cycle RHNA. As of January 2022, the City permitted 577 units, including 182 very low-, 109 low- and 143 moderate-income units. Further, 385 units were constructed during the 5th Cycle, including the Canyon Ridge Apartments (149 units), Valley View Senior Apartments (70 units), and the Village Vintage Ranch (162 units) in 2021. By 2021, the City permitted 124 very low-income and 66 low-income units, more than enough to accommodate the RHNA.

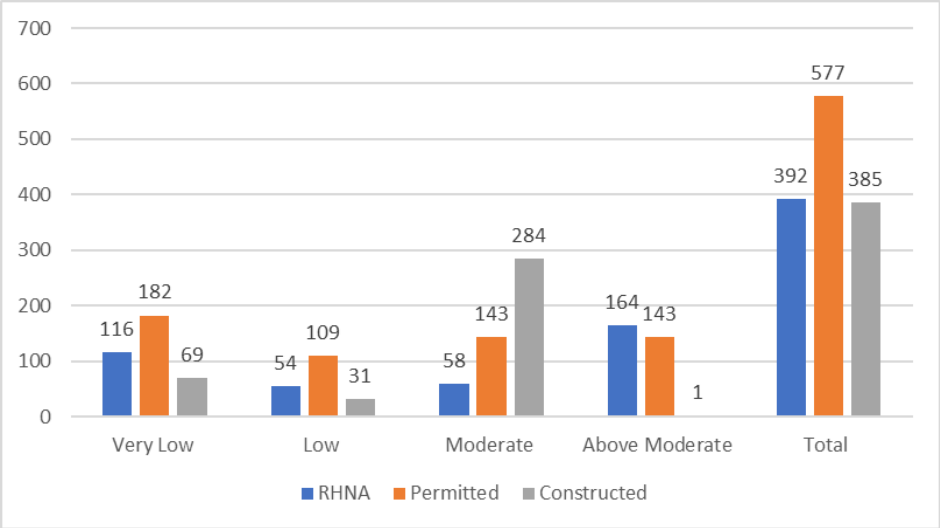
Table 2-1 Progress Toward the 5th Cycle RHNA

	Very Low	Low	Moderate	Above Moderate	Total
RHNA	116	54	58	164	392
Units Permitted 2015-2021	182	109	143	143	577[1]
Units Constructed (certificate of occupancy) 2015-2021	69	31	284	1	385

[1] *Permitted in 2021: 124 very low-income units, 66 low-income units, and two moderate-income units.*

Implementation Programs, below, outlines the 5th Cycle Housing Element programs and evaluates the results and effectiveness of each (through 2021). Most importantly, it reveals program successes and provides a recommendation for each program moving forward. As shown in the table, many programs are required or designed to directly address an identified constraint or special housing need. These programs will be continued in the 6th Cycle Housing Element update. Additionally, in the 6th Cycle, HCD requires jurisdictions to provide specific objectives with quantified metrics within Housing Element programs. The recommendation column identifies programs that will be revised to include specific objectives, metrics, and a process to monitor progress throughout the 6th Cycle planning period.

Figure 2-1 Progress Toward the 5th Cycle RHNA



Implementation Programs

Evaluation of American Canyon 2015 Housing Element

	Programs	Objective	Timeframe	Status of Program Implementation	Recommendation
A	**Program I.2.1: No-Net-Loss Evaluation Procedure** To ensure sufficient residential capacity is maintained to accommodate the RHNA need, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and re-zone sufficient sites to accommodate the shortfall. In particular, if one of the five commercially-zoned sites identified as allowing for exclusively residential uses (i.e., sites 20, 22, 23, 25, or 34) is developed with uses other than residential or the site is developed with fewer residential units than counted in the sites inventory, the City will identify additional sites within the city that will allow for exclusively residential uses. The outcomes of this evaluation and monitoring shall be contained within the City annual housing reports submitted to HCD as required pursuant to GC Section 65400.	Policies 2.1.1, 2.1.2	Project review is ongoing with annual report to HCD	In 2021, Site 11 was rezoned from Estate Density to Medium Density. This rezoning action increased housing unit potential from 10 units to 85 units for an overall increase of 75 units. In 2018, the HFP Church was approved on 1.53-acres of a five-acre site (Site 22). In 2019, the City rezoned the property to Downtown Core, which increased the housing density on the remaining 3.65 acres from 20 du/ac to 35du/acre. This rezone increased the dwelling unit potential on the site to 127 dwelling units which is an increase of 62 dwelling units. Adding the 75 additional units from Oat Hill, the overall residential capacity is increased by 137 units. In 2020, the Home2Suites Hotel project was approved on 1.98 acres (Site 25). This approval reduced the number of developable housing units by 25. This 25-unit decrease is offset by Site 11 and 22 for a net gain of 112 dwelling units. In 2019, Site 18 was rezoned to Home Improvement. This rezoning reduced the number of developable housing units by 25. This rezoning is offset by Site 11 and 22 for a net gain of 87 units. In 2019, the Broadway Materials site (Site 26) was rezoned to Home Improvement. This rezoning reduced the number of developable housing units by 25. This rezoning is offset by Site 11 and 22 for a net gain of 62 units. The Napa Cove affordable housing project was approved on two parcels – one that was included in the housing inventory (Site 27) and one that was not identified in the inventory for a net increase of 56 dwelling units and an overall increase of 118 dwelling units. Sites in the Broadway District, Oat Hill, and Watson Ranch were rezoned to accommodate additional housing opportunities. These will be identified in the 6th Cycle Housing Element.	Required; modify as appropriate.

	Programs	Objective	Timeframe	Status of Program Implementation	Recommendation
B	**Program I.2.2: Maintain Inventory of Developable Sites** To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City shall continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development. The inventory shall also describe in detail the number of extremely low-, very low-, low-, and moderate-income units constructed annually. The City shall post the inventory on the City website and make it available at the Planning Department counter.	Policy 2.1.1	Update annually	An inventory of housing sites and the number of permits issued in 2020 is available on the City's website and front counter for the Planning Division. The City approved the Broadway District Specific Plan (BDSP) in July 2018, which identifies a capacity of 1,200 new units in the Broadway District. Furthermore, the City approved the Oat Hill multifamily project that includes 291 apartment units on two parcels. One parcel is a new addition to the current inventory. The second parcel is included in the current inventory but the approval includes a General Plan Amendment and Zone Change to increase the density from one unit per acre to 8.5 units per acre.	Required; continue in the 6th Cycle
C	**Program I.2.3: Priority Sewer and Water Service for Affordable Housing** The City shall adopt policies and procedures to provide priority sewer and water service for developments that include lower income housing units, consistent with State law (Government Code Section 65589.7).	Policy 2.1.3	December of 2015	The City modified its Sewer and Water Service to put affordable housing as the first priority in July of 2019. The update was codified in American Canyon Municipal Code (ACMC) Section 13.10.020.	Completed; delete.
D	**Program I.2.4: Incentives for Second Units** The City shall explore and adopt, as appropriate, programs and incentives for encouraging second units. Possible approaches may include, but are not limited to, preparing an informational manual that describes the permitting procedures for second units, a pre-approved design template for second units, reduced fees for second units, and technical or financial assistance for homeowners who agree to rent their second units at affordable rates.	Policy 2.2.4	Explore and adopt programs and/or incentives by 2018	The City adopted new guidelines and standards for Second Units, or Accessory Dwelling Units (ADUs) in 2017 to align with new provisions in Government Code Section 65852.2. The new standards were codified in ACMC Section 19.39. New incentives for ADU's remove water and wastewater capacity fees, reduce parking and fire sprinkler requirements, and proportionally reduce remaining impact fees. In 2018, staff created two handouts that explain the building permit and zoning requirements for ADUs. The City joined the Napa-Sonoma ADU coalition to develop ADU outreach materials and fee estimating software in March 2019. The City revised the ADU ordinance to comply with the new state laws in August 2020.	Objectives completed; consider keeping to create new objectives to further incentivize ADU development, particularly in high resource areas.

	Programs	Objective	Timeframe	Status of Program Implementation	Recommendation
E	**Program I.2.5: Neighborhood Preservation Program** The City shall continue to enforce Neighborhood Preservation (Chapter 9.04 of the Municipal Code), which is designed to ensure that individual properties within neighborhoods are maintained at levels that protect property rights of both individual property owners and general neighborhoods, and to minimize potential nuisances and impacts to the public health, safety, and welfare.	Policy 2.4.1	Ongoing	The City's Code Enforcement officer continues to implement this program.	Ongoing. This is not required by HCD, but if the Neighborhood Preservation Program provides education or funding to homeowners for improvements, the program should be kept and modified to reflect this.
F	**Program I.2.6: Residential Rehabilitation Loan Program** Working in collaboration with the City of Napa Housing Authority, the City shall apply annually for CDBG funding to support the Residential Rehabilitation Loan Program, which provides no interest loans to low-income homeowners to finance home repairs. Funding is available to repair or replace deficiencies to residential structural, mechanical, plumbing, and electrical systems, roofing, water damage, energy conservation, correction of health and safety issues and accessibility/mobility modifications. The City shall also subsidize permit fees for units rehabilitated through the Residential Rehabilitation Program.	Policies 2.5.1, 2.5.2, 2.5.3	Apply for funding annually	The U.S. Department of Housing and Urban Development awarded the City a $1 million Community Development Block Grant (CDBG) in 2017, of which $350,000 was for owner-occupied rehabilitation. In 2019, the City applied for a new $1 million CDBG grant, which included an additional $300,000 for owner-occupied rehabilitation assistance programs, but was not awarded.	The City must address rehabilitation if substandard housing is a constraint in the community. Continue in the 6th Cycle, though objectives and strategies may be revised.
G	**Program I.2.7: Code Enforcement** The City shall continue to use its code enforcement efforts to improve the existing housing stock. The City shall provide owners of residential housing units identified as needing code enforcement actions with information on the Residential Rehabilitation Loan Program.	Policies 2.5.1, 2.5.2	Ongoing	The City's Code Enforcement officer continues to implement this program	Required; continue in the 6th Cycle.
H	**Program I.2.8: City-owned Land for Affordable Housing** The City shall sell City-owned land, as available and feasible for residential development, at a reduced cost to developers to build affordable housing. The City shall notify developers of opportunity sites and incentives through the City website, informational brochures available at City Hall, and the distribution of Requests For Proposals as sites become available.	Policy 2.6.3	Review opportunities annually	No city-owned land was available during this period.	The city has an obligation to consider city-owned land for housing; continue in the 6th Cycle.

	Programs	Objective	Timeframe	Status of Program Implementation	Recommendation
I	**Program I.2.9: Employee Housing Program** The City shall explore and adopt, as appropriate, possible programs, incentives, and/or requirements for increasing employee housing close to major employers in American Canyon. Possible approaches may include, but are not limited to, identifying funding for a first time homebuyer program tied to place of work, identifying surplus land for the development of workforce housing, developing employer incentives based on the percentage of their employees living close to work, and/or requiring major employers to plan for employee housing. In developing the program, the City shall reach out to major employers to gain an understanding of the needs of their employee base.	Policy 2.6.10	Begin exploring options by 2017 and adopt, as appropriate by 2019	In 2016, the City adopted an Affordable Housing Nexus fee on nonresidential development. The basis for the fee is that new non-residential development creates the need for additional housing in the City of American Canyon.	Completed; delete.
J	**Program I.2.10: Affordable Housing Fund** The City shall provide financial assistance from the Affordable Housing Fund, as available, for the construction of affordable housing and/or to subsidize development impact fees for affordable housing. The City shall review and prioritize potential projects based on the following criteria: 1 Convenient access to transit (or provision of transit by the project to meet the needs of its prospective residents). 2 Convenient access to neighborhood services and facilities, as needed by the prospective residents. 3 Convenient access to neighborhood recreation facilities, or onsite provision of adequate facilities. 4 Minimal environmental constraints or cost-effective mitigation of constraints. 5 Cost-effective provision of services and utilities to the site and onsite. 6 Adequate site area to provide sufficient parking, open space, setbacks, and building separations. The City shall hold informational meetings bi-annually, based on funding availability, to inform affordable housing developers of available funding.	Policy 2.6.5	Review opportunities annually	The City donated land, reduced and deferred impact fees, approved development concessions, and allocated approved $1.5 million in funding plus a $930,000 loan to support the Valley View Affordable Senior Apartment Project by 2017.	While not required, this is a valuable tool. If funding allows, this program should be continued in the 6th Cycle. Specific objectives (with metrics and monitoring) should be added.

	Programs	Objective	Timeframe	Status of Program Implementation	Recommendation
K	**Program I.2.11: Incentives for Affordable Housing**The City shall facilitate the development of affordable housing in conjunction with market rate rental housing through the following: 1 Use of housing set-aside funds for mixed income housing projects that include units affordable to extremely low-, very low-, and low-income households; 2 Regulatory incentives, such as expediting permit processing, deferred fees, and/or reduced parking requirements based on the bedroom mix of the project; and 3 Providing up to a 35 percent density bonus and three concessions/incentives for developments that include affordable housing, consistent with State density bonus law. The City shall publicize the above incentives for market rate housing to developers and/or other interested parties by providing informational fliers at the Community Development Department counter and in the general development application packet.	Policies 2.6.3, 2.6.5	Ongoing	The City required the Village at Vintage Ranch project to increase the affordability term from 10 to 20 years for eight very low and eight low-income units in exchange for extending the term of the project's Design Permit approval. In return for a zoning district upgrade, the City obtained 5% very low income units in perpetuity from the Canyon Ridge apartments in 2014. The Valley View project received a 55% density bonus for providing 70 low and very low income units in 2013. The City updated its Density Bonus program to comply with Assembly Bill (AB) 2753 (2018) in February of 2019.	This program should be continued in the 6th Cycle. Specific metrics and monitoring should be added.
L	**Program I.2.12: Density Bonus Program** The City shall continue to offer density bonuses consistent with State law for qualifying affordable housing and senior housing development. The City shall prepare and distribute an informational brochure describing the density bonus provisions.	Policy 2.6.3	Prepare brochure by 2016	The density bonus brochure was posted to the City's website in 2016. See http://bit.ly/2kZ1ScQ website link. The City updated their Density Bonus Ordinance in February of 2019. The City approved two projects, the Lemos Pointe Apartments and the Napa Cove Apartments, which both utilized the Density Bonus program and requested concessions to design standards. The Lemos Pointe project consisted of 186 affordable units and the Napa Cove project consisted of 66 affordable units.	This program should be continued in the 6th Cycle. New objectives should be added and the City should commit to updating the brochure at regular intervals.

	Programs	Objective	Timeframe	Status of Program Implementation	Recommendation
M	**Program I.2.13: Planned Development Process** To promote the development of affordable housing units, the City shall use its planned development process to negotiate alternative development standards, such as alternative parking standards, street improvement standards, maximum density, lot coverage, and height limits.	Policy 2.6.3	Ongoing	The Village at Vintage Ranch will provide 16 low- and very low-income units.	If the Planned Development process has been valuable to the City, this should be continued in the 6th Cycle. Program objective should be revised for clarity and metrics and monitoring should be established.
N	**Program I.2.14: Assist in Accessing Grant Funding** The City shall offer assistance in accessing local, State, and Federal funding for affordable housing by applying for such funding, when feasible, on behalf of the affordable-housing developer, or by providing technical assistance or documentation necessary to support an application for funding.	Policies 2.6.5, 2.6.6, 2.6.7	Review funding opportunities annually	The City applied for and was successful in obtaining a $1 million CDBG grant for the Valley View Senior Affordable Housing Project in 2015. The City received a HUD HOME Investments Partnership grant in 2017. The $1,000,000 grant allocated $650,000 for first-time homebuyer programs and $350,000 for owner-occupancy rehabilitation programs. The City applied for a CalHome Disaster Assistance funds in December 2019 and was awarded $2.2 million for down payment assistance. The funds are to assist low- and moderate-income survivors of the 2017-2018 wildfires that were federally declared disasters. The City applied for $1 million in HOME funds in January 2020 and $1 million in CalHome General Funds for owner-occupancy rehabilitation and ADU programs in February 2020. The City applied for the SB 2 Planning Grant from HCD in December 2019 and received $160,000 in funding to update its building permit software and Housing Element. The City applied for the HCD Local Early Action Planning (LEAP) grant in March 2020 and was awarded $160,000 for pro-housing efforts. In 2020, the City assisted the developer successfully receive Federal TCAC financing for a 186-unit affordable apartment project. In 2021, the City assisted the developer successfully receive Federal TCAC financing for a 66-unit affordable apartment project.	Successful program. If funding allows, continue in the 6th Cycle. Metrics and monitoring should be added.

	Programs	Objective	Timeframe	Status of Program Implementation	Recommendation
O	**Program I.2.15: Incentives for Lot Consolidation** The City shall offer incentives, such as reduced or deferred fees, expedited processing, or modified development standards to owners of small and underutilized properties for the consolidation and/or re-use of small lots to create larger parcels with greater affordable housing development potential. The City will post information on its website about available incentives for lot consolidation.	Policy 2.6.3	Identify appropriate incentives and post information on website by 2017	Staff completed a reversion to acreage for the Valley View affordable senior housing project in 2015. Staff completed two lot mergers in 2016.	Continue in the 6th Cycle, particularly if there are number of lots with potential. Specific metrics should be established.
P	**Program I.2.16: Partner with the Housing Authority**The City shall continue to partner with the City of Napa Housing Authority or similar entity to take advantage of administrative resources and receive a reasonable share of Federal, State, and private funding for housing.	Policy 2.6.6	Ongoing	The City Council approved a two-year contract with the City of Napa Housing Authority in 2019, and a one-year contract extension in 2021. A new two-year contract is scheduled to be reviewed by the City Council in mid-2022.	Required. Continue in the 6th Cycle.
Q	**Program I.2.17: Inclusionary Housing Program** The City shall continue to require all residential ownership projects of five or more above moderate-income units to include affordable units consistent with the Inclusionary Housing Requirements (Municipal Code Chapter 19.28). The City shall amend the Inclusionary Housing Requirements Chapter of the Municipal Code to remove inclusionary requirements for rental housing.	Policy 2.6.8	Amend Ordinance in 2015	As required by Program 1.2.17 as a result of the Palmer decision, the City suspended inclusionary housing requirements and adopted a Nexus Fee in 2016. AB1505 reinstated inclusionary housing requirements in California. Consistent with AB1505, the City amended the Inclusionary Housing Ordinance in October 2019 to reinstate inclusionary housing. Consistent with State Law, the new ordinance provides a menu option for developers to meet their inclusionary requirements, including paying in-lieu fees if inclusionary is demonstrated to be cost-prohibitive.	Continue in the 6th Cycle. Revise the program to remove the municipal code amendment objective, which has been completed. Specific metrics should be established to set a unit goal.
R	**Program I.2.18: Conduct Nexus Study for Affordable Housing Fees** The City shall conduct a nexus study to determine an appropriate and feasible affordable housing impact fee and shall consider adopting fees, as appropriate, for rental housing developments and for non-residential developments (i.e., commercial linkage fee).	Policy 2.6.9	Consider adopting fee in 2015	The Nexus Study and Commercial linkage fee was adopted in 2016.	Continue program with inflation adjustments

	Programs	Objective	Timeframe	Status of Program Implementation	Recommendation
S	**Program I.2.19: Preserve At-Risk Housing** The City shall contact property owners of units at-risk of converting to market rate housing within one year of affordability expiration to discuss the City's desire to preserve complexes as affordable housing. The City shall seek participation from agencies interested in purchasing and/or managing units at-risk. The City shall require property owners to give a nine-month notice of their intent to opt out of low-income use restrictions. The City shall work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.	Policy 2.7.1	Ongoing	The City of Napa Housing Authority (HACN) worked with the Lodge apartments to encourage preservation of 11 affordable units that were scheduled to expire in 2016. HACN worked with the property owner to provide financial incentives to tenants of affordable units that were scheduled to expire. Unfortunately, staff efforts were unable to convince the owner to maintain expired inclusionary units. In 2018, low-income tenants in nine of the 11 affordable units were vacated. As of 2022, two low-income tenants remain.	Required if there are units identified as at-risk of conversion to market rate. Continue in the 6th Cycle. Objectives and strategies may be revised. Metrics can be added to establish a goal, based on the number of at-risk units in the city.
T	**Program I.2.20: Monitor Section 8 Status** In partnership with the Housing Authority, the City shall monitor apartments for Section 8 status and prepare a plan for the preservation of these units as affordable rental housing. The plan will state the City's proposed actions for assisting the current property owner in preserving these affordable units, or assisting in the acquisition by a non-profit entity dedicated to permanently preserving the affordability of these rental units.	Policy 2.7.1	2007-2014	The City of Napa Housing Authority annually monitors the Housing Choice Voucher (Section 8) program for the City of American Canyon. In 2021, the Housing Authority administered 142 housing vouchers, 34 of which were for the Valley View Senior Apartments.	Continue in the 6th Cycle. Specific metrics and monitoring should be added to provide a household/unit goal for the program.
U	**Program I.2.21: Mobilehome Park Rent Stabilization Program** The City shall continue to protect the interests of residents living in existing mobile home parks by enforcing the Mobilehome Park Rent Stabilization Program (Chapter 15.04 of the Municipal Code, adopted 1995), which includes measures for rent stabilization, strict conversion standards, and relocation assistance and compensation to residents if parks are converted to another use.	Policies 2.7.4	Ongoing	Ongoing	Not specifically required but this program addresses a constraint (high cost of rent) and works toward extremely low income goals; continue in the 6th Cycle.

	Programs	Objective	Timeframe	Status of Program Implementation	Recommendation
V	**Program I.2.22: Rental Assistance Program** The City shall continue support for the Rental Assistance Program at the State and local level by maintaining membership in the Napa Housing Authority.	Policy 2.7.1	Seek funding for rental assistance when available.	Multiple projects were assisted during the 5th Cycle. The Napa Housing Authority secured 34 HUD-Veterans Affairs Supportive Housing (HUD-VASH) vouchers for homeless veterans in 2016. The Napa Housing Authority was awarded 10 Housing Choice vouchers in 2018 and the City of American Canyon received those vouchers in 2019. The City applied for the CDBG CARES Act grant) in August of 2020 and was awarded $98,000 for rental assistance. The Napa Housing Authority was successful in obtaining eight Project-Based Vouchers for the Napa Cove Apartment project in 2022.	Not specifically required but this program addresses a constraint (high cost of rent) and has been successful; continue in the 6th Cycle. Add metrics and monitoring.
W	**Program I.2.23: Rehabilitation Loan Program Outreach to Elderly Homeowners** The City shall conduct targeted outreach to elderly homeowners to inform them of the Residential Rehabilitation Loan Program (Program I.2.6) and PACE Program.	Policy 2.8.1	Prepare outreach materials by 2016	The City Housing Authority provides on-going marketing of outreach materials to seniors regarding the City's Rehabilitation Loan Program. The outreach consists of flyers, workshops, and newspaper advertisements. The City Housing Authority also conducts outreach meetings at the Senior Center and the Family Center in American Canyon. Due to the Governor's Shelter-In-Place order to prevent the spread of COVID-19, physical outreach meetings were suspended in 2020 and 2021.	Works to address constraints for those with special housing needs; continue in the 6th Cycle. Metrics should be added for the number of households the City hopes to assist.
X	**Program I.2.24: Facilitate Construction of Housing for Persons with Disabilities** The City shall facilitate the construction of subsidized rental housing affordable to extremely low-, very low- and low-income persons that meet the physical and supportive service needs of persons with disabilities, including developmental disabilities, such as: handicapped accessibility; on-site supportive services and/or daily living assistance; and transportation. The City shall continue to publicize financial and regulatory incentive opportunities to developers interested in the construction of subsidized rental housing that meets the needs of persons with disabilities by providing informational fliers at the Community Development Department and in all general development application packets.	Policies 2.8.1, 2.8.5	Ongoing	The Valley View Senior Homes affordable housing project provides handicap accessibility and on-site supportive services. The project was completed in 2019.	Works to address constraints for those with special housing needs; continue in the 6th Cycle. Metrics should be added for the number of households the City hopes to assist.

	Programs	Objective	Timeframe	Status of Program Implementation	Recommendation
Y	**Program I.2.25: Outreach to Developmentally Disabled** The City shall work with the North Bay Regional Center to implement an outreach program informing residents of the housing and services available for persons with developmental disabilities. The City shall make information available on the City website.	Policies 2.8.1, 2.8.5	Initiate coordination by 2016	In 2016, the City coordinated with North Bay Regional Center and has a link to their services on the City's website.	Works to address constraints for those with special housing needs; continue in the 6th Cycle. New objectives and metrics should be added for the number of households the City hopes to assist.
Z	**Program I.2.26: Zoning for Small Group Homes**In order to comply with State law, the City shall amend the Zoning Code to add group homes for six or fewer residents (i.e., residential care homes) as a permitted use in the Residential Estate (RE), Medium Residential (RM), and High Residential (RH) Zoning Districts, in addition to the zones where they are already allowed. Subject to the provision of the American Canyon Municipal Code, group home/residential facilities will be held to the same standards and permit processing as single-family homes.	Policy 2.8.8	2016	The City amended the zoning code in 2017 to classify small group homes, or residential care homes, as permitted uses for all residential zones with the same standards and permit processing as single-family homes.	Revise. While the city allows small group homes in all residential zones, subject only to the requirements of typical residential uses, HCD also considers conditions of approval to be a constraint to large group homes and requires jurisdictions to allow residential care facilities with seven or more beds in the same manner. The program should be revised to commit the City to allow large group homes in every residential district with the same standards as residential uses and a timeline should be provided.

	Programs	Objective	Timeframe	Status of Program Implementation	Recommendation
AA	**Program I.2.27: Zoning for Employee Housing** In order to comply with State law (i.e., Health and Safety Code Sections 17021.5 and 17021.6), the City shall amend the Zoning Code to allow employee housing for six or fewer occupants (including farm employee housing) in all zones allowing single family residential, and shall amend the RE zone to permit employee housing of up to 12 units or 36 beds.	Policy 2.8.6	2016	The City amended the zoning code in 2017 to add employee housing as a use classification with the class as a permitted use in all residential zones.	Complete; remove.
BB	**Program I.2.28: Zoning for Single Room Occupancy** The City shall amend the Zoning Code to allow single room occupancy (SRO) in the Residential High (RH) zone district, subject to development standards that will allow and encourage the construction of new SROs.	Policy 2.8.1	2016	The City amended the zoning code in 2017 to add a use classification for Single Room Occupancy (SRO) facilities. The use is permitted in high-density residential zones.	Complete; remove.
CC	**Program I.2.29: Facilitate Construction of Large Units** The City shall facilitate the construction of housing that includes three- and four-bedroom units affordable to extremely low-, very low-, and low-income households. The City shall publicize financial and regulatory incentive opportunities to developers interested in the construction of housing that includes larger affordable units by providing informational fliers at the Community Development Department and in all general development application packets.	Policy 2.8.2	Prepare fliers by 2017	The City prepared fliers in 2017 and they are available on the City's Housing website as well as the planning division counter.	Works to address constraints for those with special housing needs; continue in the 6th Cycle. Metrics should be added for the number of households the City hopes to assist.
DD	**Program I.2.30: Farmworker Housing** The City shall continue to support regional efforts to address farmworker housing issues. The City shall also offer incentives, such as fee waivers and reduced development standards, for farmworker housing.	Policy 2.8.6	Reach out to developers by 2017 and bi-annually thereafter	The City added web links to farmworker housing resources on the City's housing website.	Works to address constraints for those with special housing needs; continue in the 6th Cycle. Metrics should be added identifying the number of households the City hopes to assist.

	Programs	Objective	Timeframe	Status of Program Implementation	Recommendation
EE	**Program I.2.31: Distribute Homeless Shelter Information**The City shall provide information regarding the Napa Valley Shelter System to City personnel and others (e.g., newspapers, churches) likely to be in contact with those needing shelter. Direct personnel to refer such persons as appropriate.	Policy 2.8.9	Ongoing	The City of Napa Housing Authority provides this service on an ongoing basis.	Ongoing; continue in the 6th Cycle. Consider providing this information (and links to other resources) on the City website. Metrics should be added identifying the number of households the City hopes to assist.
FF	**Program I.2.32: Distribute Fair Housing Information** The City shall provide information about Fair Housing of Napa Valley services to City personnel likely to receive fair housing complaints, and shall direct employees to refer such persons as appropriate. The City shall continue to distribute fair housing information to public agencies and establishments in American Canyon, in City buildings and other public locations (e.g., City hall, fire station, library, post office, community centers), in City mailings to residents, and on the City website.	Policies 2.9.1, 2.9.2	Ongoing	The City of Napa Housing Authority provides this service on an ongoing basis. Fair housing posters are displayed at City Hall.	This program works to meet State objectives for AFFH; continue in the 6th Cycle. Consider providing this information (and links to other resources) on the City website. Metrics should be added identifying the number of households the City hopes to assist.
GG	**Program I.2.33: Fair Housing Event** The City shall annually sponsor a fair housing event in collaboration with Fair Housing of Napa Valley or any similar entity targeted to community organizations serving residents who may experience housing discrimination, rental property owners, real estate industry representatives, and lenders.	Policy 2.9.2	Annually	The City of Napa Housing Authority provides this service on an ongoing basis.	This program works to meet State objectives for AFFH; continue in the 6th Cycle.
HH	**Program I.2.34: Encourage Sustainable Building**The City shall continue to encourage new residential development and rehabilitation projects to incorporate sustainable building design and siting, construction, and operation. The City promotes the reduction of energy consumption through the use of recycled water for new large residential, commercial, and industrial landscaping projects; requires adherence to the City's zero water footprint policy that requires new	Policies 2.10.1, 2.10.3, 2.10.4	Ongoing	The City adopted a new Electric Vehicle Charging Station Ordinance that streamlines permit processing for residential projects in 2019. The City adopted the Broadway District Specific Plan in 2019, which requires new development in the 300-acre district to provide 15 percent more energy reduction than the California Building Code requires.	Ongoing; continue in the 6th Cycle. Consider providing information on resources and incentives on the City website.

	Programs	Objective	Timeframe	Status of Program Implementation	Recommendation
	development to reduce water consumption to a level sustainable with the city's long term water supplies, or provide off-site water conservation measures to reduce overall citywide water consumption; and participates in the regional trash recycling programs.				
II	**Program I.2.35: Energy Conservation Fact Sheet** The City shall make available an informational fact sheet for distribution that will describe the energy conservation measures that can be instituted in existing homes for little cost and will save energy and utility expenses.	Policies 2.10.5, 2.10.7	Distribute fact sheet by 2016	The Energy Conservation Fact sheet was prepared and is available on the City's website.	This works to meet state objectives regarding energy conservation opportunities; continue in the 6th Cycle. The program may be revised to establish new strategies.
JJ	**Program I.2.36: Adjust Utility Allowances for Green Affordable Housing Units** As an incentive for the development of green affordable housing projects, the City shall reduce utility allowances for affordable green housing units, allowing developers to charge more rent.	Policy 2.10.1	2016	The City adopted new utility allowances for affordable housing units and allowed for the adjustments of utility allowances for green affordable housing units in 2017. The City updates the utility allowances on an annual basis.	Continue in the 6th Cycle. Revise to commit the City to continue updating the materials at a defined interval.
KK	**Program I.2.37: Annual Housing Element Report**The City shall review and report annually on the implementation of Housing Element programs and the City's effectiveness in meeting the program objectives for the prior calendar year. The City shall present the annual report to the City Council at a public hearing before submitting the annual report to the California Department of Housing and Community Development (HCD) and the Office of Planning and Research (OPR).	Policies 2.11.1, 2.11.2	Annually	The Planning Commission and City Council review the City's Annual Report before it is submitted to HCD. The annual Housing Element report was reviewed at a public hearing by the Planning Commission in February 2022 and the City Council in March 2022. All submittal dates were accomplished within required timeframes.	Required. Continue in the 6th Cycle.
LL	**Program I.2.38: Maintain Adequate Staffing** The City shall maintain City staffing or contracted services at levels that are adequate to ensure the continued prompt consideration of residential development applications.	Policy 2.11.1	Annual review of staffing levels	Projects were reviewed within the State Permit Streamlining Act. The City reviews staffing levels in conjunction with the annual fiscal year budget.	Continue in the 6th Cycle. Consider revising the program to add an objective committing the City to recruiting a diverse workforce.

This page intentionally left blank.

Chapter 3
Housing Needs Assessment

Key Findings

- American Canyon's population is expected to grow at a faster rate than other cities in Napa County over the next 20 years.
- American Canyon is the most racially/ethnically diverse city in Napa County.
- Residents' mean one-way commute time is nearly 40 minutes, and the city is a net exporter of workers.
- Household sizes and the proportion of households with children is larger than the rest of the county, and household sizes are trending higher.
- Renter households are overcrowded at higher rates than residents who own their homes, and more acutely at the low-income range. Renters, especially lower-income households, also tend to be more likely to be cost burdened, paying more than 30 percent of their income on housing expenses.
- The majority of homes in the city are single-family detached homes. Mobile homes are the second-largest category of housing type. About thirty percent of housing units were built before 1980 and can be assumed to need rehabilitation.
- Many seniors own their own homes, and frequently own mobile homes.

Introduction

The Housing Needs Assessment analyzes the demographic, socioeconomic, and housing characteristics of the City of American Canyon with the intent to identify specific housing needs for current and future residents. Key assessment components include population and employment trends, household characteristics, and an analysis of housing conditions. This Needs Assessment establishes a baseline for 6th Cycle Housing Element policy recommendations.

Housing needs data in American Canyon are compared to Napa County. Although certain demographic characteristics may differ between American Canyon and Napa County, many housing trends and needs in American Canyon are common throughout the wider County area. Understanding local housing

needs will help the city determine how much and what type of housing to plan for.

This chapter includes the following sections:

- Population and Employment Trends
- Existing Households
- Housing Characteristics
- Special Housing Needs

Population and Employment Trends

This section relies primarily on population, housing, and employment data published by the U.S. Census, the California Department of Finance (DOF), and the Association of Bay Area Governments (ABAG), specifically from the ABAG Pre-Reviewed Data Package, as indicated in the table sources.

Background

The City of American Canyon is located in southern Napa County, adjacent to Solano County and the city of Vallejo. The city is located approximately 45 miles west of Sacramento along Interstate I-80 and is approximately 5.5 square miles. American Canyon incorporated in 1992. Since incorporation, residential development has grown along with business and commercial development along Highway 29, and the Green Island Industrial Park south of Napa Airport. In 1990, the Census Bureau reported the American Canyon Census Designated Place (CDP) population as 7,706. The city experienced rapid growth between 1995 and 2005, from 8,689 to 14,197 residents, a 45.3 percent increase. However, population growth slowed between 2005 and 2010, during the recession as housing development was impacted. Between 2015 and 2022, population increased just 5.7 percent, from 20,481 to 21,658. The Department of Finance (DOF) 2022 population estimate is 21,658. Table 3-1 shows population growth trends for American Canyon from 1995 to 2022.

Table 3-1 American Canyon Population Growth Trends (1990-2020)

Year	Population	Numerical Change	Change
1995	8,689	NA	N/A
2000	9,774	1,085	12.5%
2005	14,197	4,423	45.3%
2010	19,454	5,257	37.0%
2015	20,481	1,027	5.3%
2020	20,837	356	1.7%
2021	21,566	729	3.5%
2022	21,658	92	0.4%

Source: Department of Finance (DOF), E-5 Series.

Population Trends

Other municipalities within Napa County include Yountville, St. Helena, Napa, and Calistoga. Table 3-2 illustrates the city's population change in comparison to neighboring jurisdictions. Between 2010 and 2020 the population countywide increased by 1.1 percent. During this 10-year period, American Canyon was the fastest growing city in the county, increasing by 7.1 percent from 19,454 to 20,837. The most populous city in Napa County remains the city of Napa with a population of 79,246 in 2020.

Table 3-2 Neighboring Jurisdictions Population Trends (1990–2020)

					Change (2010-2020)	
Jurisdiction Name	1990	2000	2010	2020	Number	Percent
City of Calistoga	4,468	5,190	5,155	5,228	73	1.4%
City of Napa	64,865	72,585	76,915	79,246	2,331	3.0%
City of St. Helena	4,990	5,950	5,814	5,430	-384	-6.6%
City of Yountville	3,259	2,916	2,933	2,685	-248	-8.5%
Napa County	110,165	124,279	136,484	138,019	1,535	1.1%
City of American Canyon	7,706	9,774	19,454	20,837	1,383	7.1%

Source: ABAG Pre-Approved Data Package; U.S. Census, 1990, 2000, 2010, and 2020.

Table 3-3 shows the population projections prepared by the Association of Bay Area Governments (ABAG) for American Canyon and other jurisdictions in Napa County. Between 2020 and 2040, American Canyon is expected to grow more than five percent each decade, increasing to a population of 23,830 in 2030 and 25,280 in 2040. Compared to the other jurisdictions in the county, American Canyon is projected to have the second-largest percent change in population growth from 2020 to 2040, growing by a total of 15.8 percent. This is slightly higher than the projected countywide population growth of 14.5 percent during the 20-year period.

Table 3-3 Napa County Jurisdictions Population Projections (2010–2040)

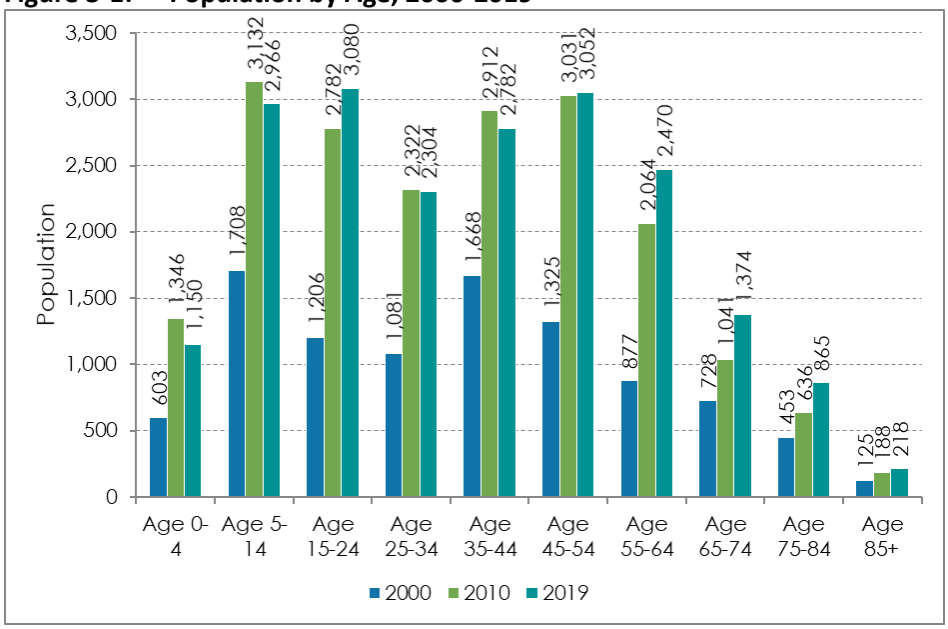
Jurisdiction Name	2010	2020	2030	2040	Percent Change			
					2010-2020	2020-2030	2030-2040	2020-2040
Napa County Total	136,484	138,019	151,445	158,050	1.12%	9.73%	4.36%	14.51%
American Canyon	19,454	21,837	23,830	25,280	12.25%	9.13%	6.08%	15.77%
Calistoga	5,155	5,228	5,485	5,600	1.42%	4.92%	2.10%	7.12%
Napa	76,915	79,246	82,205	86,715	3.03%	3.73%	5.49%	9.43%
St. Helena	5,814	5,430	6,655	6,800	-6.60%	22.56%	2.18%	25.23%
Yountville	2,933	3,436	3,385	3,535	17.15%	1.48%	-4.43%	2.88%

Source: U.S. Census 2010, 2020 and Plan Bay Area 2040 Projections.

Age of Population

American Canyon's demographics have shifted over the past decade. The number of children and younger adults, groups age 0-14 and age 25-44, decreased between 2010 and 2019. The middle-aged and senior age groups increased in size, including those age 45-85 and age 85+. The age groups with the largest increase were age 55-64 with an increase from 2,064 to 2,470 and age 65-74 from 1,041 to 1,374. Figure 3-1 shows the distribution of population by age group from 2000 to 2019.

Figure 3-1: Population by Age, 2000-2019



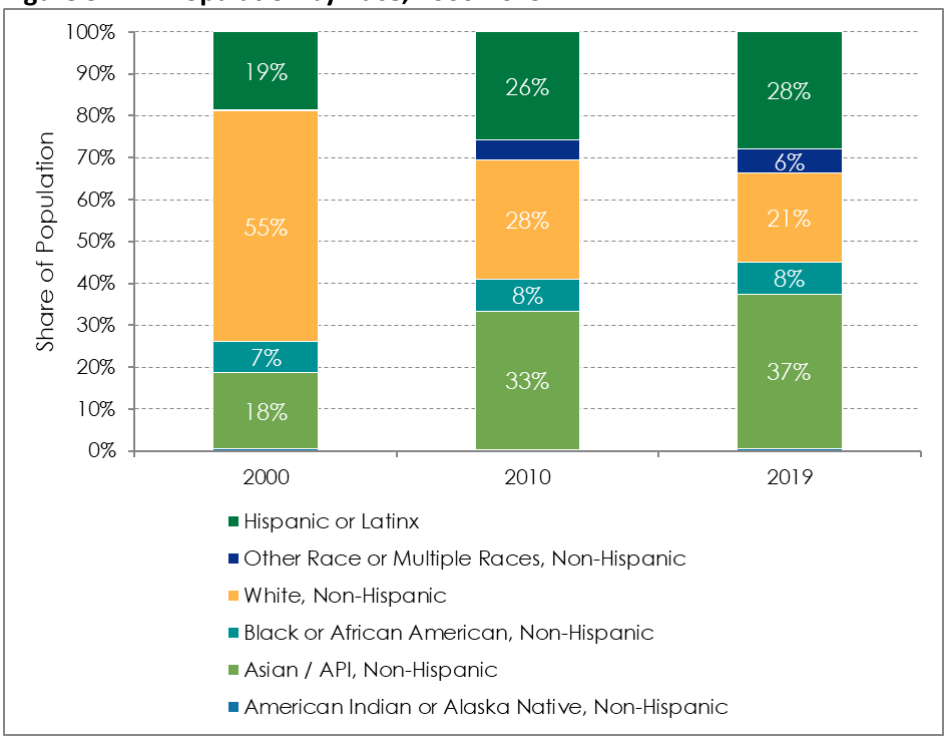
Source: U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001

Demographics

American Canyon has become more diverse over the last two decades. The composition of American Canyon's population has historically differed from the countywide and statewide populations, with a smaller proportion of individuals of Hispanic/Latino origin and a larger proportion of individuals of Asian/Pacific Islander origin in comparison. Over the last two decades, the Hispanic/Latino population and Asian/Pacific Islander population have both increased.

Figure 3-2 compares the racial and ethnic composition of the population of American Canyon from 2000 to 2019. In 2000, the majority of the population in American Canyon was white; however, since 2000 the proportion of white residents decreased. By 2010, the largest racial/ethnic group was Asian/Pacific Islander, making up 33 percent of the population. In 2020, the Asian/Pacific Islander population represented the largest racial/ethnic group (36.8 percent), followed by the Hispanic/Latino population (28.0 percent), and the white population (21.4 percent).

Figure 3-2 Population by Race, 2000-2019



U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002

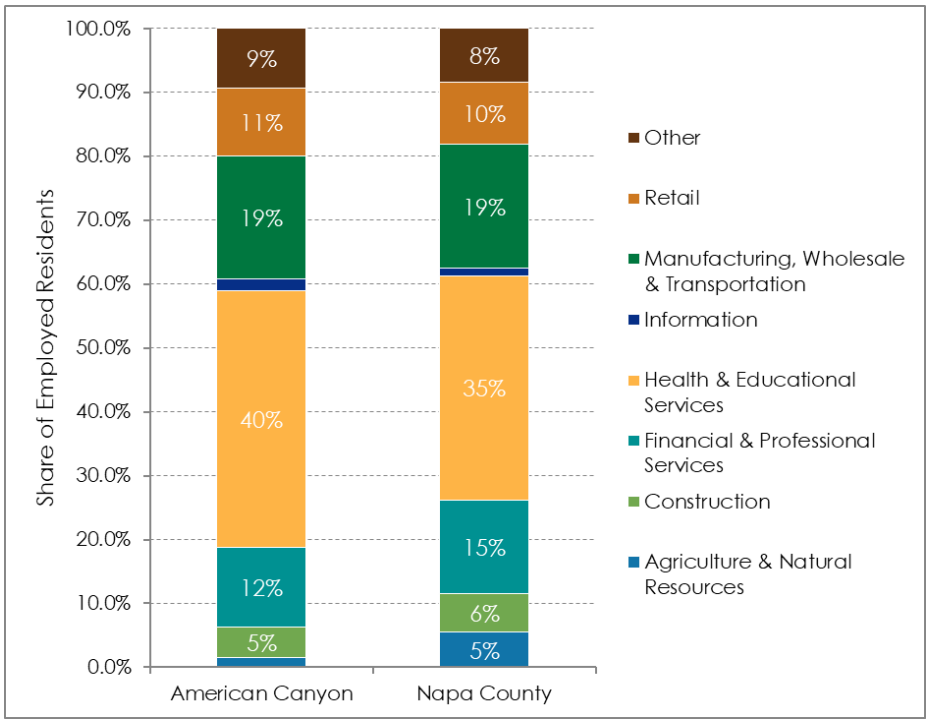
Employment Trends

American Canyon is a net exporter of workers, with 9,639 employed residents and 4,447 jobs according to the 2015-2019 ACS. The ratio of jobs to resident workers is 0.46. As shown in Figure 3-3, the largest percentage of employed

residents held jobs in the Health & Educational Services Industry (40.1 percent). Significant percentages of workers were also employed in Manufacturing, Wholesale, & Transportation (19.2 percent); Financial & Professional Services (12.4 percent); and Retail Industries (10.6 percent). The County of Napa has a similar composition of employment by industry but has a larger percentage of the employed population working in Financial & Professional Services and Agriculture & Natural Resources.

Recent estimates released by the California Employment Development Department (EDD) show American Canyon's unemployment rate was 3.2 percent as of March 2022. This rate is the same as the County of Napa whose unemployment rate was 3.2 percent.

Figure 3-3 Employment by Industry



U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030

Of the employed workforce, 79.6 percent commuted to work driving alone. The mean travel time was 37.3 minutes one way. Due to the relatively small geographic size of the city, this indicates many of the city's residents commute to jobs outside of the city. These drive times are higher than the countywide average of 25.6 minutes.

The largest employment areas within American Canyon are the Industrial area in the northwest portion of the city and the Central Commercial District along Highway 29. Major employers, shown in Table 3-4, include Walmart, and manufacturing, storage, and wine production businesses. As stated above, the average drive times in relation to geographic size of the community seems to indicate that most residents do not work within the city limits.

Table 3-4 Major Employers in American Canyon

Employer	Number of Employees	Percentage of Total City Employment
Walmart Supercenter	325	3.32%
G.L. Mezzetta, Inc.	300	3.06%
Napa Valley Unified School District (AC)	298	3.04%
Ikea Distribution Services, Inc.	183	1.87%
A Bright Future, Inc.	180	1.84%
Coca-Cola Amcan Beverages	160	1.63%
Safeway Inc. #1883	126	1.29%
Wine Direct Inc.	115	117%
Western Wine Services, Inc.	100	1.02%
City of American Canyon	89	0.91%

Source: City of American Canyon, Comprehensive Annual Financial Report, 2018

The Broadway District Specific Plan, approved in July 2019, provides a vision for mixed-use residential neighborhoods and diverse commercial uses along Broadway (Highway 29). This area includes the downtown core, business park, home improvement, mixed-use, and residential neighborhoods. With buildout of the Broadway District Specific Plan, higher-density development will accommodate mixed-use and high-density housing as well as commercial uses in the geographical center of the city. To the east of Highway 29, development of the Watson Ranch Specific Plan adopted in October 2018, includes mixed-use developments, market rate and affordable housing with walkable neighborhoods and a commercial center.

According to the California Employment Development Department (EDD) 2018-2028 industry employment projections for Napa County, employment, which includes self-employment, unpaid family workers, private household workers, farm employment, and nonfarm employment, is expected to reach 94,100 by 2028, an increase of 9.5 percent over the 10-year projection period. Table 3-5 shows annual average employment projections by industry sector. Total nonfarm employment is projected to grow by 7,600 jobs by 2028. Projected nonfarm job growth is concentrated in two industry sectors:

- The leisure and hospitality sector is projected to add 3,300 jobs.
- The manufacturing sector is projected to add 2,300 jobs.

Table 3-5 Napa County Projected Growth by Industry Sector (2018-2028)

Industry	2018 Annual Average Employment	2028 Projected Annual Average Employment	Numerical Change	Percent Growth
Mining, Logging, and Construction	4,700	4,800	100	2.1%
Manufacturing	13,200	15,500	2,300	17.4%
Trade, Transportation, and Utilities	10,200	10,700	500	4.9%
Information	400	300	-100	-25%
Financial Activities	2,200	2,200	0	0%
Professional and Business Services	7,200	7,700	500	6.9%
Educational Services (Private), Health Care, and Social Assistance	10,100	10,900	800	7.9%
Leisure and Hospitality	13,500	16,800	3,300	24.4%
Other Services (excludes Private Household Workers)	2,100	2,400	300	14.3%
Government	10,500	10,500	0	0%

Source: California Employment Development Department (EDD), 2018-2028 Employment Projections, 2019.

Most new jobs expected over the next 10 years will be in manufacturing, leisure, hospitality, and other industries that typically employ low- and moderate-income individuals. However, because American Canyon's employment base is relatively small, a single or small number of large employers moving to or expanding in the city could significantly affect the local employment mix with higher or lower paying jobs.

Employee Wages

Table 3-6 shows wage data in Napa County in 2020. The median hourly wage was $17.57 an hour with an annual mean wage of $47,760. This data does not include median wages specifically for American Canyon; however, it does provide useful wage information for similar industries in the city. In 2020, food preparation and serving-related jobs had the lowest annual wages followed by personal care and service work and farming, fishing, and forestry jobs. Management, legal, and healthcare jobs had the highest wages.

Table 3-6 Napa County Wages by Occupation (2020)

Occupation Type	Mean Hourly Wage
All Occupations	$29.63
Management Occupations	$65.54
Business and Financial Operations Occupations	$38.58
Computer and Mathematical Science Occupations	$46.05
Architecture and Engineering Occupations	$42.32
Life, Physical, and Social Science Occupations	$39.23
Community and Social Services Occupations	$30.27
Legal Occupations	$63.70
Education, Training, and Library Occupations	$33.90
Arts, Design, Entertainment, Sports, and Media Occupations	$30.46
Healthcare Practitioner and Technical Occupations	$48.28
Healthcare Support Occupations	$22.59
Protective Service Occupations	$28.65
Food Preparation and Serving Related Occupations	$17.29
Building and Grounds Cleaning and Maintenance Occupations	$18.71
Personal Care and Service Occupations	$17.73
Sales and Related Occupations	$25.34
Office and Administrative Support Occupations	$24.16
Farming, Fishing, and Forestry Occupations	$19.49
Construction and Extraction Occupations	$31.35
Installation, Maintenance, and Repair Occupations	$27.86
Production Occupations	$26.06
Transportation and Material Moving Occupations	$20.39

Source: Bureau of Labor Statistics, Napa County Occupational Employment and Wage Statistics, 2020.

Household Characteristics and Trends

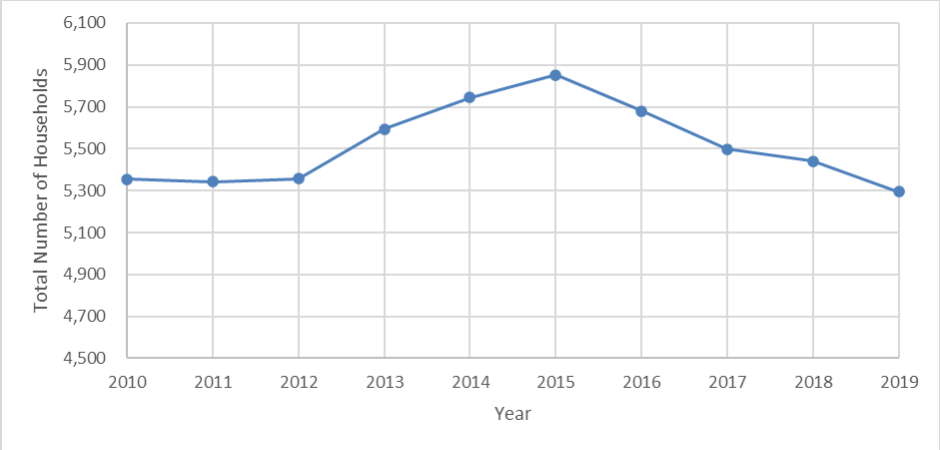
The city's household characteristics can be further evaluated by examining the number of households, household size, composition, age, the proportion of family households (two or more related persons), the proportion of families with children, the number of single-parent households, and the age of householders. A change in any of the above characteristics can signify trends in current and future housing demand. These are important indicators in comparing demographic and population growth to housing demand.

Household Trends

Households are defined by the US Census as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or birth, and unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households per the U.S. Census.

The number of households in American Canyon has slightly decreased in recent years. In 2019, the total number of households in American Canyon was 5,296. Figure 3-4 illustrates the numerical change in household growth from 2010 to 2019.

Figure 3-4 Household Growth Trends in American Canyon (2010–2019)



Source: US Census. 2010-2019 Census ACS 5- Year Estimates

Household sizes are increasing in American Canyon. In 2020, two-person and four-person households made up the largest percentage of households in the city. Countywide the proportion of single-person and two-person households was greater than in American Canyon, while the city had a higher percentage of households with three to seven members. This distribution of households by size is consistent with other data showing that the city houses more families with children and a larger average family size. The lower proportion of older

adults in the city compared to the county is also a factor, as older adults tend to comprise mostly single-person or two-person households.

In 2000, most households were comprised of one and four persons. The percentage of households with five or more persons increased between 2000 and 2010 by about 14 percent, from 11 percent to 25 percent of all households. In 2020 the percentage of households with five or more persons stayed the same at 25 percent. The proportion of households with five or more persons was much higher than the county (12.1 percent). Additionally, the number of single- and two-person households in American Canyon decreased slightly between 2010 and 2020. (Table 3-7)

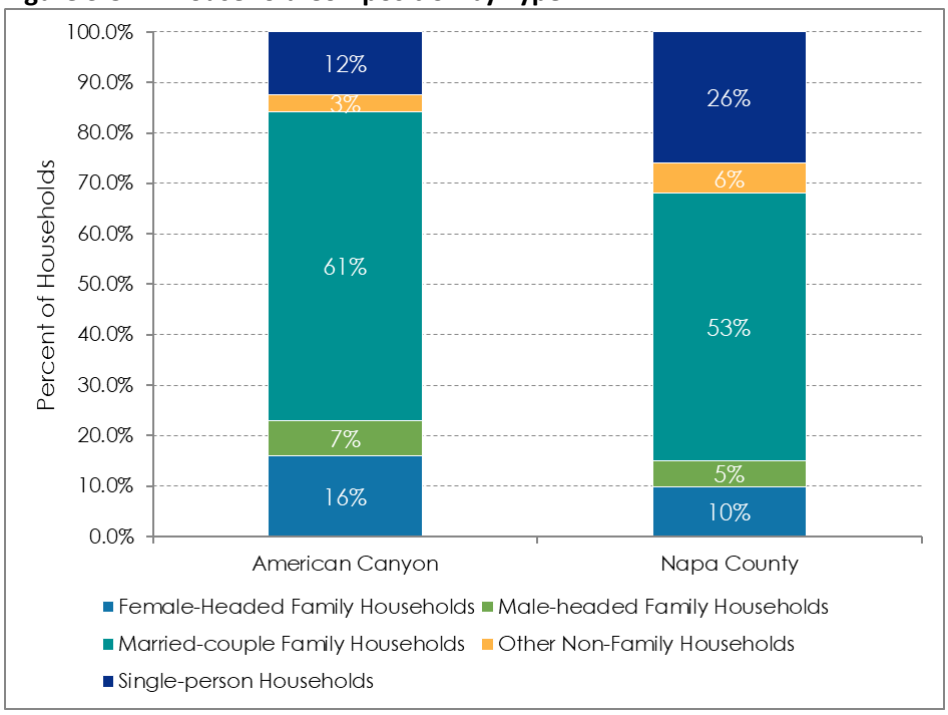
Table 3-7 Number of Persons Per Household (2000-2020)

	American Canyon			Napa County
	2000	2010	2020	2020
1 Person	20%	14%	12%	26%
2 Persons	34%	24%	23%	34%
3 Persons	19%	17%	17%	14%
4 Persons	16%	20%	23%	14%
5 Persons	6%	13%	14%	8%
6 Persons	3%	6%	6%	3%
7+ Persons	2%	6%	5%	1%

Source: U.S. Census, 2000, 2010, and 2020, Table B25009.

According to 2015-2019 ACS estimates, the average household size in American Canyon is 3.81 persons, much higher than the countywide average of 2.78. The average household size in owner-occupied units was 3.41 and the average household size of a renter-occupied unit was 3.49. The 2007-2011 ACS also reported that over three-fourths (84.2 percent) of all households in the city were family households, compared to 68 percent countywide (Figure 3-5). Half (50.2 percent) of all households were families with children—much higher than the countywide rate of 31.6 percent.

Figure 3-5 Household Composition by Type



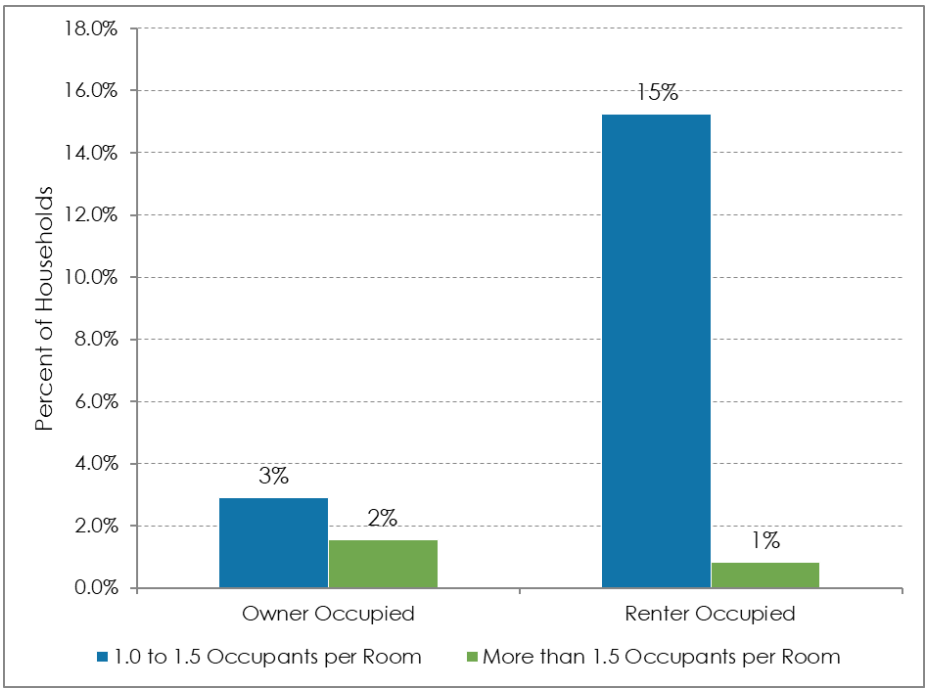
U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001

Overcrowding

The U.S. Census defines overcrowding as a residential unit with 1.01 persons to 1.5 persons per room excluding bathrooms and kitchens. Units with more than 1.5 persons per room are considered severely overcrowded and can lead to increased health and safety concerns. Increases in the number of persons within a residential unit can place additional stress on existing housing stock and infrastructure.

Overcrowding typically results when either: 1) the cost of available housing with enough bedrooms for larger families exceeds a family's ability to afford such housing, or 2) unrelated individuals (such as students or low-wage adult workers) share a dwelling unit due to high housing costs. Renters are generally more impacted by overcrowding due to the inability to find affordable rental units large enough to accommodate their household without causing overcrowding, as shown in Figure 3-6. In American Canyon, approximately 2.9 percent of owner households were overcrowded and 15.3 percent of renter households were overcrowded.

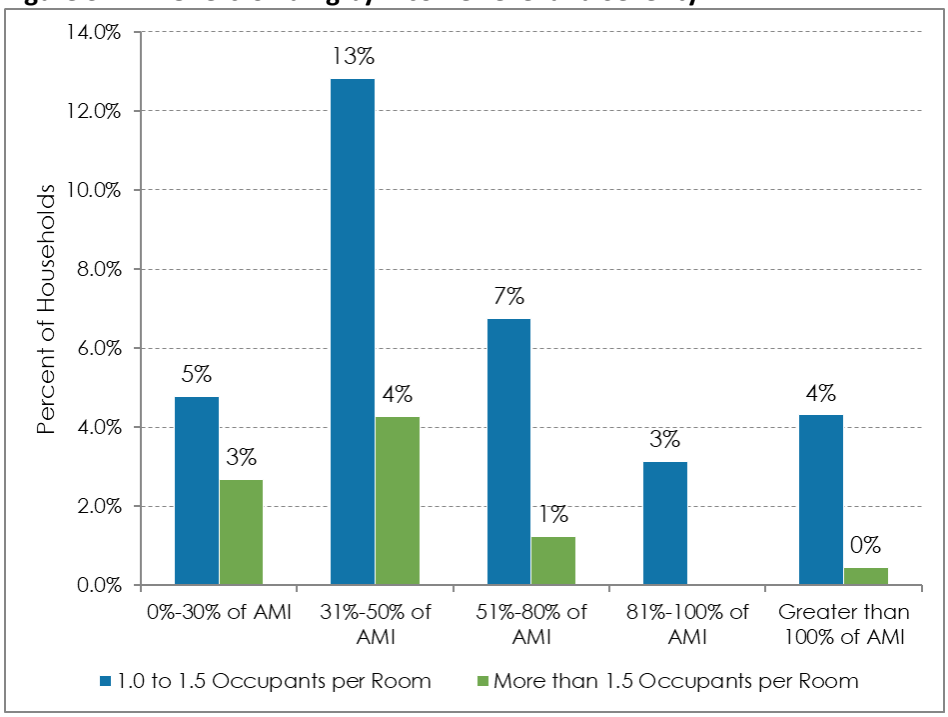
Figure 3-6 Overcrowding by Tenure and Severity



Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Overcrowding often disproportionately affects low-income households. As shown in Figure 3-7, very low-income households (those earning 31 to 50 percent AMI) have the highest proportion of overcrowding in American Canyon compared to other income levels.

Figure 3-7 Overcrowding by Income Level and Severity



Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Overpayment

For many households, housing cost is the largest monthly expense. Those who overpay for housing, also known as cost burdened, may have difficulty affording other basic necessities. However, to truly evaluate housing affordability, individual circumstances and factors must be taken into account. These factors include long-term debt, mortgage interest rates, the number of dependent family members in a household, and other large, ongoing expenses (such as medical bills). Since it is impossible to consider each household's individual circumstances, the 30 percent rule-of-thumb provides a general measure of housing affordability for the average household.

Households that spend more than 30 percent of their income on housing are generally considered to be overpaying, while households that spend 50 percent or more of their gross income on housing are considered to be severely overpaying. Although families with large incomes can be affected by overpayment, the impacts are generally greater with low-income households.

As shown in Table 3-8, the percentage of residents overpaying generally decreases as income increases. Renters also typically have a higher percentage of overpayment than owners. In 2018, 62.0 percent of lower-income renter households were overpaying for housing, compared to 42.5 percent of moderate-income households and 11.9 percent of above-moderate income households overpaying for housing.

Table 3-8 Percent of Households Overpaying for Housing, American Canyon and Napa County, 2014-2018

Income	American Canyon		Napa County	
	Paying >30%	Paying >50%	Paying >30%	Paying >50%
Owner Households				
Household Income <=30% HAMFI	92.7%	83.6%	80.8%	68.7%
Household Income >30% to <=50% HAMFI	38.5%	21.5%	65.4%	37.0%
Household Income >50% to <=80% HAMFI	45.0%	19.2%	43.0%	20.5%
Household Income >80% to <=100% HAMFI	38.1%	12.7%	43.6%	14.0%
Household Income >100% HAMFI	12.8%	1.5%	15.2%	2.3%
Total Owner Households	26.5%	11.8%	28.7%	12.2%
Renter Households				
Household Income <=30% HAMFI	87.8%	86.3%	81.2%	65.0%
Household Income >30% to <=50% HAMFI	74.3%	51.4%	84.4%	45.9%
Household Income >50% to <=80% HAMFI	68.8%	14.6%	68.2%	20.2%
Household Income >80% to <=100% HAMFI	80.0%	0.0%	44.2%	5.0%
Household Income >100% HAMFI	5.9%	0.0%	11.3%	0.5%
Total Renter Households	47.9%	28.0%	48.8%	22.3%
Total Households				
Household Income <=30% HAMFI	90.6%	84.9%	80.9%	66.5%
Household Income >30% to <=50% HAMFI	50.0%	32.0%	76.1%	42.0%
Household Income >50% to <=80% HAMFI	51.2%	17.9%	55.0%	20.4%
Household Income >80% to <=100% HAMFI	42.5%	11.0%	43.8%	10.2%
Household Income >100% HAMFI	11.9%	1.2%	14.2%	1.9%
Total Households	31.2%	15.4%	36.0%	15.9%

Source: CHAS data, 2014-2018.

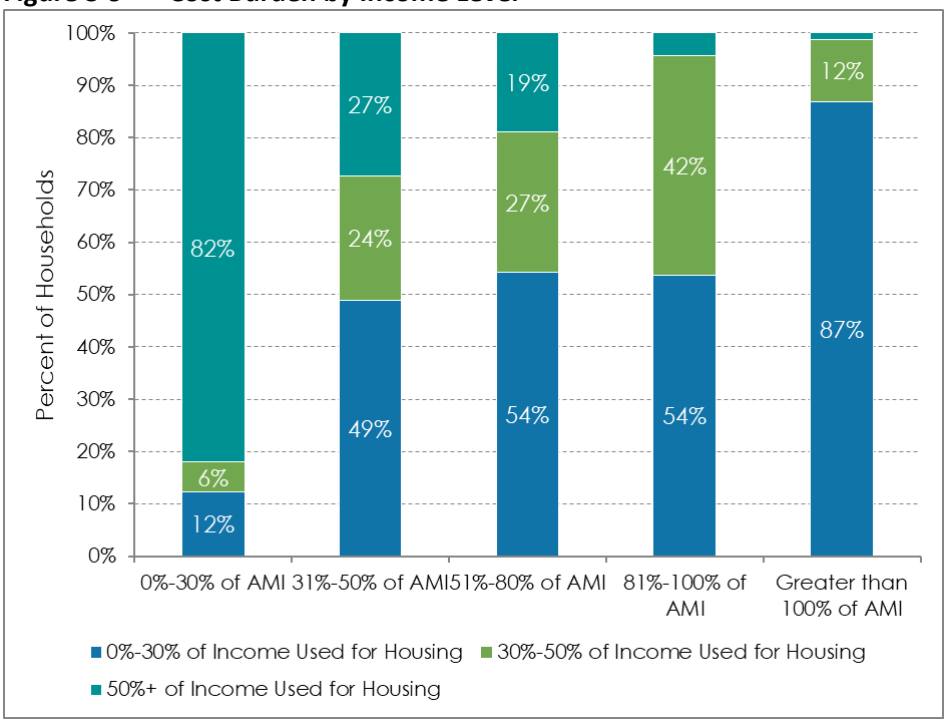
Renters generally have a higher incidence of overpaying and other housing problems. Figure 3-8 shows that renters in American Canyon had a higher proportion of cost burden compared to owners.

Figure 3-8 Cost Burden by Tenure

U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091

Lower-income households experience a higher incidence of cost burden as well, as shown by Figure 3-9. Approximately 88 percent of extremely low-income households were cost burdened compared to 13 percent of above-moderate-income households.

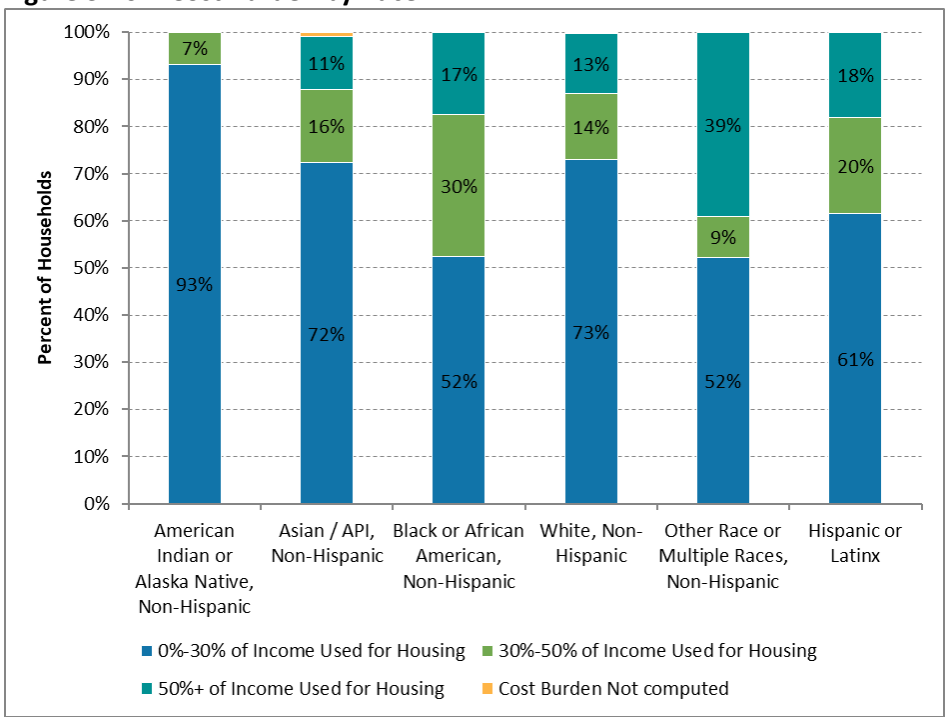
Figure 3-9 Cost Burden by Income Level



U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Currently, people of color are more likely to overpay for housing than white residents. Figure 3-10 shows black/African American (47 percent), Hispanic/Latino (38 percent), and other race/multiple races (48 percent) have the highest percentage of households paying more than 30 percent of their income for housing. American Indian/Alaska Native (7 percent), white non-Hispanic (27 percent), and Asian American/Pacific Islander (27 percent) populations had the lowest proportions of households overpaying for housing.

Figure 3-10 Cost Burden by Race



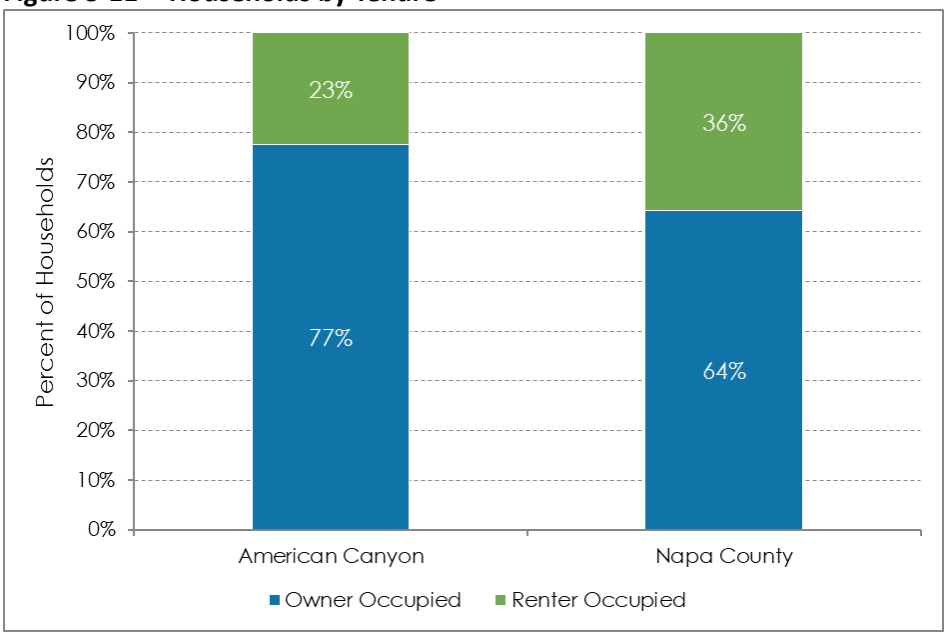
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Some households choose to pay over 30 percent of their income on housing for various reasons, such as location, amenities, or other features. Other households choose to pay higher percentages of their income on housing because they may receive tax advantages or are willing to be temporarily cost-burdened with the knowledge that their income will likely increase, shortening the percentage of payments against their monthly income on a long-term basis. In contrast, some households must pay a large percentage of their income for housing because lower-cost options are not available.

Household Tenure

Housing tenure refers to a household's status as a renter or owner of their home. The decision to rent or own can be affected by factors such as housing cost, housing financing, housing supply, and other constraints. Figure 3-11 shows households by tenure in American Canyon compared to Napa County in 2019. American Canyon has a higher proportion of owner households than Napa County as a whole, with a homeownership rate of 77 percent compared to 64 percent countywide.

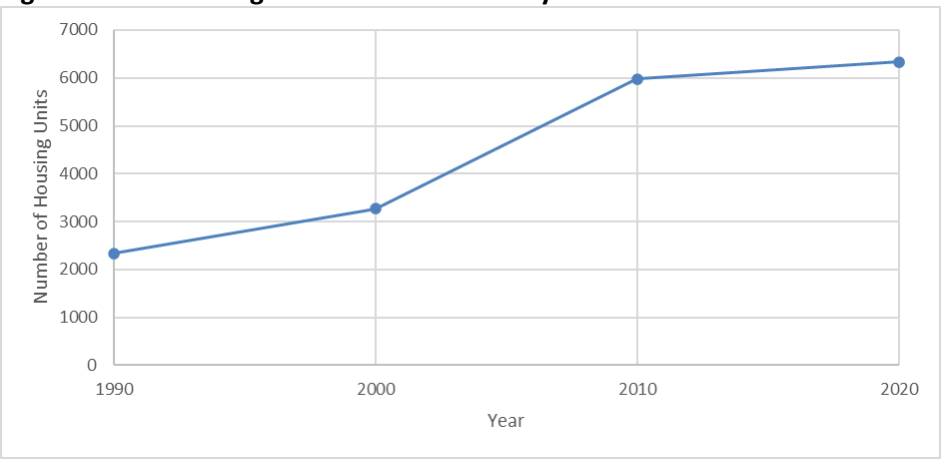
Figure 3-11 Households by Tenure



U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003

Figure 3-12 shows housing unit growth from 1990 to 2020. The city experienced rapid housing growth until 2010 when growth slowed substantially.

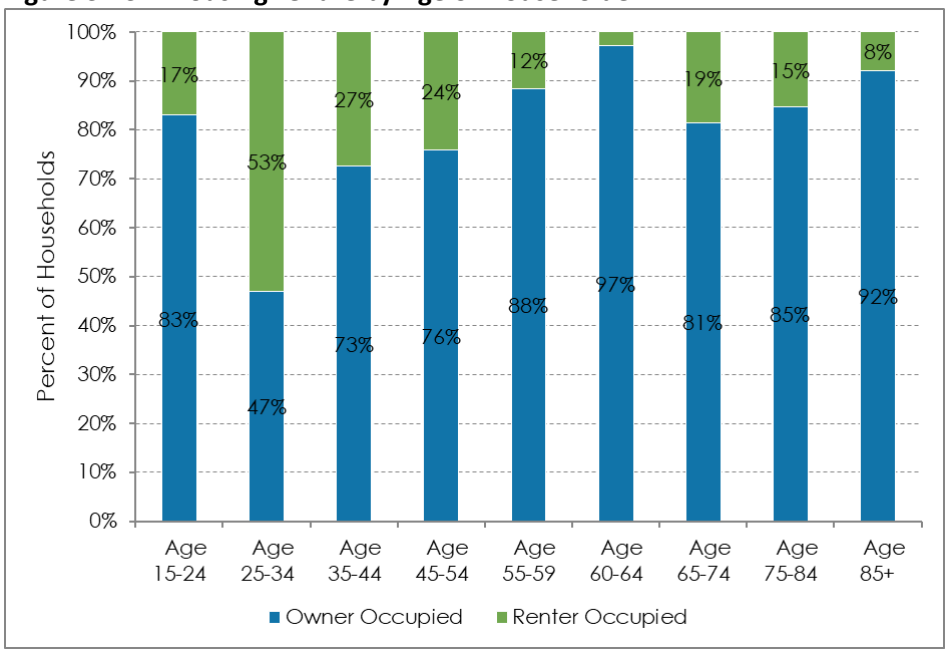
Figure 3-12 Housing Units in American Canyon



Source: U.S. Census, 1990, 2000, 2010, 2020.

Figure 3-13 illustrates tenure by age of householder. The largest group of owners in the city was 45 to 54 years of age, followed by 35 to 44 years of age. The largest group of renters in the city was individuals by 45 to 54, followed by 35 to 44 years of age, and then 25 to 34 years of age. The analysis reveals that younger adults tend to rent whereas older adults tend to own their homes.

Figure 3-13 Housing Tenure by Age of Householder



U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007

Income Characteristics and Needs

The U.S. Department of Housing and Urban Development (HUD) calculates the Area Median Income (AMI) for a four-person household for each area of the country for the purpose of determining eligibility for Housing Choice Vouchers and other federal programs. The Napa County 2021 HUD-calculated median income was $101,500. The California Department of Housing and Community Development (HCD) calculates income levels slightly differently than HUD to determine eligibility for certain state housing programs. The Napa County 2021 HCD-calculated Median Family Income (MFI) was $109,200. For purposes of the Housing Element, the state income definitions are used throughout, except for the data that have been compiled by HUD, which is specifically noted.

The State of California uses five income categories based on the median income:

- Extremely Low-Income: 30 percent or less of the median family income
- Very Low-Income: 31 percent to 50 percent of the median family income
- Low-Income: 51 percent to 80 percent of the median family income
- Moderate-Income: 81 percent to 120 percent of the median family income
- Above Moderate-Income: Greater than 120 percent of the median family income

Household Income

Table 3-9 provides 2021 household income thresholds for a four-person household based on the HCD median income for Napa County.

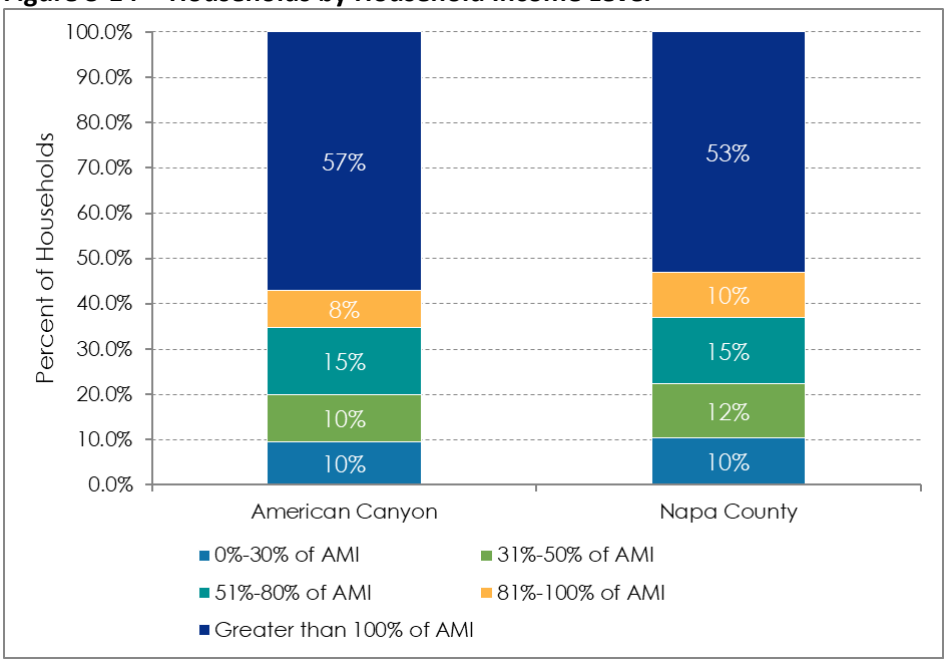
Table 3-9 Income Definitions (2021)

Income Group	Income Definition	2021 HCD Income Limits
Extremely Low-Income	0% to 30 % AMI	$34,100
Very Low-Income	30% to 50% of AMI	$56,850
Low-Income	50% to 80% of AMI	$90,050
Moderate Income	80% to 120% of AMI	$109,200
Above Moderate Income	>120% AMI	$131,050

Source: HUD and HCD State Income Limits for 2021, 2021

Approximately 34.6 percent of households in American Canyon are lower income (earn less than 80 percent of AMI) and 63.3 percent of households are moderate and above moderate income. Of the lower income households, 27.4 percent are extremely low income (earn less than 30 percent of AMI). This distribution of income levels is similar to Napa County. Figure 3-14 shows the proportion of households by household income level in American Canyon and Napa County.

Figure 3-14 Households by Household Income Level



U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Table 3-10 illustrates the HCD 2020 income limits by household size (i.e., people per household) for Napa County. An income below $60,100 for a single person was considered low income. An income of $113,300 for an eight-person household was also considered low income.

Table 3-10 Napa County Income Limits Per Household Size

Household Size	Extremely Low-Income Households	Very Low-Income Households	Low-Income Households
1 Person	$22,750	$37,950	$60,100
2 Persons	$26,000	$43,350	$68,650
3 Persons	$29,250	$48,750	$77,250
4 Persons	$32,500	$54,150	$85,800
5 Persons	$35,100	$58,500	$92,700
6 Persons	$37,700	$62,850	$99,550
7 Persons	$40,300	$67,150	$106,400
8 Persons	$44,120	$71,500	$113,300

Source: HCD State Income Limits for 2020, 2020.

The American Community Survey provides another estimate of household income. Table 3-11 shows household income in American Canyon and countywide. According to 2015-2019 ACS data, the household median income in American Canyon is fifteen percent higher than the County, $101,792 compared to $88,596. Almost one-third of the households in American Canyon earn more than $150,000 per year. In Napa County, about one-quarter of the households earn $150,000 or more per year.

Table 3-11 Household Income (2019)

Income	American Canyon		Napa County	
	Number	Percent	Number	Percent
Less than $5,000	61	1.2%	851	1.7%
$5,000 - $9,999	65	1.2%	789	1.6%
$10,000 - $14,999	230	4.3%	1,428	2.9%
$15,000 - $19,999	138	2.6%	1,162	2.4%
$20,000 - $24,999	82	1.5%	1,277	2.6%
$25,000 - $34,999	213	4.0%	2,903	6.0%
$35,000 - $49,999	468	8.8%	4,934	10.1%
$50,000 - $74,999	748	14.1%	7,278	14.9%
$75,000 - $99,999	557	10.5%	6,397	13.1%
$100,000 - $149,999	1,032	19.5%	9,073	18.6%
$150,000 or more	1,702	32.1%	12,613	25.9%
Median Household Income	101,792	–	88,596	–

Source: ACS 5-year estimates, in 2012 inflation adjusted dollars, 2015-2019.

Poverty as defined by the Census Bureau is also a useful measure of income distribution. In 2019, 1,573 residents, or 7.8 percent of the population, were below the poverty level, the same percentage as Napa County. About 44 percent of those under the poverty level were Whites/Non-Hispanic and 16.2 percent were Black or African American alone. American Canyon and Napa County had a lower proportion of people living below the poverty level compared to the entire state. Statewide 2015-2019 ACS data revealed that approximately 13.4 percent of the total state population was below the poverty level.

Housing Costs and Rental Rates

FAIR MARKET RENT

Fair Market Rent (FMR) is defined by HUD as the amount needed to pay the gross rent (shelter rent plus utilities) of privately-owned, decent, safe, and sanitary rental housing of a modest (non-luxury) nature with suitable amenities in a geographic area. The rents are drawn from the distribution of rents of all units that are occupied by recent movers. Adjustments are made to exclude public housing units, newly built units, and substandard units. Fair market rents for Napa County in 2022 are shown in Table 3-12.

Table 3-12 Napa County Fair Market Rents (2022)

Area	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Napa County	$1,438	$1,645	$2,164	$2,924	$2,935

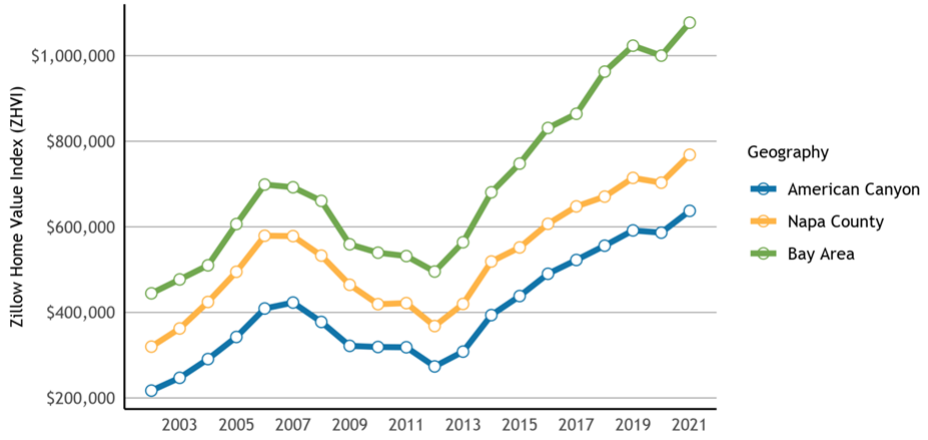
Source: HUD FY 2022 Fair Market Rent Documentation System, 2022.

HOME PRICES

CoreLogic, a home sales analysis and reporting company, reported that the median home price for single-family residences and condominiums in American Canyon increased by 26.3 percent between 2021 and 2022, from $475,000 to $600,000. Median home prices in Napa County as a whole are on the rise as well, increasing 22.8 percent from 2021 to 2022, from $615,000 to $755,000. The median home sales price in American Canyon of $600,000 in 2022 was 26 percent less than the County's median home sales price.

According to Zillow, the typical home value in American Canyon was $753,000 in December of 2021, up 18.4 percent from 2020 ($636,000). Typical home value is seasonally adjusted and only includes the middle price tier of homes. The largest proportion of homes in American Canyon were valued between $500,000-$750,000. By comparison, the typical home value was $768,410 in Napa County and $1,077,230 in the Bay Area overall. Like American Canyon, the largest share of homes in Napa County were valued between $500,000 and $750,000. However, compared to American Canyon Napa County has a larger share of homes valued between $500,00 and $750,000, $1,000,000 and $1,500,000, $1,000,000 and $2,000,000, and greater than $2,500,000. American Canyon has a larger share of homes valued at less than $250,000 and between $250,000 than Napa County. Figure 3-15 shows Zillow Home Value Index (ZHVI) for American Canyon and Napa County. ZHVI is a seasonally adjusted measure of the typical home value and market changes across a given region and housing type, reflecting typical value for homes in the 35th to 65th percentile range. This measure includes all owner-occupied housing units, including single-family homes and condominiums.

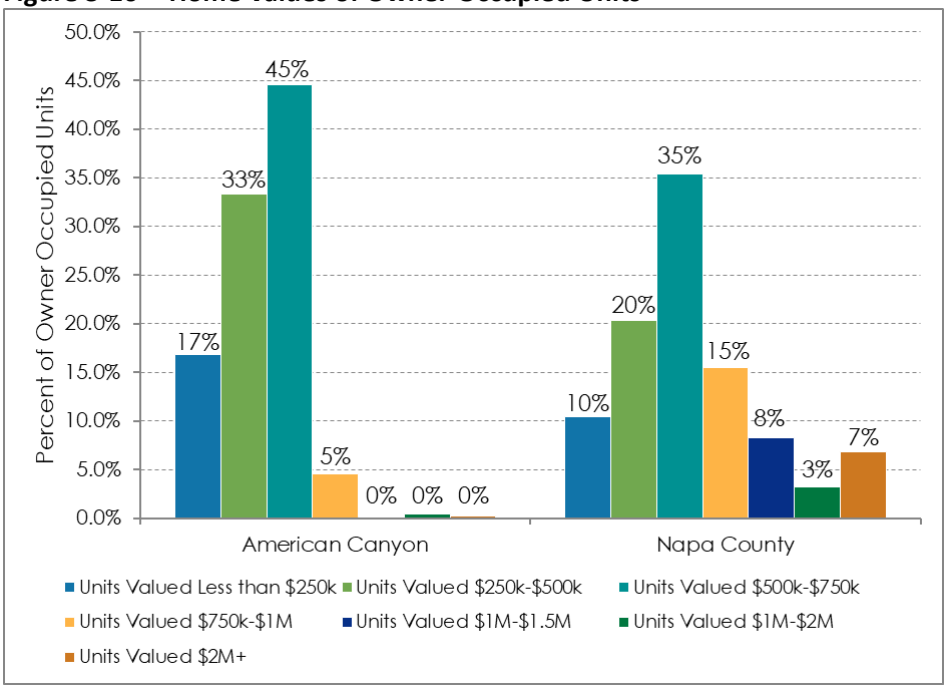
Figure 3-15 Zillow Home Value Index



U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075

Figure 3-16 compares home values of owner-occupied units in American Canyon and Napa County. The largest share of homes were valued between $500,000 and $750,000 in American Canyon and Napa County.

Figure 3-16 Home Values of Owner-Occupied Units

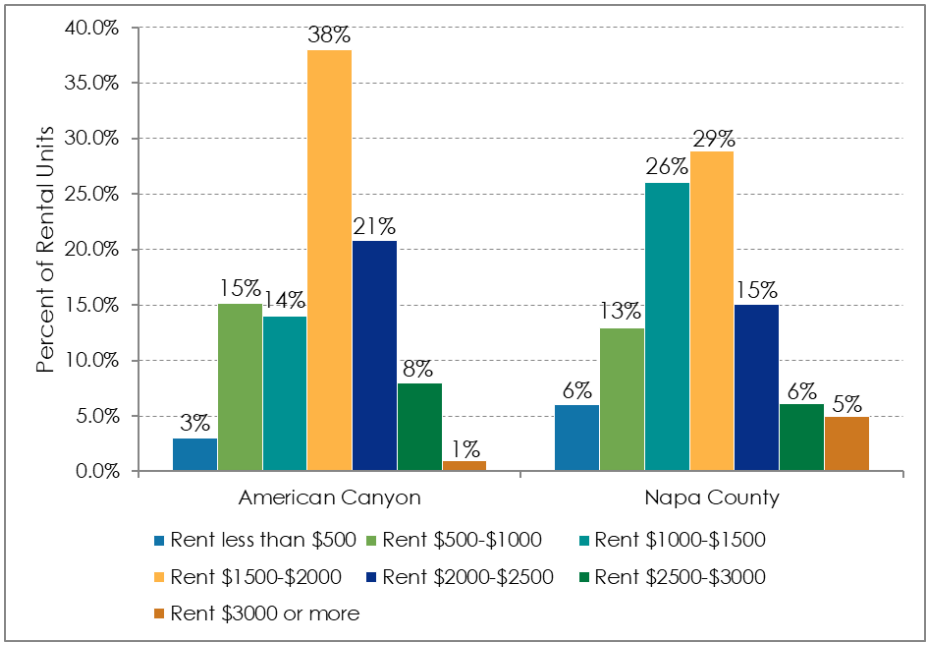


Zillow, Zillow Home Value Index (ZHVI)

RENTAL PRICES

In American Canyon, the largest proportion of rental units were $1,500 to $2,000 per month, totaling 38 percent of all rental units, followed by units renting for $2,000 to $2,500 per month (20.8 percent). Figure 3-17 shows the proportion of rental units by rent costs in American Canyon and Napa County.

Figure 3-17 Contract Rents for Renter-Occupied Units



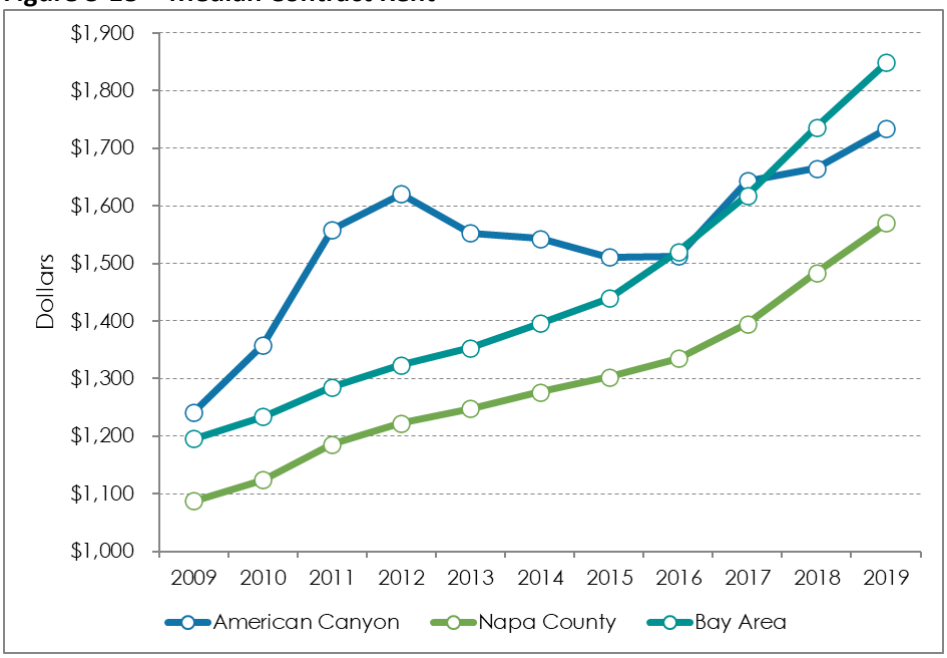
U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056

The City permits manufactured homes (on a permanent foundation) consistent with state law in single-family districts. There are several mobile home parks located in American Canyon, all located in the southeastern portion of the city, south of American Canyon Road and east of Highway 29. Most of the manufactured subdivisions and mobile home parks have been in existence since the time of incorporation with no current applications for additional mobile home parks. This type of housing is an important source of affordable housing in the city.

PRICES OVER TIME

Median rent in American Canyon has increased 39.6 percent between 2009 and 2019, from $1,540 to $1,730 per month. Figure 3-18 shows how median rent has changed over time. In comparison, median rent in Napa County and the Bay Area as a whole have increased at a faster rate within the past few years compared to American Canyon.

Figure 3-18 Median Contract Rent



U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058, B25056 (for unincorporated areas). County and regional counts are weighted averages of jurisdiction median using B25003 rental unit counts from the relevant year.

ABILITY TO PAY

Table 3-13 shows the amount a household can afford for housing at each income category and household size without overpaying. The table shows maximum affordable monthly rents and maximum affordable purchase prices for homes. The affordable prices were calculated using 2021 household income limits published by the California Department of Housing and Community Development (HCD), conventional financing terms, and the assumption that households spend 30 percent of gross income on housing costs. Households earning the 2021 median income for a family of four in Napa County ($109,200) could afford to spend up to $2,340 per month on housing without overpaying, per this definition.

For renters this is a straightforward calculation, but homeownership costs are less transparent. A household can typically qualify to purchase a home that is two-and-a-half to three times the annual income of that household, depending on the down payment, the level of other long-term debt obligations (such as a car loan), and interest rates. In practice, the interaction of these factors allows some households to qualify for homes priced at more than three times their annual income, while other households may be limited to purchasing homes no more than two times their annual incomes. These factors, interest rates, insurance, and taxes, are held constant in Table 3-13 below to determine maximum affordable rent and purchase price for households of each income category.

Table 3-13 Ability to Pay (American Canyon, 2021)

Extremely Low-Income Households at 30% of 2021 Median Family Income (MFI)							
Number of Persons		1	2	3	4	5	6
Income Level		$23,900	$27,300	$30,700	$34,100	$36,850	$39,600
Max. Monthly Housing Cost		$598	$683	$768	$853	$921	$990
Utilities, Taxes, and Insurance	Utilities Rent	$197	$208	$245	$299	$339	$377
	Utilities Own	$258	$276	$323	$390	$433	$480
	Taxes & Insurance	$120	$137	$154	$171	$184	$198
Max. Monthly Rent		$401	$475	$523	$554	$582	$613
Max. Purchase Price		$45,000	$56,500	$63,500	$68,500	$72,500	$77,500
Very Low-Income Households at 50% of 2021 MFI							
Number of Persons		1	2	3	4	5	6
Income Level		$39,800	$45,500	$51,200	$56,850	$61,400	$65,950
Max. Monthly Housing Cost		$995	$1,138	$1,280	$1,421	$1,535	$1,649
Utilities, Taxes, and Insurance	Utilities Rent	$197	$208	$245	$299	$339	$377
	Utilities Own	$258	$276	$323	$390	$433	$480
	Taxes & Insurance	$199	$228	$256	$284	$307	$330
Max. Monthly Rent		$798	$930	$1,035	$1,122	$1,196	$1,272
Max. Purchase Price		$105,500	$125,500	$141,500	$154,750	$166,000	$177,500
Low-Income Households at 70% of MFI For Sale and 60% of MFI for Rental							
Number of Persons		1	2	3	4	5	6
Income Level		$63,050	$72,050	$81,050	$90,050	$97,300	$104,500
Max. Monthly Housing Cost		$1,576	$1,801	$2,026	$2,251	$2,433	$2,613
Utilities, Taxes, and Insurance	Utilities Rent	$197	$208	$245	$299	$339	$377
	Utilities Own	$258	$276	$323	$390	$433	$480
	Taxes & Insurance	$315	$360	$405	$450	$487	$523
Max. Monthly Rent		$1,379	$1,593	$1,781	$1,952	$2,094	$2,236
Max. Purchase Price		$194,000	$226,500	$255,000	$281,000	$302,500	$324,000

Median-Income Households at 100% of 2021 MFI							
Number of Persons		1	2	3	4	5	6
Income Level		$76,450	$87,350	$98,300	$109,200	$117,950	$126,650
Max. Monthly Housing Cost		$1,911	$2,184	$2,458	$2,730	$2,949	$3,166
Utilities, Taxes, and Insurance	Utilities Rent	$197	$208	$245	$299	$339	$377
	Utilities Own	$258	$276	$323	$390	$433	$480
	Taxes & Insurance	$382	$437	$492	$546	$590	$633
Max. Monthly Rent		$1,653	$1,908	$2,135	$2,340	$2,516	$2,686
Max. Purchase Price		$235,000	$274,000	$309,000	$340,000	$367,000	$392,000
Moderate-Income Households at 120% of 2021 MFI							
Number of Persons		1	2	3	4	5	6
Income Level		$91,750	$104,850	$117,950	$131,050	$141,550	$152,000
Max. Monthly Housing Cost		$2,294	$2,621	$2,949	$3,276	$3,539	$3,800
Utilities, Taxes, and Insurance	Utilities Rent	$197	$208	$245	$299	$339	$377
	Utilities Own	$258	$276	$323	$390	$433	$480
	Taxes & Insurance	$459	$524	$590	$655	$708	$760
Max. Monthly Rent		$2,097	$2,413	$2,704	$2,977	$3,200	$3,423
Max. Purchase Price		$303,000	$351,000	$395,000	$437,000	$470,000	$504,000

(*) Assumptions: 2021 HCD income limits; 30.0% gross household income as affordable housing cost; 20.0% of monthly affordable cost for taxes and insurance; 3.5% down payment; a private mortgage premium calculated pursuant to HUD's FHA methodology; and the highest national average mortgage interest rate (prior calendar year) for a 30-year Federal Housing Administration (FHA) mortgage loan. Utilities based on City of American Canyon 2021 Utility Allowance. Source: California Department of Housing and Community Development, 2021; City of American Canyon, 2021.

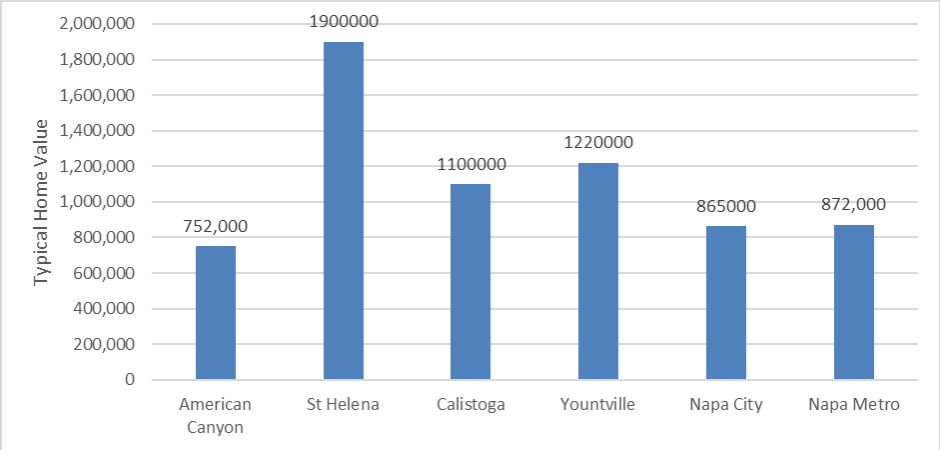
According to CoreLogic, the median home sale price in American Canyon is currently (2022) $600,000. This price is well above an amount affordable to lower- or moderate-income households in American Canyon.

For rental housing, the analysis suggests that lower-income households would have difficulty affording the median rental price of $1,730. However, moderate-income households would be able to afford this median rental price without overpaying. Moderate-income households can afford monthly rents that approximate or exceed average market-rate rents. Therefore, these households would have less difficulty finding an affordable rental unit in American Canyon.

AFFORDABILITY TRENDS

Although homes may be difficult to afford for households of all income levels, homes in American Canyon are more affordable compared to homes countywide. Figure 3-19 shows typical home values throughout Napa County. American Canyon has the lowest typical home value compared to other jurisdictions in the county and is lower than the countywide average home value of $872,000. Saint Helena has the highest typical home value at $1,900,000.

Figure 3-19 Typical Home Value in Napa County 2021

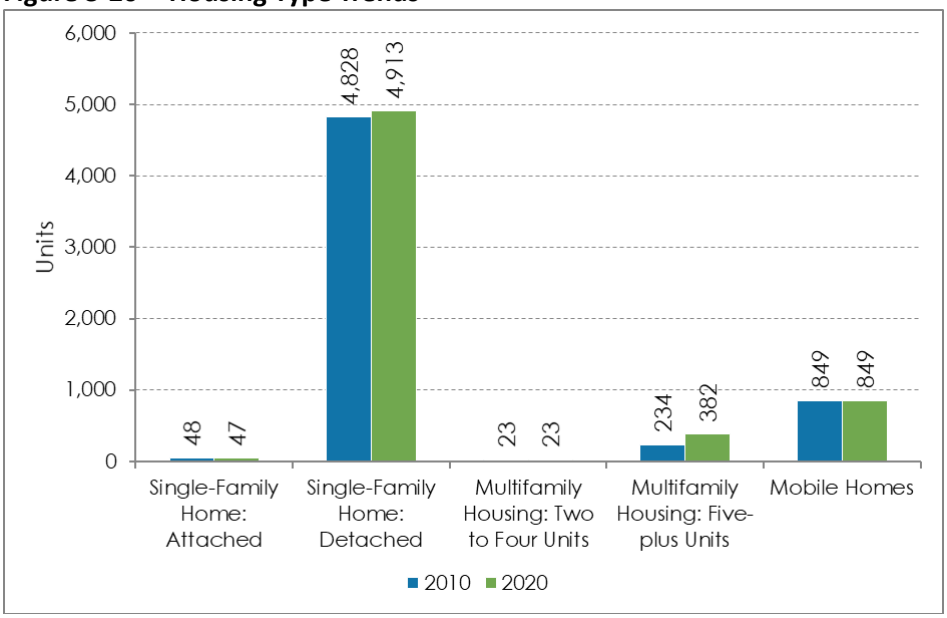


Source: Zillow, 2022

Housing Stock Characteristics

Government Code Section 65583 (a)(2) requires an analysis and documentation of household characteristics that include housing stock conditions. Figure 3-20 shows housing units by type in American Canyon from 2010 to 2020. Since 2010, most of the new units constructed in the city were multifamily housing units with five or more units, followed by single-family detached homes.

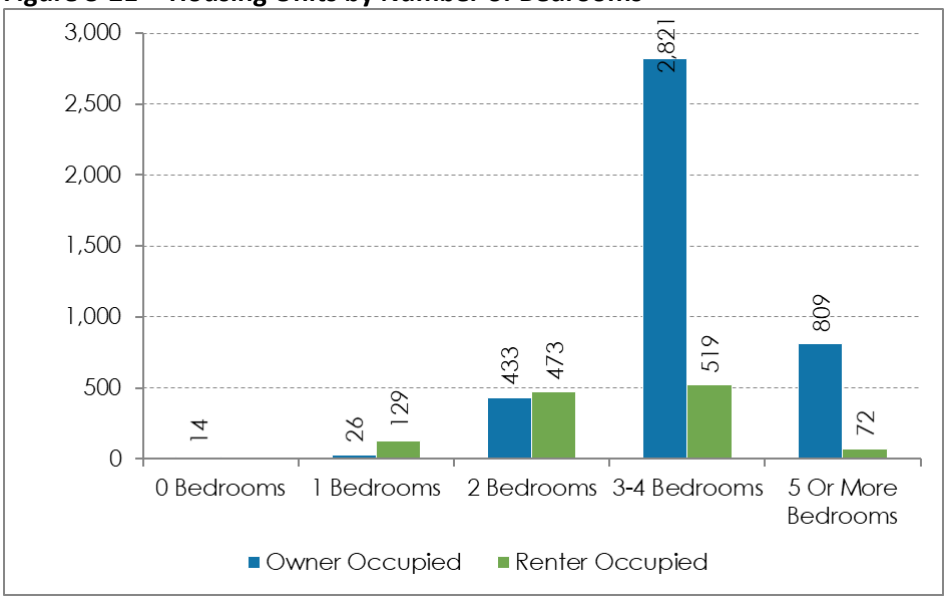
Figure 3-20 Housing Type Trends



California Department of Finance, E-5 series

Figure 3-21 shows 2015-2019 ACS data regarding tenure in relation to the number of bedrooms per occupied housing unit. The majority of housing units in American Canyon have three or four bedrooms, followed by two bedrooms. Rental households make up about 30 percent of total occupied units. Rental units tend to be smaller than units available for sale.

Figure 3-21 Housing Units by Number of Bedrooms



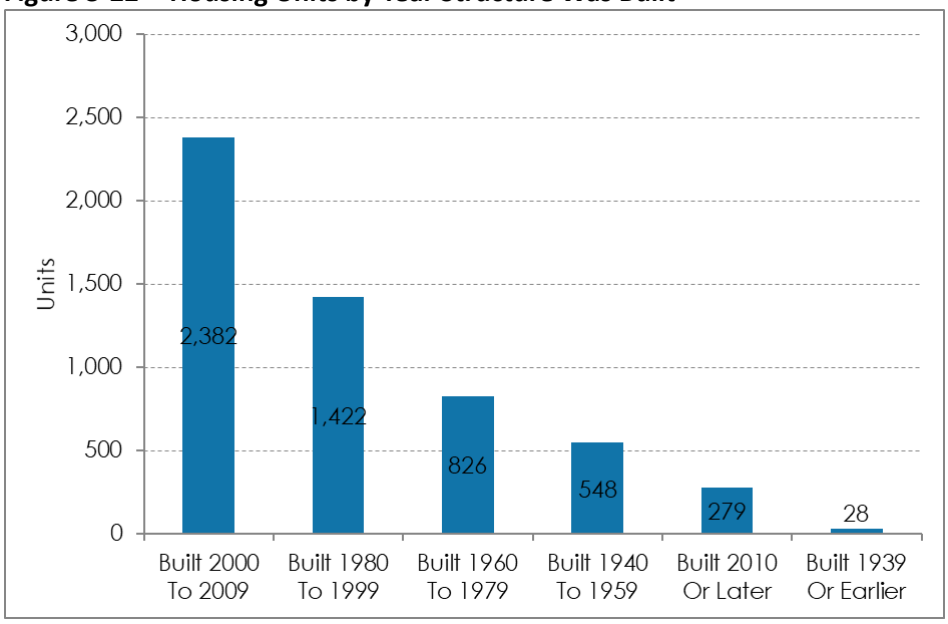
U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042

Age and Condition of Existing Housing Stock

The age and condition of the housing stock provides additional measures of housing adequacy and availability in many communities. Although age does not always correlate with substandard housing conditions, neighborhoods with many homes more than 30 years old are more likely than newer neighborhoods to have a concentration of housing problems related to deferred maintenance, inadequate landscaping care, outdated utilities or interior amenities, and a need for housing rehabilitation.

The year a structure was built can be an indicator of the current condition of the housing unit. Homes of sound construction typically show signs of deterioration and need repair after 30 years if not adequately maintained—some even sooner depending on the construction technique and weather conditions. Figure 3-22 shows the housing units in American Canyon by year the structure was built. In American Canyon, the largest proportion of the housing stock was built 2000 to 2009, with 2,382 units constructed during this period. Since 2010, 5.1 percent of the current housing stock was built, about 279 units. About 29 percent of the housing was built in 1979 or before and can reasonably be assumed to be the proportion of the housing stock most likely to need rehabilitation.

Figure 3-22 Housing Units by Year Structure Was Built



U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034

Housing Problems

The U.S. Department of Housing and Urban Development (HUD) periodically receives "custom tabulations" of data from the U.S. Census Bureau that are largely not available through standard Census products. This data, known as "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low-income households. CHAS data is used by local governments to plan how to spend HUD funds and may also be used by HUD to distribute grant funds.

Table 3-14 shows CHAS data on housing problems for households in American Canyon. The four housing problems are incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and cost burden greater than 30 percent. These data are used by state and federal housing agencies to show housing problems for multiple income groups both renting and owning.

Table 3-14 Housing Problems, American Canyon, 2011

	Total Owners	Total Renters	Total Households
Extremely Low-Income Households (Income <=30% MFI)	275	255	530
% with any housing problems	90.9%	88.2%	89.6%
% Cost Burden >30%	92.7%	87.8%	90.6%
% Cost Burden >50%	83.6%	86.3%	84.9%
Very Low-Income Household (Income >30% to <=50% MFI)	325	175	500
% with any housing problems	38.5%	91.4%	57.0%
% Cost Burden >30%	38.5%	74.3%	50.0%
Low-Income Household (Income >50% to <=80% MFI)	600	240	840
% with any housing problems	48.3%	75.0%	56.0%
% Cost Burden >30%	45.0%	68.8%	51.2%
Median-Income Household (Income >80% to <=100% MFI)	315	50	365
% with any housing problems	38.1%	100.0%	46.6%
% Cost Burden >30%	38.1%	80.0%	42.5%
Above Median-Income Household (Income >100% MFI)	2,695	510	3,205
% with any housing problems	17.6%	16.7%	17.5%
% Cost Burden >30%	12.8%	5.9%	11.9%

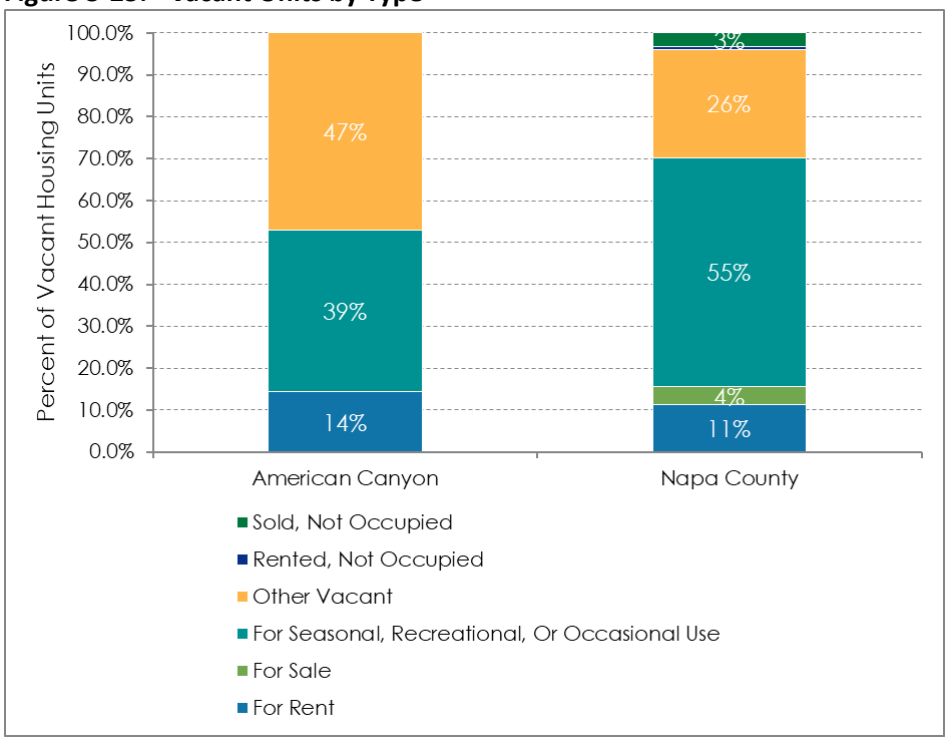
Source: CHAS, 2014-2018.

Vacancy Rates and Housing Occupancy

Vacancy rates are an indicator of existing housing need. The Census Bureau classifies a unit as vacant if no one is occupying it when census interviewers are conducting the American Community Survey or Decennial Census. The difference between the current vacancy rate and optimal vacancy rate is a good measure of whether the market is responding to overall housing needs. Optimal vacancy rates differ between rental housing and for-sale housing. The Association of Bay Area Governments (ABAG) has set two rates as the regional vacancy objective. For rental housing, a five percent vacancy rate is considered necessary to permit ordinary rental mobility. For for-sale housing, a two percent vacancy rate is considered the threshold to permit ordinary mobility. If vacancy rates are below these levels, residents will have difficulty finding appropriate units and competition will drive up housing prices.

Vacant units make up 3.4 percent of the overall housing stock in American Canyon. The rental vacancy stands at 2.2 percent, while the ownership vacancy rate is nearly zero percent. Figure 3-23 shows the distribution of vacant units by type in American Canyon and Napa County,

Figure 3-23: Vacant Units by Type



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004

Of the vacant units in American Canyon, the most common type of vacancy is Other Vacant, with a large proportion of vacant units for seasonal, recreational, or occasional use. Vacant units classified as "for recreational or occasional use" are those that are occupied for short-term periods of use throughout the year. Accordingly, vacation rentals and short-term rentals are likely to fall in this

category. The Census Bureau also classifies units as "other vacant" if they are vacant due to foreclosure, personal/family reasons, legal proceedings, repairs/renovations, abandonment, preparation for being rented or sold, or vacant for an extended absence for reasons such as a work assignment, military duty, or incarceration.

Building Permit Activity

Between 2015 and 2019, 382 new housing units were permitted in American Canyon. Of the permits issued during that time, 37.4 percent were for above moderate-income housing, 36.9 percent were for moderate-income housing, 10.5 percent were for low-income housing, and 15.2 percent were for very low-income housing. Table 3-15 summarizes building permit activity in American Canyon from 2015 to 2019. The majority of housing units built in this period are moderate-income and above moderate-income units.

Table 3-15 Housing Permits Issued (2015-2019)

Income Group	Number of Permits Issued (2015-2019)
Above Moderate-Income Permits	143
Moderate-Income Permits	141
Low-Income Permits	40
Very Low-Income Permits	58

Special Housing Needs

Government Code Section 65583 (a)(3) requires analysis of any special housing needs, such as those for persons with disabilities, including developmental disabilities, the elderly, large households, farmworkers, female-headed households, and people in need of emergency shelters. Special housing needs arise due to physical, economic, social, or cultural characteristics or conditions that are present in a substantial percentage of the local population. These characteristics or conditions distinguish individuals from the general population and lead to housing or supportive service needs that are not (or cannot) be met by the private market acting alone. Examples of special housing needs include accessibility for the mobility impaired, transitional housing for those leaving a homeless environment, and housing specifically designed for the physical and social needs of older adults.

Characteristics such as age or physical limitations may be present in a large portion of the population. It is important for the community to accommodate a variety of housing types to serve such special needs groups. For example, disabled-accessible housing or units designed to aid physical limitations of the elderly may be needed in a community with large populations of this age group.

Conversely, a community may have a population of larger, low-income families that need adequately sized housing at a low cost. Affordability issues are also important to groups such as female-headed households, college students, farmworkers, or military personnel. Therefore, the City needs to evaluate the types of special needs groups in order to address special housing needs.

Extremely Low-Income Households

Despite the economic and job growth experienced throughout the Bay Area region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high- and low-income households in the state.

While extremely low-income households are not considered a special needs group by state law, these households encounter a unique set of housing situations and needs.

HCD defines an extremely low-income household as earning less than 30 percent of the AMI. In 2020, a family of four earning less than $32,500 would be considered extremely low-income. Often, these households include any combination of special needs populations and/or often represent families and individuals receiving public assistance, such as Supplemental Security Income (SSI) or disability insurance.

In 2017, there were approximately 523 extremely low-income households in American Canyon, or 9.5 percent of all households. Approximately fifty-nine (59) percent of the extremely low-income households were homeowners. As shown earlier in Table 3-14, an estimated 89.6 percent of extremely low-income households had one of four housing problems (i.e., incomplete kitchen facilities, incomplete plumbing facilities, overcrowding, or overpayment). Approximately 92.7 percent of extremely low-income owner households and 87.8 percent of extremely low-income renter households were overpaying for housing; 84.9 percent of extremely low-income households are severely overpaying for housing.

Persons with Disabilities

Some individuals have ambulatory impairments, self-care limitations, or other conditions that may require special housing accommodations or financial assistance. Individuals with such disabilities may have a variety of special needs that distinguish them from the population at large, including:

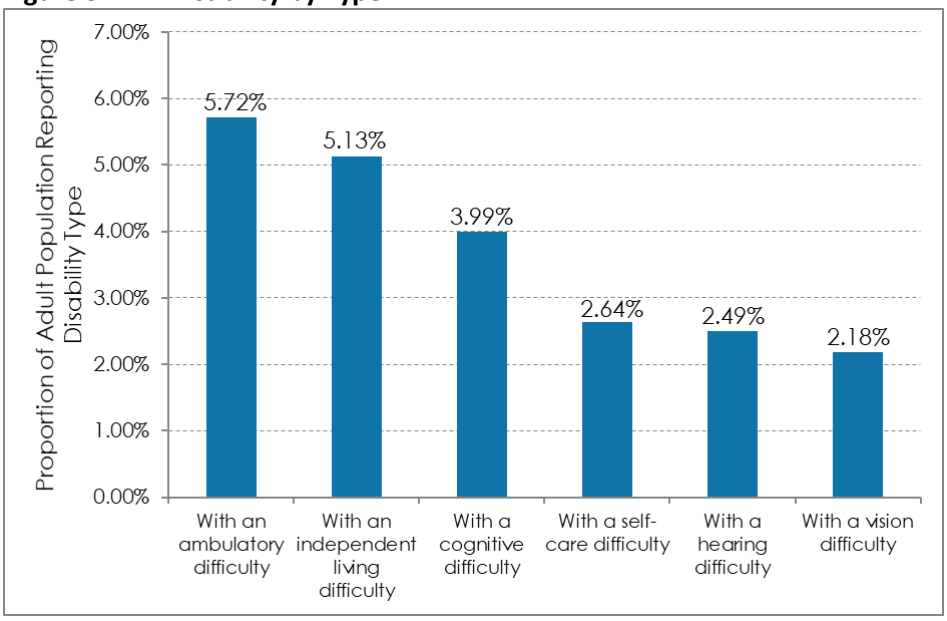
- Individuals with ambulatory difficulties (such as those confined to wheelchairs) may require special accommodations or modifications to their homes to allow for continued independent living. Such modifications are often called “disabled access.”

- Individuals with self-care limitations (which can include persons with mobility difficulties) may require residential environments that include in-home or on-site support services ranging from congregate to convalescent care. Support services can include medical therapy, daily living assistance, congregate dining, and related services.
- Individuals with developmental disabilities and other physical and cognitive conditions that prevent them from functioning independently may require assisted care or group home environments.

Individuals with disabilities may require financial assistance to meet their housing needs because a higher percentage than the population at large are low-income and their special housing needs are often more costly than conventional housing.

The 2014-2018 ACS reported approximately 11.3 percent (2,291 residents) of the city's non-institutionalized residents have conditions that may affect their ability to live independently in conventional residential settings. This is slightly lower than the countywide rate of 11.8 percent. Figure 3-24 shows the distribution of persons with disabilities in American Canyon by type of disability.

Figure 3-24 Disability by Type



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107.

Table 3-16 shows persons by type of disability and age in American Canyon. The table illustrates the largest age group with disabilities appears to be individuals aged 18 to 64, while the second highest is persons aged 65 and older. However, individuals aged 65 and older has the highest proportion of individuals with a disability (approximately 35.7 percent, compared to 10.2 percent of people aged 18 to 64 years, and three percent of people aged five to 17 years.

Table 3-16 Persons with Disability by Age and Disability

Type of Disability by Age	Number
Total disabilities tallied	
Total disabilities tallied for people 5 to 17 years	*120*
Hearing disability	10
Vision disability	21
Cognitive disability	-
Ambulatory disability	-
Self-care disability	-
Total disabilities tallied for people 18 to 64 years	*1,283*
Hearing disability	118
Vision disability	210
Cognitive disability	537
Ambulatory disability	572
Self-care disability	298
Independent living disability	549
Total disabilities tallied for people 65 years and over	*877*
Hearing disability	377
Vision disability	199
Cognitive disability	183
Ambulatory disability	572
Self-care disability	217
Independent living disability	491

Source: ACS 5-year estimates, 2015-2019.

A disability can impact a person's ability to work, leaving many disabled individuals on fixed incomes or jobs with wages lower than the non-disabled population. According to 2015-2019 ACS estimates, approximately 83.1 percent of disabled persons in the labor force were employed, compared to 95.6 percent of the non-disabled population. The median income of the working disabled was $36,649, compared to $41,087 for the non-disabled population.

DEVELOPMENTAL DISABILITIES

Senate Bill (SB) 812, which took effect January 2011, amended state housing element law to require an evaluation of special housing needs of persons with developmental disabilities. A "developmental disability" is defined as a disability

that originates before an individual becomes 18 years old, continues, or can be expected to continue indefinitely, and constitutes a substantial disability for that individual. This includes intellectual disabilities, cerebral palsy, epilepsy, and autism. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 347,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The North Bay Regional Center is one of 21 regional centers that provides point of entry to services for people with developmental disabilities and serves Napa, Sonoma, and Solano counties. The North Bay Regional Center reported 9,040 served by the organization in 2020. Of those served, approximately 40 percent had a mild to moderate intellectual disability, 33 percent had autism, and eight percent had a severe or profound intellectual disability.

According to the California Department of Developmental Services, there were 205 residents with developmental disabilities served in American Canyon in 2020. This is less than one percent of the total population. Of the total, 103 are under the age of 18. Most developmentally disabled residents of American Canyon receiving services lived in the home of their parent or guardian (178 individuals or 85.2 percent); 15 residents or 7.2 percent lived in a community care facility. Many developmentally disabled persons live and work independently. However, more severely disabled individuals require a group living environment with supervision, or an institutional environment with medical attention and physical therapy. Because developmental disabilities exist before adulthood, the first housing issue for the developmentally disabled is the transition from living with a parent/guardian as a child to an appropriate level of independence as an adult.

There are several housing types appropriate for people living with a developmental disability: independent living in privately owned or rented homes, group homes, and residential care facilities. The design of accessibility modifications, proximity to services and transit, and availability of group living opportunities represent considerations important to serve this need group. Incorporating barrier-free design in all new multifamily housing (as required by state and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to housing affordability, as people with disabilities may live on a fixed income.

The most severely disabled persons may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, supportive housing for developmentally disabled individuals should focus on transitioning from the person's living situation as a child to an appropriate level of independence as an adult.

DISABLED HOUSING NEEDS

Some people with mobility and/or self-care limitations can live with their families or others who assist them to satisfy housing and daily living needs. A segment of the disabled population, particularly low-income and retired individuals, may not have the financial capacity to pay for accommodations or needed modifications to their homes. In addition, even those able to pay for housing with special accommodations may find it unavailable in the city. Although housing for homeless individuals is discussed in the sections below, there can be a strong correlation between a person's ability to work and their housing status. Disabilities may comprise mental and physical and can limit employment opportunities and an ability to earn sufficient income for housing.

Disabled persons often require special housing features to accommodate physical limitations. Some disabled persons may have difficulty paying the cost of services to address their special needs or difficulty finding appropriate employment salary. Although the California Code of Regulations (Title 24) requires all public buildings be accessible to the public through architectural standards such as ramps, large doors, and restroom modifications to enable handicap access, not all available housing units have these features.

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling.

American Canyon adopted a reasonable accommodation ordinance (Chapter 19.52) in 2009. The Reasonable Accommodation Ordinance contains a ministerial procedure for an individual with a disability seeking equal access to housing to request reasonable accommodation.

ADULT CARE FACILITIES

Currently, eight facilities in the city of American Canyon care for adult individuals with special needs. Special needs may consist of a mental or physical disability, which requires additional support. These facilities are shown in Table 3-17.

Table 3-17 Adult Care Facilities

Facility	Address	Number of Beds	Phone Number
Adondi's Residential Care Home	557 Canyon Meadows Drive	3	(707) 648-7374
Core Arf Gadwall	3 Gadwall Court	2	(707) 554-4802
E.R. Salgado, Inc./ Saint Lucia Residential Care	134 Landana Street	6	(707) 315-4838
Griffin Family Care Home - Elliot	2330 Elliot Drive	6	(707) 552-6346
One Step Beyond Care Home	154 Entrada Circle	4	(707) 552-8588
Sacred Heart Care Home #1	1509 Rio Grande Street	6	(707) 246-4565
Sacred Heart Care Home #2	1513 Rio Grande Street	6	(707) 246-4565
Sacred Heart Care Home #3	241 Landana Street	6	(707) 647-2260

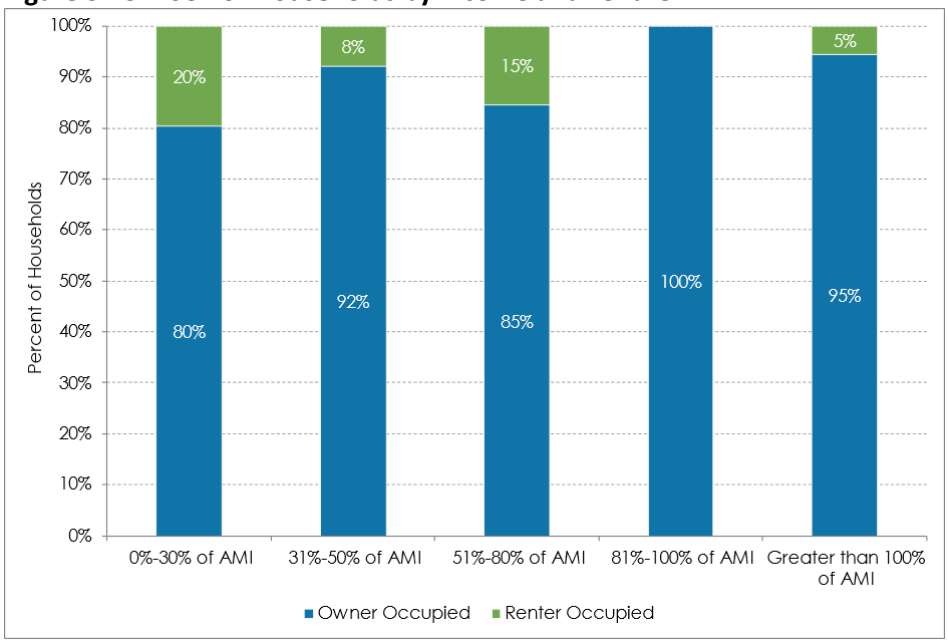
Source: Department of Social Services Community Care Licensing Facility Search, 2022.

On January 1, 2002, SB 520 became effective and requires local jurisdictions to analyze local government constraints on developing, maintaining, and improving housing for persons with disabilities. In accordance with SB 520 and Government Code 65583(a)(7), the City recognizes the importance of providing housing for persons with disabilities. The City has since included a review of all development applications for their adherence to Title 24. This review is included during the entitlement processing stage as well as during the issuance of building permits for minor alterations.

Seniors

Seniors are defined as persons age 65 and over. Seniors are considered a special needs group, as they tend to have more health problems than the population at large. These health problems may make it more difficult for seniors to live in typical housing and to live independently. Seniors with serious health problems may require communities with extra services, such as assisted living facilities. Lower-income senior households may especially need housing assistance, as many seniors live on fixed incomes such as Social Security and pensions. Increases to the cost of living may make it difficult for seniors to afford housing. Financially strained senior homeowners may have to defer home maintenance needs. Seniors who rent may be at even greater housing risk than those who own their home, due to income differences between these groups. In American Canyon, the largest proportion of senior households are extremely low-income (those who earn 0 to 30 percent AMI), while the largest proportion of senior households who are homeowners falls in the moderate-income group (those who earn 81 to 100 percent AMI), as shown in Figure 3-25.

Figure 3-25 Senior Households by Income and Tenure



Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

As is the case in many suburbs, the number of elderly residents has increased in American Canyon over the years. However, as a proportion of the population, the senior population has fluctuated. The percent of the city's total population that was 65 and over decreased from 2000 to 2010 but increased from 2010 to 2019. According to 2015-2019 ACS data, 12.2 percent (2,457) of the population was above the age of 65. In 2010, 9.6 percent (1,865) of the population was above the age of 65 and in 2000 13.4 percent (1,306) of the population was above the age of 65. Current trends suggest that, while the number of older adults and their needs will remain significant in the city over the next five years, their proportion of the total population will not necessarily increase as more families with children and adults under the age of 65 move into new residential neighborhoods. (Table 3-18)

Table 3-18 Senior Population (1990-2019)

	1990	2000	2010	2019
Senior (65 and over)	994	1,306	1,865	2,457
Seniors as Percent of Total Population	12.9%	13.4%	9.6%	12.1%
Total Population	**7,706**	**9,774**	**19,454**	**20,261**

Source: US Census 1990, 2000, 2010, 2015-2019 ACS five-year estimates, Table DP05.

In most communities, older adults tend to have a lower poverty rate due to retirement income or government assistance such as Social Security (young families with children, especially single mothers, usually have the highest poverty rate). However, according to the 2015-2019 ACS estimates, 11.2 percent of seniors were living in poverty, compared to 7.8 percent of the general

population. Countywide, 7.9 percent of seniors were in poverty compared to 7.8 percent of the general population. Approximately 53 percent of all elderly households paid more than 30 percent of their income for housing expenses, compared to 36.1 percent of all households.

Tenure is also important when analyzing the needs of seniors. Figure 3-13 from the previous "Household Tenure" section, illustrates the number of seniors living in owner-occupied housing. Out of 1,011 senior households, 83.3 percent own their homes.

Due to mobility limitations or the need for supportive services (such as medical or meal assistance), it can become very challenging for the elderly to adequately meet their housing needs. The City can support the elderly population with rehabilitation programs for existing units, as well as the creation of affordable senior housing units. The City has collected specific data on the age and condition of housing units; however, this does not include a specific breakdown of homes occupied by seniors. In American Canyon the existing mobile home parks have a large percentage of senior citizens occupying the homes and the City is committed to retaining this housing type. Because mobile homes tend to deteriorate faster than site-built homes, and seniors face the added financial burden of space rents, many seniors find it difficult to maintain their homes and keep up with rising space rents and utility costs.

There are five California Department of Social Services-licensed elderly care facilities providing services in American Canyon. These facilities are shown in Table 3-19.

Table 3-19 Elderly Care Facilities

Facility	Address	Number of Beds	Phone Number
C&F Senior Care Home American Canyon	178 Sonoma Creek Way	5	(707) 246-0867
Greenhills Care Home	115 Thayer Way	24	(707) 558-8487
Pink Lady Carehome, LLC	39 Via Marciana	6	(720) 619-6962
RMB Home Care, Inc.	6 Via Pescara	6	(720) 619-6962
Summer Rose Senior Living, LLC	1088 Donaldson Way	6	(707) 515-9099

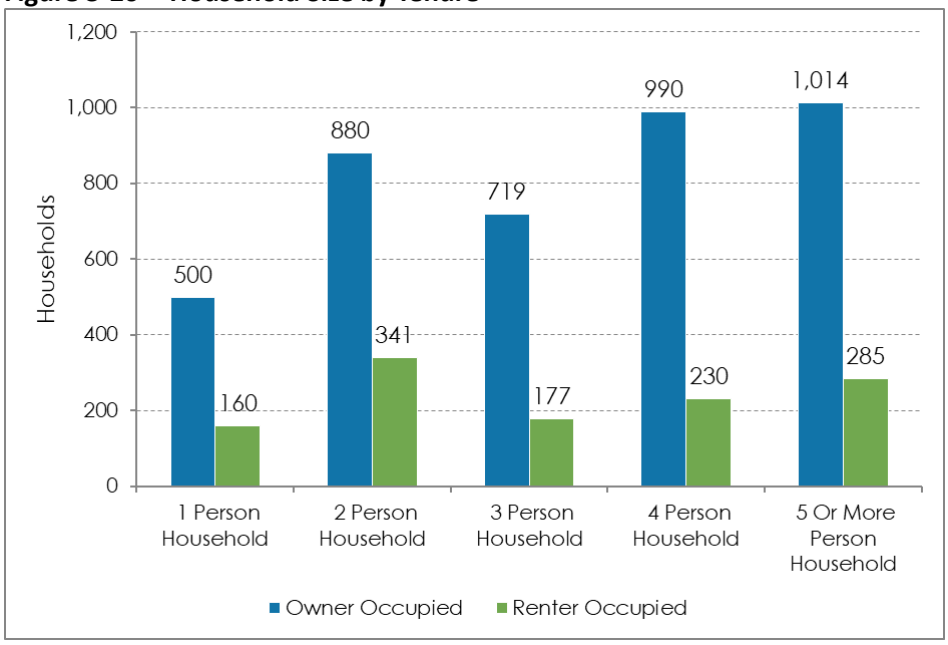
Source: Department of Social Services Community Care Licensing Facility Search, February 2022.

Large Households (Five or More Persons)

Large households are defined as households of five or more individuals. Large households often face special challenges in the housing market because they need housing of sufficient size to prevent overcrowding and do not always have sufficient income to purchase or rent such housing, even if it is available.

In 2019, American Canyon had 1,299 households of five or more persons. There were 1,014 owner households of five or more persons and 285 renter households of five or more persons. Figure 3-26 shows the household size by tenure in American Canyon.

Figure 3-26 Household Size by Tenure



U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009

While the city has a large proportion of large households, homes in American Canyon tend to be larger, in part because much of American Canyon's housing stock is relatively new. As shown earlier in Figure 3-21, 79.7 percent of the total housing stock had three or more bedrooms per house; 16.6 percent had five or more bedrooms.

However, affordability can sometimes be an issue for larger households since the household income is split between more people. As shown in Table 3-20, the median income per person in American Canyon generally declines with household size.

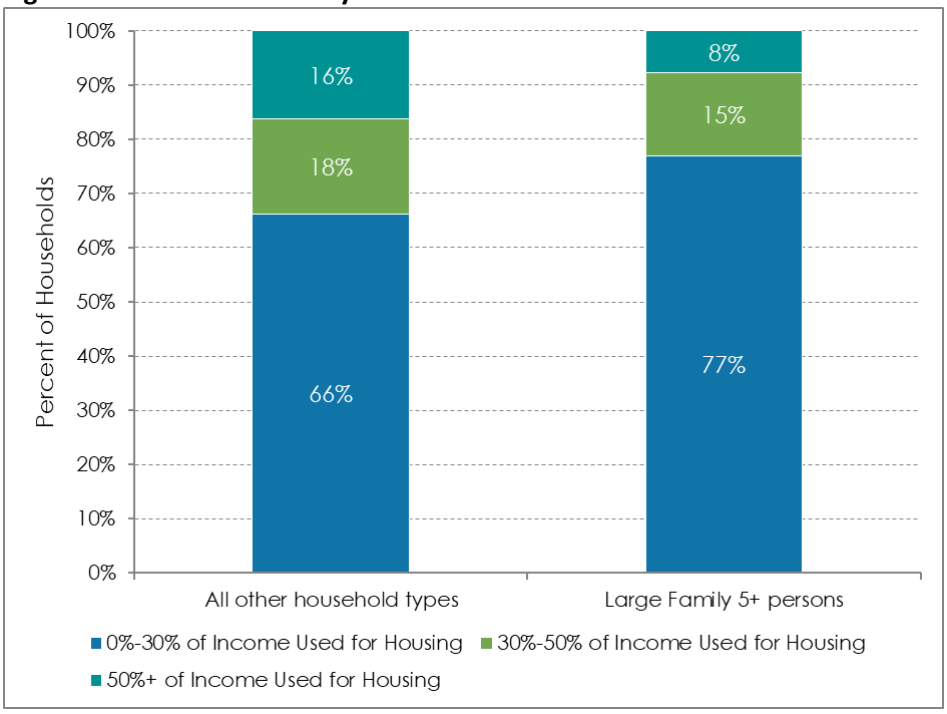
Table 3-20 Median Household Income by Household Size (2019)

Household Size	Median Income	Median Income Per Person
Total	$101,792	varies
1-person households	$34,792	$34,792
2-person households	$86,563	$43,282
3-person households	$97,600	$32,533
4-person households	$113,750	$28,438
5-person households	$150,455	$30,091
6-person households	$141,136	$23,523
7-or-more-person households	$207,708	<$29,672

Source: ACS 5-year estimates, 2015-2019, Table B19019.

Additionally, homes with multiple bedrooms have higher costs which can result in larger families experiencing a disproportionate cost burden compared to the rest of the population. However, in American Canyon large families did not experience a disproportionate cost burden compared to other households. Large families with five or more persons had a smaller percentage of households who paid more than 30 percent of their income on housing compared to other households, as shown in Figure 3-27.

Figure 3-27 Cost Burden by Household Size



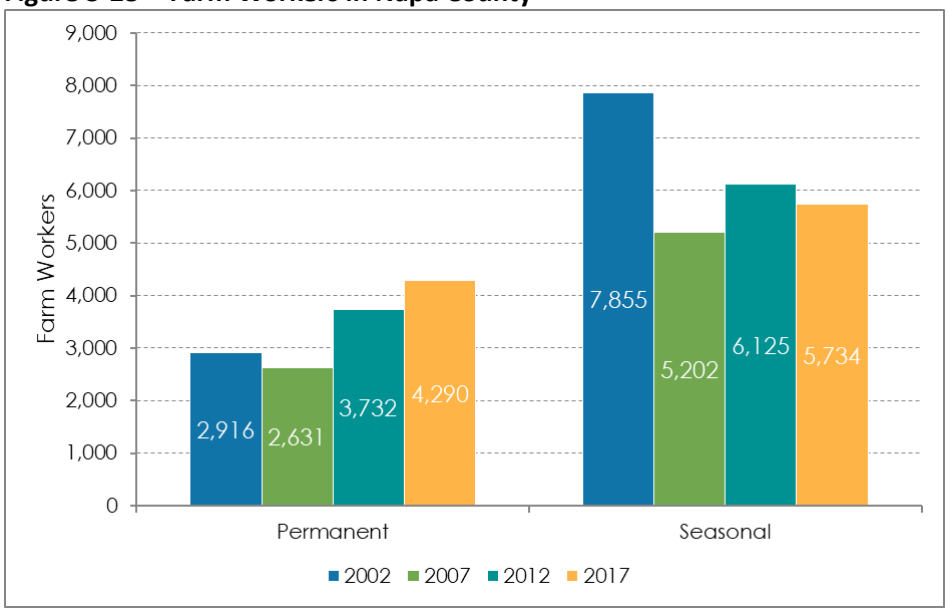
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Farmworkers

State law requires every jurisdiction in California to assess the need for farmworker housing. Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers generally receive wages that are considerably lower than other jobs and may have temporary housing needs. Finding decent and affordable housing can be challenging, particularly in the current housing market.

In Napa County, agriculture is the predominant land use by area. A significant percentage of farmworkers employed in the county are migrant (seasonal) workers who may require special accommodations during their temporary stay. Such housing is extremely limited in Napa County. As a result, many migrant workers live in substandard housing conditions, such as motel units, illegally converted garages or secondary dwelling units, vehicles, and older mobile homes and trailers. In 2017, there were 4,290 permanent farm workers in Napa County and 5,734 seasonal farm workers. As shown in Figure 3-28, the number of permanent farm workers in Napa County has increased over the past decade, but the number of seasonal workers has decreased since 2002.

Figure 3-28 Farm Workers in Napa County



U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor

Currently, there is no housing in American Canyon specifically designated for farmworkers or employee housing for farmworkers. Although there are agricultural activities in Napa County, the city itself does not contain enough land that could suit the demands of agriculture. The City's Sphere of Influence includes some land designated for agricultural uses, but there is no land designated for agricultural uses within city limits. In 2019, 116 people (1.2 percent of the civilian employed population age 16 and over) in American

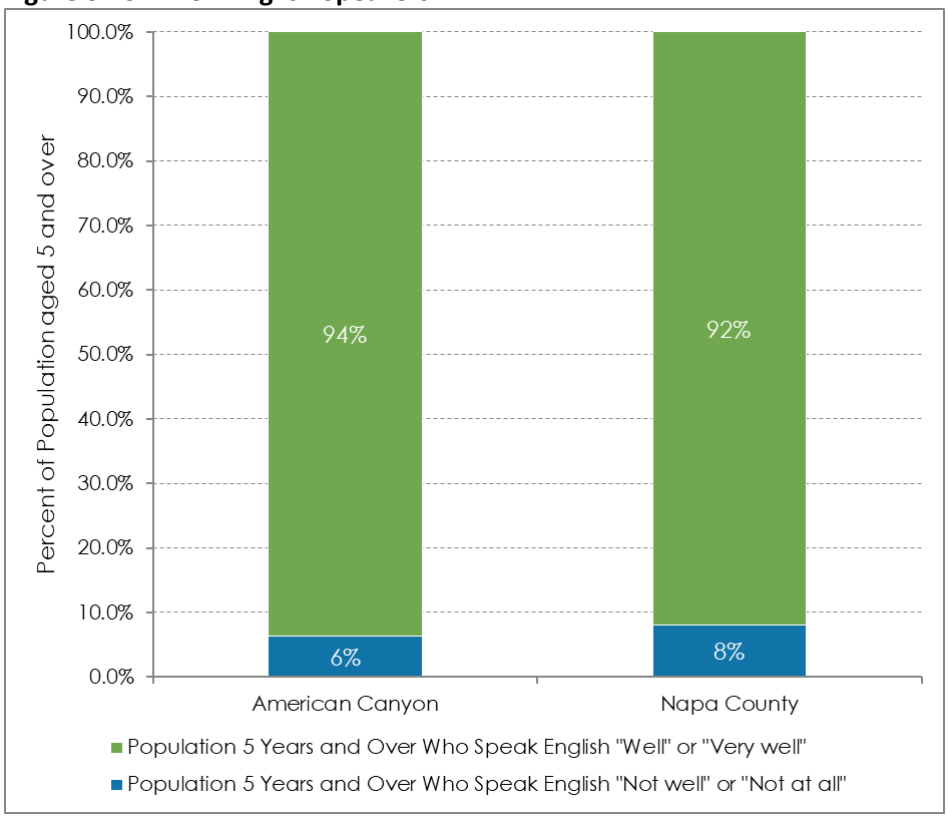
Canyon were employed in agriculture, forestry, fishing, and hunting. This is less than 4.3 percent of the civilian employed population age 16 and over employed in agriculture, forestry, fishing, and hunting in Napa County as a whole.

The California Human Development Corporation (CHDC) manages three farmworker housing centers in Napa County (Calistoga, Mondavi, and River Ranch) that are designed to serve the short-term housing needs of unaccompanied male residents during peak agricultural seasons. Residents tend to be employed by labor contractors and occupy beds for five days during the week, returning home to their families elsewhere in Northern California on the weekend. The dormitory-style housing in each of the three centers has 60 beds (30 rooms with two beds each), for a total of 180 beds. None of the centers are open year round; each closes during November to February, when the demand for labor goes down. However, the months during which they close are staggered, such that at least one of the centers is open during any given month of the year. In addition to the three CHDC centers, there are seven other licensed farmworker housing facilities in the county that provide an estimated 130 beds.

Non-English Speakers

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the Bay Area. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction, because residents may not be aware of their rights or they may be wary to engage due to immigration status concerns. In American Canyon, approximately 6.4 percent of residents five years and older identify as not speaking English or not speaking English well. By comparison, approximately eight percent of residents five years and older identify as not speaking English well or at all in Napa County. Figure 3-29 shows the proportion of non-English speakers in American Canyon and Napa County.

Figure 3-29 Non-English Speakers



U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B16005

Single-Parent and Female-Headed Family Households

"Single-parent household" as used in this document is defined as a family household with one or more children under the age of 18 years and headed by either a female or a male head of household with no spouse present. Single-parent households typically have a higher than average need for day care and affordable housing. In addition, single mothers have a greater risk of falling into poverty than single fathers due to factors such as the wage gap between men and women, insufficient training and education for higher-wage jobs, and inadequate child support. Limited household income levels affect the ability of these households to locate affordable housing and, consequently, this is one of the more significant housing problems of this household category. As a result, these households may have to pay more than they can afford for housing for themselves and their children; or, they may have to rent a housing unit that is too small for their needs because it is the only type of housing they can afford. Other housing-related needs experienced by single-parent households include difficulty paying security deposits, lack of housing near jobs, availability of childcare services, and proximity to transit services. In American Canyon, there are 5,296 households of which 68 households (1.3 percent) are male single-parent households and 353 households (6.7 percent) are female-single parent households.

Female-headed household is used to describe a household in which an adult female is the sole or main provider. Most female-headed households are either single elderly women or single mothers. Traditionally, these two groups have been considered special needs groups because their incomes tend to be lower, making it difficult to obtain affordable housing, or because they have supportive service needs related to housing (such as childcare or assisted living support). Single mothers, in particular, tend to experience difficulty in obtaining suitable, affordable housing because they are supporting children or a family with only one income and need housing with two or more bedrooms. According to 2015-2019 ACS estimates, there were 1,150 (21.7 percent) female householders with no spouse or partner. In comparison, in 2010, 733 households were female-headed (13.7 percent) out of 5,354 households total.

The city had a similar percentage of female-headed households (21.7 percent and 6.7 percent with children) than the county (26.6 percent and 4.2 percent with children). According to the 2015-2019 ACS, 182 or 21.0 percent of all female-headed households in the city had incomes under the poverty level; 146 of the city's female-headed households with children under the age of 18 (16.8 percent) had incomes below the poverty level, giving this group the highest poverty rate in the city. It may be assumed that most of these households are overpaying for housing (i.e., more than 30 percent of their income), or are experiencing other unmet housing needs because of their extremely low incomes and the rising cost of housing.

Homeless Population and Persons in Need of Emergency Housing

Government Code Section 65583(a)(7) requires an analysis of housing needs for homeless individuals and for local governments to address any need for emergency shelters and transitional housing. Homelessness can result from a number of social and economic factors that include a breakdown of traditional social relationships, chronic unemployment, a shortage of affordable housing, chronic substance abuse, and a physical or mental disability that limits the person’s ability to find adequate work. By definition, a homeless person lacks consistent and adequate shelter and can be considered a resident of a community (those remaining in an area year-round), or transient, depending on the person’s residence before becoming homeless and the length of time spent in a community. The three types of housing that accommodate these needs are emergency housing, transitional housing, and supportive housing. They are defined as follows:

- Emergency Shelter/Housing. Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay (Health and Safety

Code 50801). Jurisdictions must allow emergency housing (homeless shelters) in at least one zone without discretionary review.

- Transitional Housing. Buildings configured as rental housing developments but operating under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at some predetermined future point in time that shall be no less than six months from the beginning of the assistance (Government Code 65582(h)). Transitional housing units must be considered residential uses subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.
- Supportive Housing. Housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community (Government Code Section 65582(f)). Supportive housing units must be considered residential uses subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.

Emergency shelters can provide a short-term solution to homelessness by providing limited supplemental services, while transitional housing is directed toward removing the basis for homelessness. Transitional housing is provided for an extended period and is combined with other social services and counseling to assist in the transition to self-sufficiency. As discussed in Section X: Constraints, there is sufficient land in American Canyon to accommodate at least one emergency shelter.

During the Point in Time (PIT) Count performed on January 30, 2020, an estimated 464 persons were experiencing homelessness in Napa County on any given night. Eighty-four percent were living in Napa County before their most recent episode of homelessness. The majority (75 percent) identified as white, 10 percent as American Indian or Alaska Native, and 15 percent as other; 19 percent identified as Hispanic/Latino. Seventy-two percent were male and 28 percent were female. Most (35 percent) spent the night of the count in emergency shelters, 25 percent stayed outdoors or in the streets/parks, 16 percent in vehicles, eight percent in tents, six percent in encampments, and 10 percent somewhere else.

For 30 percent, this was their first time being homeless. Over half (63 percent) of the homeless population had been homeless for more than a year. Twenty percent were employed, but only nine percent were employed full time, 10 percent were employed part time, and one percent were employed seasonally/sporadically. Of the unemployed, 45 percent were not looking for work and 24 percent were unable to work. Most (73 percent) have a mental health issue, 41 percent have a chromic health issue, and 41 percent have a

physical disability; 62 percent have a substance use issue and 51 percent suffer PTSD.

Compared to the 2019 PIT Count, there was a 44 percent increase in the number of individuals counted experiencing homelessness (322 in 2019 to 464 in 2020). However, this increase is attributed to new methods used to conduct the count as well as an increase in coverage and use of peer guides. Persons experiencing chronic homelessness increased from 149 individuals in 2019 to 203 in 2020. The number of veterans experiencing homelessness increased from 14 to 60. The number of transition-age youth increased (age 18 to 24) increased from 23 to 54.

The City amended its Zoning Code December 2, 2014 to update the definitions of transitional and supportive housing to comply with state law. This is discussed within the "Zoning for Variety of Housing" section of this document.

Since American Canyon shares a border with Vallejo, it is possible that American Canyon could see an overlap in the homeless population and services between Vallejo and American Canyon. Since Vallejo is within Solano County and not Napa County, American Canyon would cooperate with the City of Vallejo, Solano County, and Napa County to address any migration and redirect those individuals to the appropriate facility. Some of the facilities in Vallejo include:

- House of Joy Transitional, 1106 Marin St., Vallejo 707-554-8800
- Homeless Shelter Napa Valley, 2521 Old Sonoma Rd., Napa 707-253-6145
- Baptist Church of Vallejo, 2025 Sonoma Blvd., Vallejo 707-644-4064
- The Salvation Army of Vallejo, 630-632 Tuolumne St., Vallejo 707-643-8621

AGENCIES OFFERING PUBLIC ASSISTANCE

Resources for the homeless in Napa County include the Napa Emergency Women's Services (NEWS), the South Napa Shelter, the South Napa Day Center, the Family Shelter, and the Winter Emergency Shelter (a leased wing at Napa State Hospital).

Meals for those in need are provided by Meals on Wheels, the Table, Congregate Meals Sites (at the American Canyon senior Center, Napa Senior Center, and Rianda House). Other food assistance programs include CalFresh, Community Action of Napa Valley Food Pantries, Napa Storehouse Emergency Food Pantry, Salvation Army, Spanish Seventh Day Adventist, Women, Infants & Children Program (WIC). Other services are provided by Catholic Charities and church groups throughout Napa County.

Napa Valley Community Housing (NVCH), a local nonprofit organization that sponsors, develops, and manages 27 properties with 920 affordable homes within Napa County. HVCH also developed a Home Sharing Match Up program

to match home seekers with home providers supplying affordable rooms to rent with homeowners who have additional space.

Catholic Charities offers two programs to support housing for individuals and families—Rainbow House and Housing Options. Rainbow House is a residential program for young single mothers who are 18 to 22 years of age and who are highly motivated to work toward financial and self-sufficiency. The Housing Option Program helps individuals and families find suitable housing; helps people interested in a shared housing arrangement; and provides housing advocacy.

The Napa County Council for Economic Opportunity has a program called The Napa Valley Shelter Project that provides homeless families and single adults assistance to move into permanent housing and maintain current housing. Case managers at the shelter work with clients on an action plan to obtain permanent housing and community support services.

Community Action Napa Valley (CANV), formerly called the Napa County Council for Economic Opportunity, offers the following programs to residents of Napa County:

- Winter Shelter operates during the winter months to provide emergency shelter.
- Rental Assistance program helps prevent homelessness among families and individuals by providing loan and grant assistance for housing expenses.
- Homeless Employment program works with homeless clients to provide training and job placement.
- Family Advocacy program assists homeless families with parenting classes and life-skill classes.
- American Canyon Family Resource Center works collaboratively with community partners to bring together resources and activities into an integrated service system that is accessible and responsive.

CANV runs the County Food Bank which provides a variety of nutritious foods to low-income individuals, families, seniors, and non-profit organizations throughout the county through the following programs:

- CANV provides Non-Profit Agency Access, contracting with 43 local non-profit organizations that serve vulnerable and low-income individuals, to provide access to low-cost nutritious food. Local non-profits can shop once a week for USDA Commodities and bulk food for only 19 cents per point or at wholesale cost allowing them to offset their food budget.
- Food Pantry Network serves an allotment of food, including meat, dairy, produce, and dry and canned food items to over 1,000 low-income households per month.

- USDA Commodity Program provides nonperishable food staples, including peanut butter, cereal, canned fruits and vegetables, pasta, and canned meats, to low-income residents monthly. Distribution is handled by agencies that have agreements with the food bank.
- Free Food markets provide fresh fruits and vegetables to residents, with no income eligibility requirements.
- Brown Bag program is a food program providing a bag containing 10 to 14 items twice a month to seniors 60 years of age and older who are low income.
- Congregate Meals Sites located in St. Helena and American Canyon provide a place for seniors to meet and eat together, and they host monthly bingo games.
- Meals on Wheels supplies home-bound seniors with home-delivered daily meals and conversation.
- CANV Kids Development & Family Program offers affordable, high-quality childcare for children ages 18 months through pre-K and aims to support children's development in preparation for school.

Residents of Mobile Home Parks

Residents of mobile home parks are not usually considered a special needs group, but mobile homes represent a significant portion of American Canyon's naturally occurring affordable housing stock, and residents of mobile home parks tend to be lower income. As shown in Figure 3-20, approximately 13.7 percent of dwelling units in the city (849 homes as of 2020) are mobile homes. The issues and challenges facing mobile home park residents are substantially different from those of either owners or renters of site-built housing. The special needs of mobile home park residents result from the following circumstances:

- Most residents have incomes below 80 percent of the countywide median income and are elderly, retired, and/or disabled and living on limited pension, social security, and/or public assistance income.
- Mobile home residents typically own their homes but rent the spaces on which these homes are located. Many residents also pay directly to the park owner for public and private utility services. As a result, mobile home residents have less control over their housing costs than do other owner-occupants.
- Unlike other forms of housing, mobile homes typically decline in real value with age, rather than appreciate. The value of a mobile home is linked to the condition, amenities, and cost of the park in which it is located. Even a well-maintained, high-value mobile home will suffer a significant decline in value if the park in which it is located does not offer superior value and amenities in relation to other parks in the community.

A significant percentage of mobile homes in American Canyon are estimated to be more than 30 years old. Some of these homes are nearly 40 years old and were manufactured prior to the adoption of minimum state and federal standards for manufactured housing. Older mobile homes tend to require more substantive repair and rehabilitation sooner than do site-built homes of comparable age. The feasibility and cost-effectiveness of rehabilitating mobile homes is often much lower than for site-built homes; however, HCD offers the Mobile Home Park Resident Ownership Program (MPROP) to assist resident organizations, non-profit housing providers, or local public agencies to acquire and own mobile home parks. This program offers short- and long-term three percent interest loans for the purchase or rehabilitation of a mobile home park.

Mobile homeowners often face additional challenges in obtaining financing for repairs, although new private, state, and federal lending programs adopted over the past 20 years have reduced the financing gap relative to homes attached to real property.

In theory, mobile homes can be relocated; however, the cost of doing so is often disproportionate to the value of the home. Additionally older mobile homes can suffer significant damage during a move. Mobile homeowners are, therefore, limited in their options when faced with financial difficulties; most cannot simply pick up their mobile homes and move.

The combination of these factors has prompted many communities to establish financial assistance programs and rent control procedures specifically oriented to mobile home park residents and owners. Inspection programs are also done by the state. To address the potential problem of the “permanence” of the location of mobile home parks, the City has established a mobile home park overlay district (MHP) as well as a Mobile Home Conversion Ordinance and a Rent Stabilization Ordinance. Purposes of this district include protecting mobile home parks from speculative pressures to convert to other uses, designation of appropriate areas of the city for mobile home parks, ensuring adequate park design and residential environment, and achieving design compatibility with surrounding residential areas. Chapter 19.34, Conversions of Senior Housing to Non-Senior Housing, establishes necessary and appropriate policies related to conversion of senior housing projects to non-senior housing projects.

In 2001 the American Canyon City Council approved a mobile home rent control ordinance (Measure T). Under the ordinance rents were rolled back to 1996 levels and then increased by adding three percent per year, or 75 percent of the annual increase in the Consumer Price Index (CPI), whichever is lower. The measure restricts annual rent increases to the CPI or a cap of 3 percent.

Analysis of At-Risk Units

Preservation Strategies

Although there are no affordable units at risk during the 2023-2031 housing cycle, it is important to identify strategies that will keep existing units affordable. There are many options for preserving units, including providing financial incentives to project owners to extend low-income use restrictions, purchasing affordable housing units by a non-profit or public agency, or providing local subsidies to offset the difference between the affordable and market-rate rents. Scenarios for preservation will depend on the type of project at risk.

LOCAL RENT SUBSIDY

Tenant-based subsidies could be used to preserve the affordability of housing. Similar to Housing Choice Vouchers, the City, through a variety of potential funding sources and organizational partnerships, could potentially provide a voucher to lower-income households. The level of subsidy required to preserve at-risk affordable housing through rent subsidies is estimated to equal the Fair Market Rent for a unit minus the housing cost affordable by a lower-income household.

ACQUISITION

Another option to maintain the number of affordable units in American Canyon is to facilitate the purchase at-risk developments and preserve their affordability. Acquisition of at-risk affordable units may not be feasible when they are part of a larger housing development. The City may use funds as available or support affordable housing developers to apply for funding and acquire and/or rehabilitate at-risk developments.

REPLACEMENT

The cost of preserving existing rental housing is far less than the cost of producing new rental housing comparable in size and rent levels. The cost of developing new housing depends on a variety of factors, including density, size of units, construction quality and type, location, and land cost. Costs to develop a new affordable unit under the Low-Income Housing Tax Credit (LIHTC) was $480,000 in 2019. Research indicates that hard construction costs, such as cost of materials and labor, are the primary cause of increased developer costs.[1]

COST COMPARISON

The most expensive way to create or preserve affordable housing is the construction of new units. With increased local, state, and federal government

[1] Reid, Carolina. 2020. *The Costs of Affordable Housing Production: Insights from California's 9% Low-Income Housing Tax Credit Program.* Terner Center for Housing Innovation, UC Berkeley. March 2020. https://ternercenter.berkeley.edu/wp-content/uploads/pdfs/LIHTC_Construction_Costs_March_2020.pdf

requirements, the time and costs involved in new construction are far more extensive than purchasing existing units and converting them into affordable housing, or than providing rent subsidies. Providing rental assistance generally requires the least upfront costs. However, a sustainable funding source must be identified for this option to be feasible.

The following nonprofit housing developers are active in Napa Valley and could assist the City in preserving at-risk units: Napa Valley Community Housing, Ecumenical Association for Housing, and Bridge Housing. There are also private developers in the Napa Valley, including owners of rental apartments with subsidies or other rent restrictions, who might be interested in participating in their preservation. Such developers may have access to state and federal tax credit funding. Potential funding sources to assist in the preservation of at-risk units include Community Development Block Grant funds, tax credits, and HOME funds. HCD also has a multifamily housing program that provides deferred payment loans for acquisition and rehabilitation of at-risk units.

California Government Code Section 65863.10 requires that owners of federally assisted properties provide notices of intent to convert their properties to market rate 12 months prior and again at six months prior to the expiration of their contract, opt-outs, or prepayment. Owners must provide notices of intent to public agencies, including HCD and the local public housing authority, as well as to all impacted tenant households. The six-month notice must include specific information on the owner's plans, timetables, and reasons for termination. Under Government Code Section 65863.11, owners of federally assisted projects must provide a Notice of Opportunity to Submit an Offer to Purchase to Qualified Entities, non-profit or for-profit organizations that agree to preserve the long-term affordability if they should acquire at-risk projects, at least one year before the sale or expiration of use restrictions. Qualified entities have first right of refusal for acquiring at-risk units. HCD keeps a current list of all of the qualified entities across the state. The qualified entities that HCD lists for Napa County are found in Table 3-21.

Table 3-21 Qualified Entities, Napa County (2021)

Organization	City	Phone Number
Affordable Housing Foundation	San Francisco	(415) 387-7834
Housing Corporation of America	Laguna Beach	(323) 726-9672
Rural California Housing Corp	West Sacramento	(916) 414-4436
Volunteers of America National Services	Sacramento	(916) 917-6848
SWJ Housing	Sebastopol	(707) 823-9884

Source: California Department of Housing and Community Development. Quantified Entities. https://www.hcd.ca.gov/policy-research/preserving-existing-affordable-housing/docs/qualified-entities.xlsx. December 17, 2021.

Projected Housing Needs

Regional Housing Needs Determination

Each region of the state is assigned a regional housing need by HCD. State law requires Councils of Governments (COGs) to prepare regional housing needs plans (RHNP) that assign a share of a region's housing need to each city and county (Government Code Section 65584). The Association of Bay Area Governments (ABAG) prepared the RHNP for Bay Area jurisdictions in 2021, identifying each jurisdiction's future housing need for an eight-year period from 2023 to 2031. Each jurisdiction's housing need is based on a number of factors that include housing development potential from vacant land, housing replacement need, and proximity to transit infrastructure. The exact amount of housing needed is called the Regional Housing Needs Allocation (RHNA).

The City of American Canyon must show that it has enough land to accommodate housing to meet its share of the RHNA. The City must also identify policies and implementation programs to facilitate the construction of new housing. The RHNA is not meant to be a quota or requirement for the development of housing. Instead, the City must attempt to facilitate and accommodate the construction of housing to meet the RHNA allocation through zoning and other policies.

According to the ABAG RHNA, the City of American Canyon has a total housing need of 446 units between 2023 and 2031. American Canyon's planning period allocation is shown in Table 3-22 below.

Table 3-22 American Canyon Regional Housing Need Allocation

Income Category	Number of Housing Units	Percent of RHNA
Very Low (0-50% of AMI)	169	27.2%
Low (51-80% of AMI)	109	17.5%
Moderate (81-120% of AMI)	95	15.3%
Above Moderate (over 120% of AMI)	249	40.0%
Total Units	**622**	**100.0%**

AMI = Area Median Income

Source: Association of Bay Area Governments (ABAG). 2023-2031 Regional Needs Housing Plan, 2021

Projected Housing Needs for Extremely Low-Income Households

The RHNA does not project the need for extremely low-income units, but pursuant to Housing Element law (Government Code Section 65583(a)), the City must project its extremely low-income housing needs using one of two methodologies:

1. Calculate the percentage of very low-income households that qualify as extremely low income, and apply that percentage to the City's very low-income RHNA
2. Assume that 50 percent of the very low-income households qualify as extremely low income, and therefore assume 50 percent of the City's very low-income RHNA to be extremely low income

This analysis relies on the first methodology to determine the City's extremely low-income housing need. CHAS data reveals that 1,096 of American Canyon's households are very low income while 523 are extremely low income. Extremely low-income households represent 47.7 percent of very low-income households. The City's very low-income unit requirement is 112 units. Therefore, the City's RHNA allocation of 169 very low-income units should be distributed as 81 extremely low-income units (47.7 percent of the 169 very low-income units required by the RHNA) and 88 very low-income units.

For purposes of identifying adequate sites for the RHNA allocation, state law does not mandate the separate accounting for the extremely low-income category.

Chapter 4
Assessment of Fair Housing

Key Findings

The summary of fair housing issues guides the prioritization of contributing factors to fair housing issues and the creation of goals and actions to address these issues. Fair housing issues are conditions that restrict fair housing choice or access to opportunity in the geographic area of interest. The goal is to enable individuals' and families' opportunities to live where they choose without unlawful discrimination or barriers related to protected characteristics such as race, color, religion, sex, disability, etc. Fair housing choice means realistic housing opportunities exist, can be accessed without discrimination, and are informed with adequate information regarding options.

Contributing factors identified as impediments to fair housing in American Canyon are discussed in detail below and include descriptions of how each impediment is addressed in this Housing Element.

- There is a lack of language access for all languages spoken in the city.
- There is a lack of fair housing outreach and enforcement reaching all segments of the population, in particular, mobilehome park residents.
- The dominance of existing single-family housing types in are typically more expensive than multi-family housing, limiting affordable housing options for households at nearly all income levels but especially extremely low-income households.
- There are high rates of housing cost burden among renter and owner-occupied households.
- Lower-income households need support to repair or rehabilitate their homes.
- There is a shortage of public (local, state, or federal) funds invested in the development of affordable housing and social services.
- There is a lack of supportive and transitional housing in the city.
- There is a lack of services and accessible housing for senior and disabled residents.
- There are limited options for alternative modes of transportation, including walking, biking, and public transportation.

Introduction

In 2018, the California State Legislature passed Assembly Bill (AB) 686 to expand upon the fair housing requirements and protections outlined in the Fair Employment and Housing Act. The law requires all state and local public agencies to facilitate deliberate action to explicitly address, combat, and relieve disparities resulting from past patterns of segregation to foster more inclusive communities. AB 686 created new requirements that apply to all housing elements due for revision on or after January 1, 2021. The passage of AB 686 protects the requirement to affirmatively further fair housing within state law.

AB 686 defines "affirmatively further fair housing" (AFFH) to mean "taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity." AB 686 added to the Housing Element requirements an assessment of fair housing which includes the following components:

- A summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity
- An analysis of segregation patterns and disparities in access to opportunities
- An assessment of contributing factors
- An identification of fair housing goals and actions.[1]

Approach to Analysis

This AFFH analysis is consistent with the *California Department of Housing and Community Development (HCD)'s Affirmatively Furthering Fair Housing Guidance for All Public Entities and for Housing Elements*. This document provides guidance to ensure Housing Elements satisfy Government Code Section 65583(c)(10) statutory requirements.

This AFFH analysis evaluates the following fair housing topics:

- Fair Housing Enforcement and Outreach Capacity
- Integration and Segregation Patterns and Trends
- Racially and Ethnically Concentrated Areas of Poverty
- Disparities in Access to Opportunity
- Disproportionate Housing Needs
- Other Relevant Factors, including historical disinvestment, lack of infrastructure improvements, and presence of older affordable housing units that may be at risk of conversion to market-rate housing.

[1] Housing and Community Development (HCD). 2021. https://www.hcd.ca.gov/community-development/affh/index.shtml

This AFFH addresses impediments through AFFH-specific goals, and actions based on the contributing factors for each identified fair housing issue.

Fair Housing Methodology

California Government Code Section 65583 (10)(A)(ii) requires cities and counties to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk.

To conduct this analysis, the City utilized data from a variety of sources, including:

- The Housing and Community Development (HCD) AFFH Data Viewer
- AFFH Segregation Report: American Canyon
- Urban Displacement Project (UDP)
- U.S Housing and Urban Development (HUD)
- CalEnviroScreen 4.0
- California Tax Credit Allocation Committee (TCAC)
- The Comprehensive House Affordability Strategy (CHAS)
- US Census American Community Survey (ACS)
- AllTransit
- Walk Score

Additionally, the analysis includes a discussion of input from sources of local knowledge, including advocates for people with special needs, housing development and advocacy organizations, housing and social services providers, and low-income residents.

HOUSING AND COMMUNITY DEVELOPMENT'S AFFH VIEWER

The AFFH Data Viewer is a tool developed by HCD that features census block group and tract level data from an expansive collection of sources including ACS, HUD, TCAC, UDP, and CHAS. The Data Viewer tool is intended to assist in the creation of local and regional government policies that alleviate housing disparities, combat discrimination, and increase access to safe and affordable homes by providing spatial data patterns concerning fair housing enforcement, segregation and integration, racially and ethnically concentrated areas of poverty, and disparities in access to housing opportunities.

AFFH SEGREGATION REPORT

The University of California, Merced and STIR Labs, on behalf of ABAG, prepared California jurisdiction reports studying segregation patterns and current land use policies that correlate with patterns of racial segregation. The report addresses racial and income segregation using the racial isolation index, racial dissimilarity index, and Thiel's H-Index at the neighborhood and regional level.

According to this report, American Canyon is the fifth most racially integrated jurisdiction in the Bay Area.

NAPA SONOMA COLLABORATIVE

The Napa Sonoma Collaborative (NSC) is a collaboration between Napa and Sonoma counties that aims to address housing challenges within the region. NSC includes housing staff from jurisdictions within Napa and Sonoma counties and is working to raise awareness and increase participation in the Housing Element update process. The collaborative conducted outreach to gather information on fair housing issues within local communities and discuss constraints to affordable housing.

URBAN DISPLACEMENT PROJECT (UDP)

The UDP was developed to track neighborhood change and identify areas vulnerable to gentrification and displacement in California. Indicators of gentrification and displacement are measured at the census tract level based on data from the 2015 ACS. UDP indicators examine census tracts to identify areas that qualify as disadvantaged neighborhoods. Additionally, census tracts identified as disadvantaged neighborhoods by UDP's criteria are further analyzed to explore changes in the percentage of college-educated residents, non-Hispanic white population, median household income, and median gross rents over time to determine levels of gentrification and displacement risk.

CALENVIROSCREEN 4.0

The California Office of Environmental Health Hazard Assessment developed a screening methodology to identify communities disproportionately burdened by multiple sources of pollution. This tool is called the California Communities Environmental Health Screening Tool (CalEnviroScreen). CalEnviroScreen 4.0 is the latest iteration of the tool which utilizes existing environmental, health, and socioeconomic data to rank census tracts based on 20 distinct indicators. In general, if a community has a high score for that indicator, it is more likely to have greater degree of pollution burden and a higher rate of residents vulnerable to the effects of that pollution exposure. Designated disadvantaged communities are those with CalEnviroScreen percentile scores of 75 or higher, meaning they scored within the highest 25 percent of census tracts for pollution burden across California.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE (TCAC)

To assist fair housing analysis, HCD and the TCAC created the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further fair housing goals.[2] The California

[2]Office of The State Treasurer (STO). 2021. https://www.treasurer.ca.gov/ctcac/opportunity/2020-tcac-hcd-methodology.pdf

Fair Housing Task Force created Opportunity Maps to identify resource levels across the state to accompany new policies aimed at increasing access to high opportunity areas for families with children. Opportunity mapping is a way to measure and visualize place-based characteristics linked to critical life outcomes, such as educational attainment, earnings from employment, and economic mobility.[2] Opportunity Maps are generated from composite scores of three different domains comprised of data relating to a set of indicators shown in Table 4-1.

Table 4-1 Domains and List of Indicators for Opportunity Maps

Domain	Indicator
Economic	Poverty, Adult Education, employment, Job proximity, median home value
Environmental	CalEnviroScreen 4.0 pollution indicators and values
Education	Math proficiency, reading proficiency, high school graduation rates, student poverty rates

Source: California Fair Housing Task Force, Methodology for the 2020 TCAC/HCD Opportunity Maps, December 2020

ALLTRANSIT

AllTransit is an online database that identifies transit opportunity for communities. The website explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. The AllTransit performance score explores metrics that reveal the social and economic impact of transit, such as connectivity, access to jobs, and frequency of service.

WALK SCORE

Walk Score provides walkability services and apartment search tools to addresses across the United States, with the mission “to promote walkable neighborhoods.” Walk Score measures walkability by assigning a numerical score based on distance to amenities within a 30-minute walk and evaluates pedestrian friendliness by analyzing population density and road metrics, including block length and intersection density.

COMMUNITY ENGAGEMENT AND OUTREACH

As part of the Housing Element Update, the City implemented a community engagement program, soliciting input from the general public, housing stakeholders, and City decision makers. Results and feedback obtained during the community engagement program have been incorporated into the Housing Element, including this section on affirmatively furthering fair housing practices. Please see Chapter 1 for more details on the City’s outreach efforts.

Fair Housing Resources

Enforcement and Outreach Capacity

Fair housing enforcement and outreach capacity is the ability of a local jurisdiction and fair housing agencies to provide fair housing and tenants' rights information to community members. Enforcement and outreach capacity also includes the ability to address compliance with fair housing laws, such as investigating complaints, resolving issues, and conducting fair housing testing.

REGIONAL RESOURCES

Multiple organizations in Napa County conduct fair housing assistance outreach, as listed in Table 4-2. These organizations collaborate with local governments, including American Canyon, to address housing and community needs and provide the following services:

- Fair housing testing and complaints
- Fair housing counseling and education
- Tenant/landlord counseling and mediation
- Homeless prevention program
- Rental assistance program
- Rent/deposit grant program
- Homeseeking services
- Shared housing counseling placement
- Homebuyers' education learning program

Table 4-2 Fair Housing Organizations Active in Napa County

Organization	URL	Phone Number
Abode Services	https://www.abodeservices.orgf/napa-county	(510) 657-7409
Bay Area Legal Aid (BALA)	https://baylegal.org	(800) 551-5554
CA Department of Fair Employment and Housing	https://www.dfeh.ca.gov	(800) 884-1684
EAH Housing	https://www.eahhousing.org	
Fair Housing Advocates of Northern California (FHANC)	https://www.fairhousingnorcal.org	(415) 457-5025
Fair Housing Napa Valley (FHNV)	https://napafairhousing.org	(707) 224-9720
Napa Continuum of Care	https://homelessnapa.com	
Napa County Housing and Homeless Services Division	https://www.countyofnapa.org/272/Homeless-Services	(707) 271-7818
Napa Valley Community Housing	https://nvch.org	(707) 253-6140
North Bay Housing Coalition	https://www.northbayhousingcoalition.org	(707) 289-7000

Source: City of Napa AI, 2020; Napa Sonoma Collaborative Fair Housing Enforcement, Outreach Capacity and Resources, 2022

LOCAL RESOURCES

As discussed above, the City of American Canyon works with all the regional non-profit Fair Housing organizations. The City specifically maintains a contract with Fair Housing Napa Valley (FHNV), the Housing Authority of the City of Napa (HACN), and Adobe Services. FHNV is a regional non-profit fair housing agency, to assist residents with fair housing counseling services, connections to rental assistance and homelessness prevention programs, and to conduct fair housing testing. FHNV assists residents and landlords throughout the city, providing mediation, investigation, and referral services.

The HACN administers the Housing Choice Voucher (HCV) program to provide rental assistance to residents of American Canyon. Funded by HUD, the HCV program provides rental assistance aimed at helping low-income families, persons with disabilities, and the elderly secure affordable housing. American Canyon's City website maintains a list of housing resources with links to the FHNV website and City of Napa Housing Authority website.

Abode Services provides housing and other services for low-income people and people experiencing homelessness in six Bay Area counties. In Napa County, Abode operates an emergency shelter, provides outreach, housing support, and rental assistance. They also create and manage affordable housing.

Ability to Address Complaints

The Department of Justice's Civil Rights Division initiated fair housing testing in 1991. This is a technique used to uncover evidence of discrimination in rental housing. Fair housing testing involves one or more individuals who pose as prospective renters for the purpose of determining whether a landlord is complying with local, state, and federal fair housing laws. Enforcement actions may be taken when investigations yield evidence of a pattern or practice of illegal housing discrimination. Testing may be initiated following the filing of a specific housing discrimination complaint or, as is the case when testing for disability discrimination, as part of an overall effort to determine whether the design or architectural features of a specific rental facility comply with state and federal accessibility requirements. Fair housing testing is used to identify unlawful housing discrimination practices based on the real or perceived race, ethnicity, color, religion, gender identity or expression, national origin, disability, familial status, marital status, age, ancestry, sexual orientation, and source of income of prospective renters.

The Department of Fair Employment and Housing (DFEH) maintains a record of housing discrimination complaints filed in local jurisdictions. From 2017 to 2021, 17 fair housing complaints in Napa County were filed with DFEH.[3] According to

[3] State of California, Department of Fair Employment and Housing, 2022. https://www.dfeh.ca.gov/legalrecords/#reportsBody

the HCD AFFH Data Viewer, eight fair housing inquiries for the City of American Canyon were received between 2013 and 2021. Fair housing inquiries are comments or questions related to fair housing received by HUD's Office of Fair Housing and Equal Opportunity (FHEO), not formal discrimination complaints. The number of inquiries is low for the region, as seen when compared to the cities of Napa (received 33) and Vallejo (received 64).

Fair Housing Napa Valley (FHNV) conducts fair housing testing of rental properties, assists residents in filing fair housing complaints, provides education and technical assistance to housing providers, and provides conciliation services for tenants and landlords. Between 2017 and 2022, FHNV received 175 complaints for housing discrimination in American Canyon. Table 4-3 below shows the basis for those complaints.

Table 4-3 Fair Housing Complaints, 2017 to 2022 (American Canyon)

Complaint Basis	Number of Complaints
Landlord/Tenant	217
Disability	42
National Origin	23
Race	14
Source of Income	12
Familial Status	11
Sexual Orientation/Gender Identity	2
Sex	2
Other Protected Classes Under State Law	9

Source: Fair Housing Napa Valley, 2022

Segregation and Integration Patterns and Trends

To inform priorities, policies, and actions, the Housing Element must include an analysis of integration and segregation, including patterns and trends. Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability in a specific geographic area. Segregation generally means the opposite condition, in which there is a high concentration of any of the characteristics described above in a specific geographic area. In its AFFH guidance document published in April 2021, HCD describes the importance of segregation and integration analysis in relation to fair housing:

> *Residential segregation and exclusion, whether by race, ethnicity, disability, or income, is a result of numerous housing policies, practices, and procedures—both public and private—that have had enduring and*

pervasive negative impacts. Overt and covert housing discrimination through land use policy, shifting housing markets, and patterns of investment and disinvestment, have restricted meaningful fair housing choice and equitable access to opportunity, particularly for communities of color. Historic patterns of segregation persist in California despite the long-standing federal mandate, established by the Fair Housing Act of 1968 (FHA), that federal agencies and federal grantees affirmatively further the purposes of the FHA. Past and present discriminatory policies and practices, including long-term disinvestment, have resulted in neighborhoods with concentrated poverty and poor housing stock, limited access to opportunity, unsafe environmental conditions, underfunded schools, dilapidated infrastructure, and other disproportionately experienced problems. In addition, governmental policies have subsidized the development of segregated, high-resourced suburbs in metropolitan areas by constructing new highway systems—often through lower income communities of color—to ensure access to job opportunities in urban centers. This physical and policy infrastructure supports patterns of discrimination and high levels of segregation that continue to persist in California and across the country. All of these conditions persist despite the over 50-year-old obligation to prohibit discrimination and affirmatively further fair housing.[4]

To adequately assess the patterns of integration and segregation, this section identifies trends at the regional scale (Napa County) and at the local scale (American Canyon). To identify socio-economic and demographic spatial trends across these jurisdictions, this analysis utilizes HCD's AFFH Data Viewer, which provides an expansive collection of data from sources including the 2015-2019 ACS, HCD, HUD, UDP, the Center for Disease Control and Prevention (CDC), and other regional and federal agencies.

Race and Ethnicity

The ethnic and racial composition of a region relates to fair housing concerns such as household size, locational preferences, and economic opportunity. Historic exclusionary governmental policies, biased mortgage lending practices, and other tactics have caused racial and ethnic segregation and spatial inequities. If there are concentrations of minorities living in one location, it may be an indicator that some minority groups do not have as many housing choices as nonminority residents.

REGIONAL TRENDS

Regionally, the urbanized areas of Napa County are more diverse, with 40 percent and higher of the population consisting of non-white residents, as demonstrated in the geographic depiction of 2014-2018 ACS data shown in

[4] HCD 2021. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf

Figure 4-1 below. Comparatively, populations in the less urbanized and less densely populated areas of Napa County, generally consist of 60 percent or greater of white residents.

HUD utilizes the racial/ethnic dissimilarity index as a measure of segregation. The racial/ethnic dissimilarity index represents the extent of which any two racial/ethnic groups differ across a defined geographical area. The index ranges from 0 to 100, where 0 represents perfect integration between the two racial/ethnic groups and 100 representing perfect segregation. An index value below 40 is generally considered low segregation, a value between 40 and 54 is considered a moderate level of segregation, and a value above 55 is a high level of segregation.[5] Racial/ethnic segregation in Napa County slightly increased between 2010 and 2019. According to data from HUD's AFFH mapping tool, Black and Asian/Pacific Islander residents are the most segregated compared to other racial and ethnic groups. In Napa County, there has been an increase in segregation across all measured racial/ethnic groups between 2010 and 2019. (Table 4-4)

Table 4-4 Racial/Ethnic Dissimilarity Trends (Napa County)

Racial/Ethnic Dissimilarity Index	1990	2000	2010	2019
Non-White/White	19.58	26.18	31.24	36.84
Black/White	56.22	52.61	58.76	67.86
Hispanic/White	2186	28.94	30.13	35.61
Asian or Pacific Islander/White	37.11	38.97	57.35	64.47

Source: Affirmatively Furthering Fair Housing Mapping Tool – Table 3, Version AFFHT0004, 2019

LOCAL TRENDS

According to ABAG, American Canyon is the fifth-most integrated jurisdiction in the Bay Area and more diverse than the rest of Napa County. American Canyon has the largest proportion of non-white residents compared to any other city in the county and compared to the rural unincorporated areas. According to 2015-2019 ACS estimates, white and Asian residents comprised the largest racial/ethnic group in American Canyon, followed by Hispanic/Latino residents. Figure C3 shows the predominance of white, Asian American, and Hispanic/Latino populations in each census tract in the city. The eastern areas of the city have a predominant Asian/Pacific Islander population and the southwestern area of the city has a predominantly Hispanic/Latino population. White residents comprised the predominant ethnic group in the northwestern portion of the city; however, overall, non-white residents constitute 61 to 80 percent of the population in the northwest portion of the city. The northwest census tract includes rural unincorporated areas of the county. While patterns

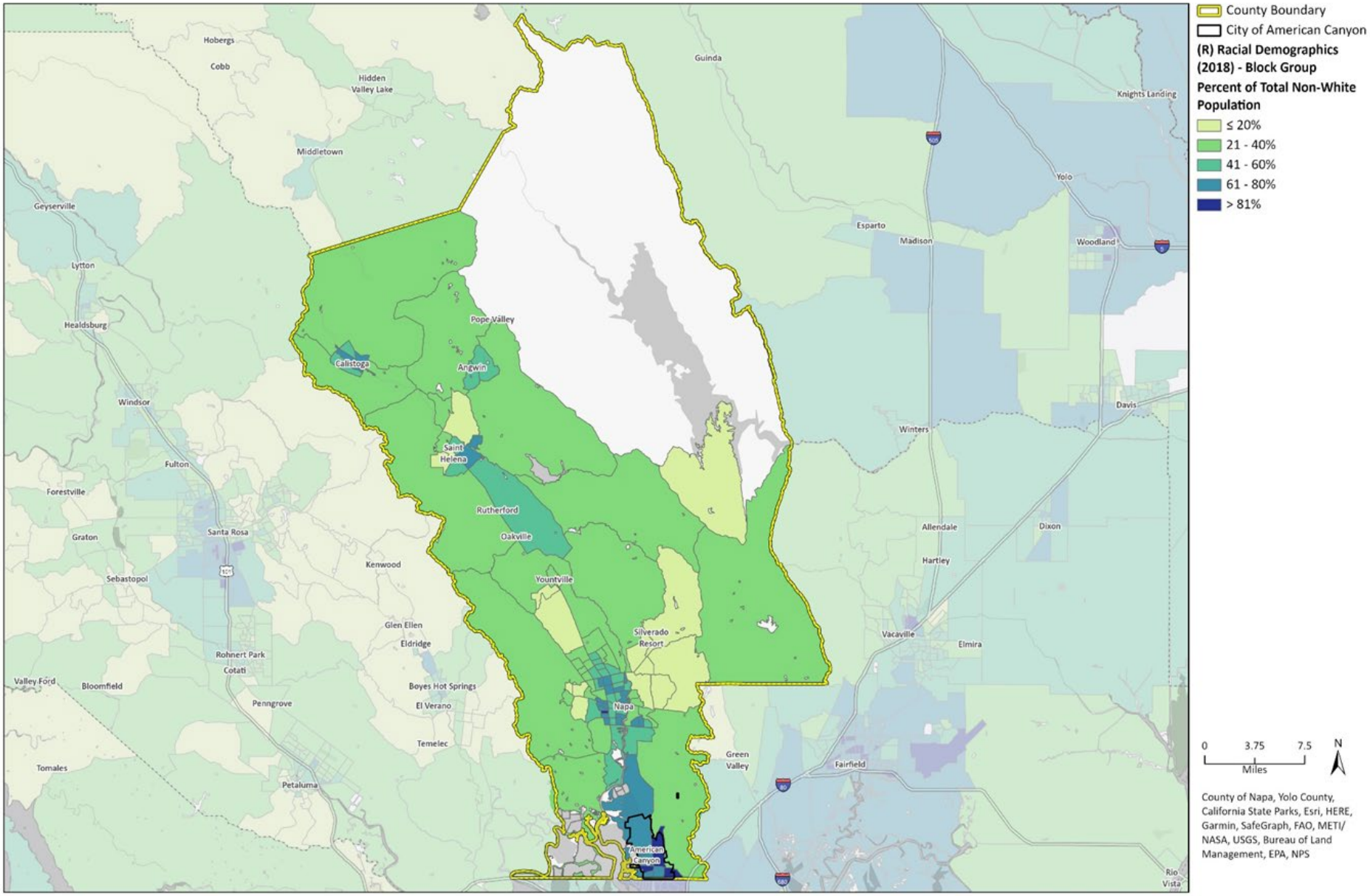
[5] HUD, 2020. https://www.hud.gov/sites/dfiles/FHEO/documents/AFFH-T-Data-Documentation-AFFHT0006-July-2020.pdf

of racial/ethnic predominance vary across American Canyon, there is no one ethnic group consisting of a majority in the City's population.

ABAG's Segregation Report analyzed neighborhood segregation in American Canyon using the racial isolation index, racial dissimilarity index, and Thiel's H-index. The isolation index showed Asian residents are the most segregated racial group in the city, followed by Hispanic/Latino residents. The dissimilarity index showed segregation is greatest between Asian/Pacific Islander and white residents, followed by Black/African American and white residents. Thiel's H-index for neighborhood level segregation indicated racial segregation between all racial groups within the city is less than in the average Bay Area jurisdiction.

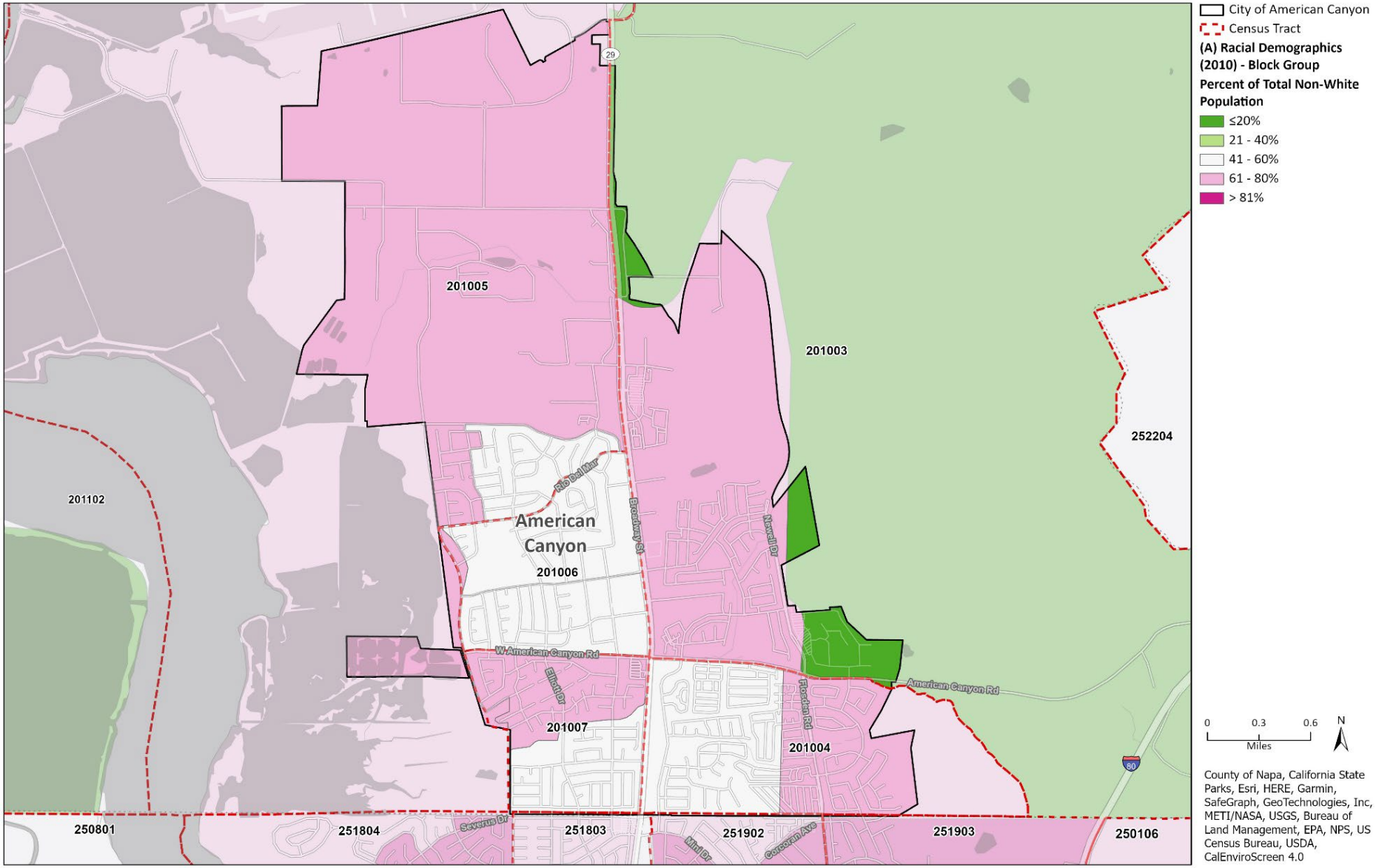
Figure 4-2 highlights the percentage of the non-white population by block group for American Canyon using 2014-2018 ACS data. A block group on the northeastern, west side, and the southeast portions of the city has over 80 percent non-white populations. The northwest, southwest, and central eastern portions of the city range between 61 – 80 percent non-white population.

Figure 4-1 Percent of Total Non-White Population (Napa County)



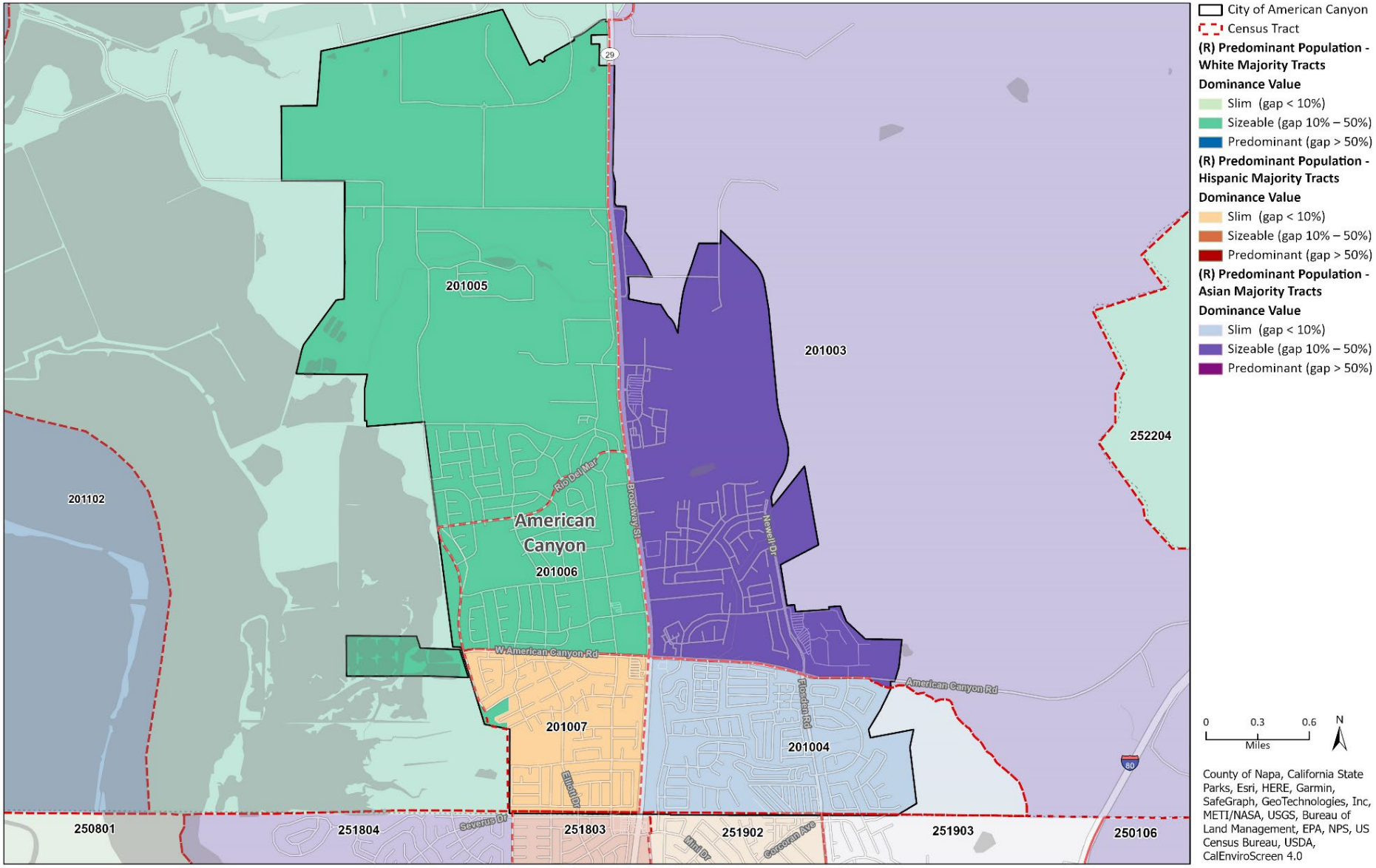
Source: AFFH Viewer, 2022.

Figure 4-2 Percent of Total Non-White Population (American Canyon)



Source: AFFH Viewer, 2022

Figure 4-3 Predominant Populations (American Canyon)



Source: AFFH Viewer, 2022

Persons with Disabilities

Persons with disabilities include those with a physical or mental impairment including hearing, vision, mobility, or cognitive function. For persons with disabilities, fair housing choice and access to opportunity include access to accessible housing and housing in the most integrated setting appropriate to an individual's needs as required under federal civil rights law, including equitably provided disability-related services that an individual needs to live in such housing. For example, persons with disabilities who are unable to use stairs or need a zero-step shower may not have actual housing choice if there are not sufficient housing units with these accessibility features.[6]

High spatial segregation of persons with disabilities may indicate fair housing issues related to physical needs and economic disparities. According to the *2020 Annual Report on People with Disabilities in America*, more than 25 percent of persons with disabilities (including physical, intellectual, and developmental; sensory; and other disability categories) live below the Census Bureau-designated poverty line, which is 14.5 percent higher than people without a disability.[7] Persons with disabilities may also be more reliant than persons without disabilities on fixed incomes or access to public transit.

REGIONAL TRENDS

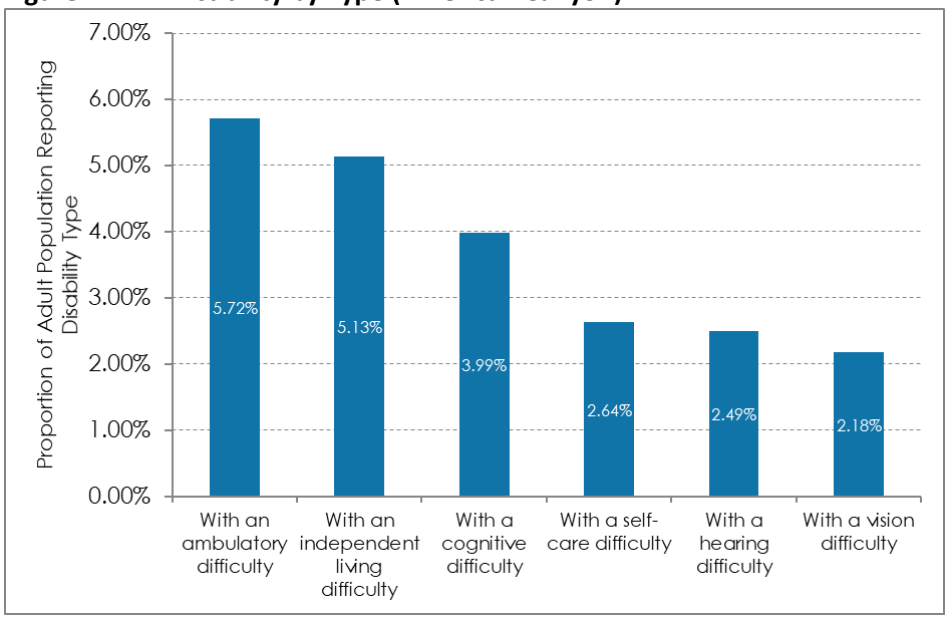
According to 2015-2019 American Community Survey (ACS) estimates, 16,244 Napa County residents, approximately 12 percent of the total population, had one or more disabilities. Figure 4-5 shows the percentage of the population living with one or more disabilities throughout Napa County. The western areas of the county and the urban centers of cities had higher concentrations of persons living with one or more disabilities than other areas of the county. The southeastern area of the City of Napa has the highest concentration of persons living with one or more disabilities in the county. Additional discussion regarding persons with disabilities in Napa County is included in *Chapter 2, Housing Needs Assessment.*

LOCAL TRENDS

As referenced in Chapter 2, *Housing Needs Assessment,* according to 2015-2019 ACS estimates, 2,291 residents, approximately 11 percent of American Canyon's population live with one or more disability. Figure 4-4 shows the types of disabilities of residents living with one or more disability in American Canyon. The most common disability reported in American Canyon is ambulatory difficulty, which is defined by the Census as when an individual has serious difficulty walking or climbing stairs.

[6] HCD, 2021. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf
[7] Annual Disability Statistics Compendium, 2020. https://disabilitycompendium.org/annualreport

Figure 4-4 Disability by Type (American Canyon)

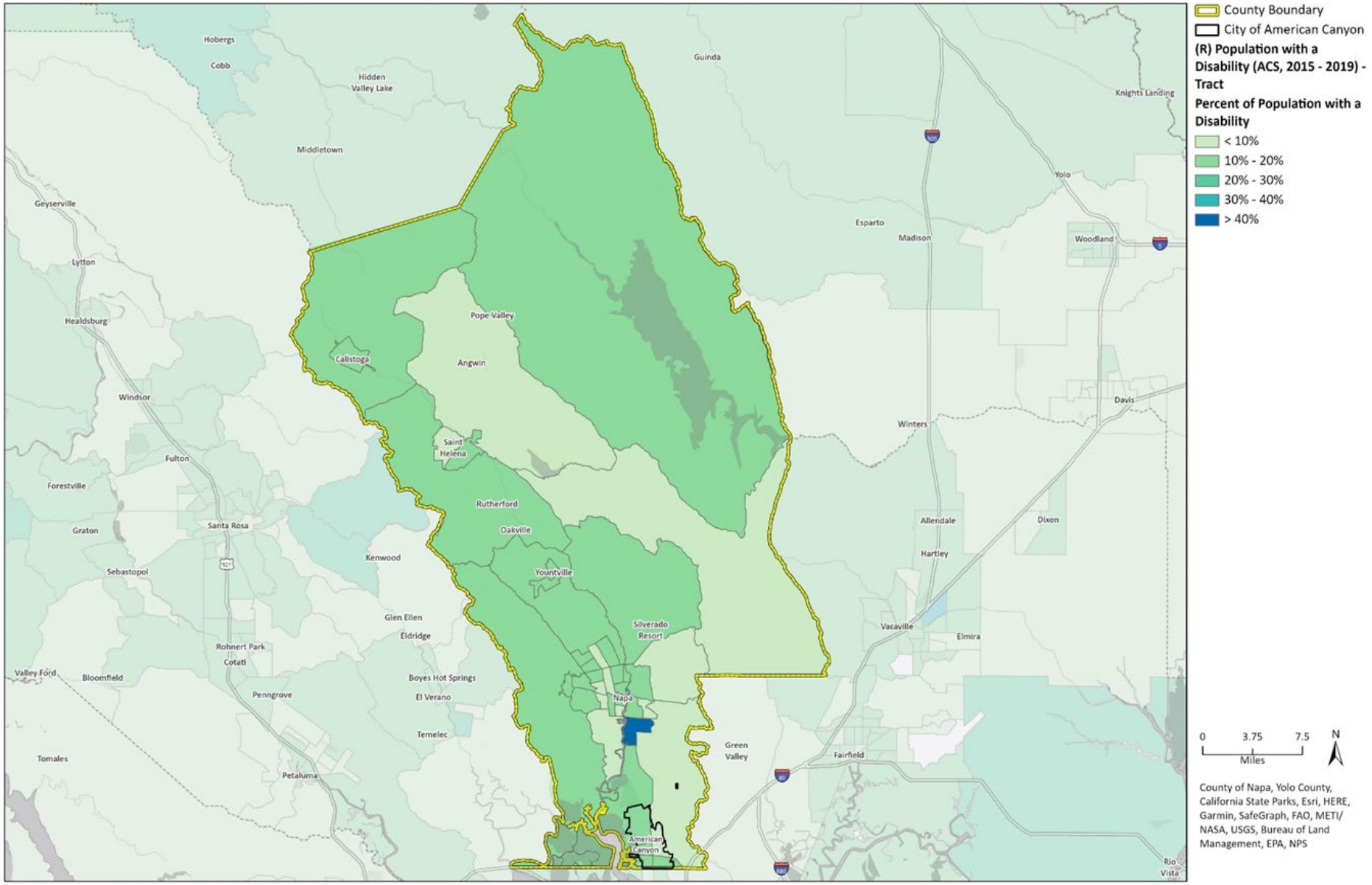


Notes: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107.

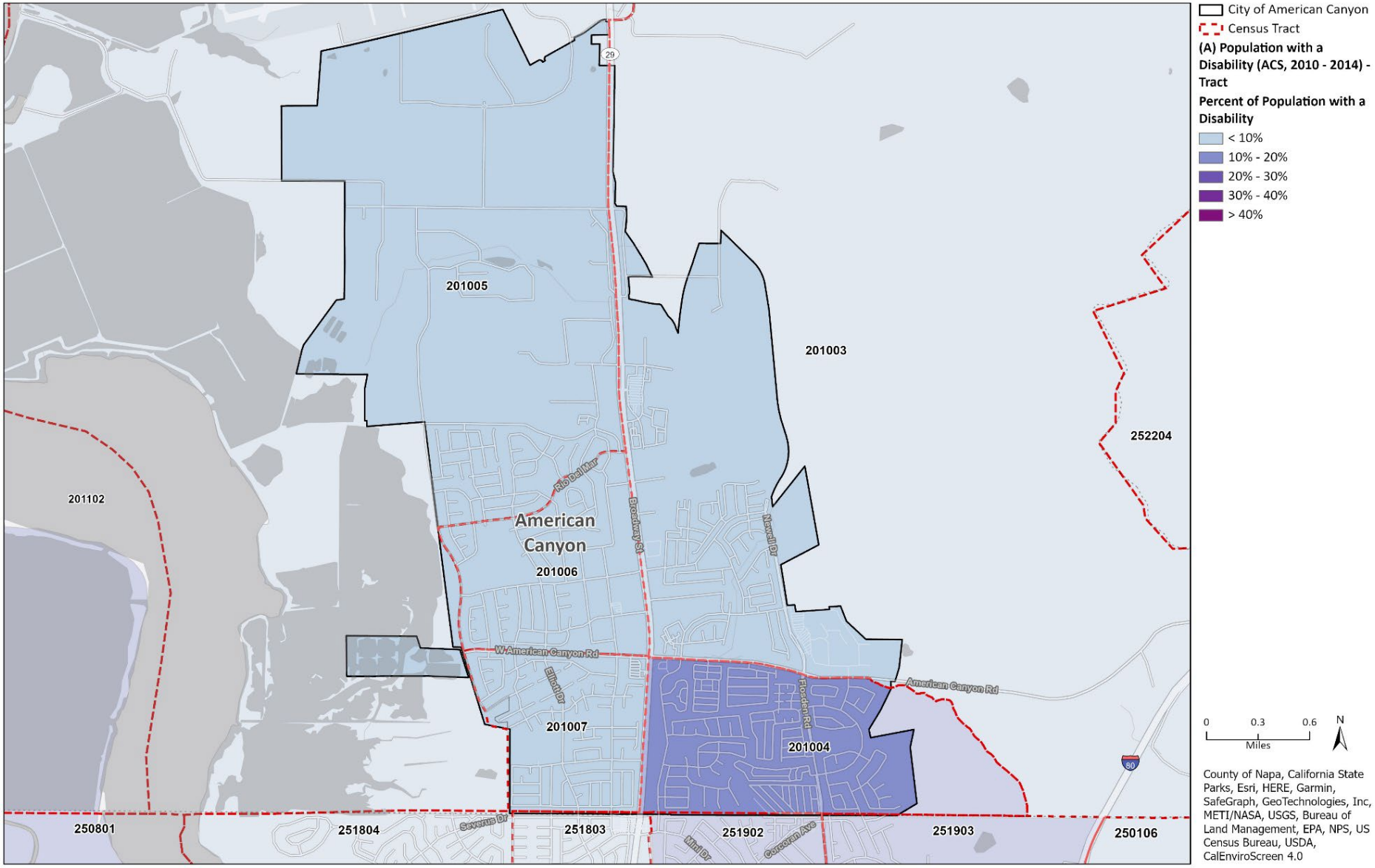
Figure 4-6 shows the percentage of the population living with one or more disabilities in the city by census tract, using 2015-2019 ACS data. Areas of the city east of Highway 29 and areas south of American Canyon Road had between 10 to 20 percent of residents reported living with one or more disability.

Figure 4-5 Percent of Population with a Disability (Napa County)



Source: AFFH Viewer, 2022

Figure 4-6 Percentage of Population with One or More Disabilities (American Canyon)



Source: AFFH Viewer, 2022

Familial Status

Familial status refers to the presence of children under the age of 18 and the martial status of the head of the household. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Differential treatment, such as limiting the number of children in a complex or confining families with children to a specific location, are also fair housing concerns. Single-parent households are protected by fair housing law. A 2016 HUD study analyzed the effects of housing discrimination based on familial status. The study found that landlords presented households with children fewer housing options, and the units shown were generally larger, and as a result, slightly more expensive to rent.[8] Additionally, female-headed households with children require special consideration and assistance because of generally greater needs for affordable housing and accessible day care, health care, and other supportive services.

REGIONAL TRENDS

As of 2019, Napa County has a total of 48,705 households, 68 percent of which are family households. According to 2015-2019 ACS estimates, households with children present comprise 31.6 percent (15,394) of the total households in Napa County. Table 4-5 shows tenure by household type and presence of children. Married couple families with children comprise the largest share of owner- and renter-occupied households with children. According to 2015-2019 ACS estimates, single-parent, female-headed households comprised approximately 10 percent of renter-occupied households (1,746 households), but only 2.2 percent (700 households) of owner-occupied households. Approximately 28.6 percent of single-parent, female-headed households rent and 76.4 percent own their home.

[8] HUD. 2016. https://www.huduser.gov/portal/sites/default/files/pdf/HDSFamiliesFinalReport.pdf.

Table 4-5 Tenure by Household Type and Presence of Children (Napa County)

Household Type	Owner-Occupied	Percent of Total Owner-Occupied	Renter-Occupied	Percent of Total Renter-Occupied
Married Couple Family, with Children Present	6,257	20.0%	4,036	23.2%
Single-Parent, Male Householder, no Spouse Present	383	1.2%	577	3.3%
Single Parent, Female Householder, No Spouse Present	700	2.2%	1,746	10.0%
Total Households with Children Present	7,340	23.5%	6,359	36.5%
Total Households	31,276	100%	17,429	100%

Source: U.S. Bureau of the Census, American Community Survey (ACS), Table B25115 Tenure by Household Type (Including Living Alone) and Age of Householder, 2015-2019 Estimates.

Figure 4-7 shows the percentage of children in female-headed, single-parent households in Napa County. According to 2015-2019 ACS estimates, the more urban areas of the county as well as the northeastern and southwestern areas had relatively higher proportions of children who reside in female-headed, single-parent households. In contrast, the more rural areas of the county and parts of the cities of St. Helena, Napa, and American Canyon had less than 20 percent of children residing in female-headed, single-parent households.

Figure 4-8 shows the percentage of children under the age of 18 who reside married couple households. The rural and northwestern portions of the county had the greatest proportion of children that reside in households with married couples. Urban areas, including portions of the City of Napa, Yountville, St. Helena, Calistoga, and American Canyon and unincorporated areas in the southern portion of the county had a relatively lower proportion of children residing in married-couple household.

LOCAL TRENDS

Approximately 84.2 percent of the total 5,296 households in American Canyon are family households. Households with children present comprised 41.4 percent of the total number of households in American Canyon, which is higher than the county. An overview of household tenure by type for households with children present is provided in Table 4-6. Similar to regional trends, married-couple families in American Canyon comprised the largest share of households with children present, and more married-couple families were more likely to own than rent. According to 2015-2019 ACS estimates, single-parent, female-headed households comprised 16.9 percent of renter-occupied households and

only 5.7 percent of owner-occupied households. However, single-parent households were slightly more likely to own rather than rent housing. Approximately 54 percent of single-parent, female-headed households own and 46 percent rent their home. The homeownership rate for single-parent, female-headed households is higher in American Canyon (53.7 percent) than the county (28.6 percent).

Table 4-6 Tenure by Household Type and Presence of Children (American Canyon)

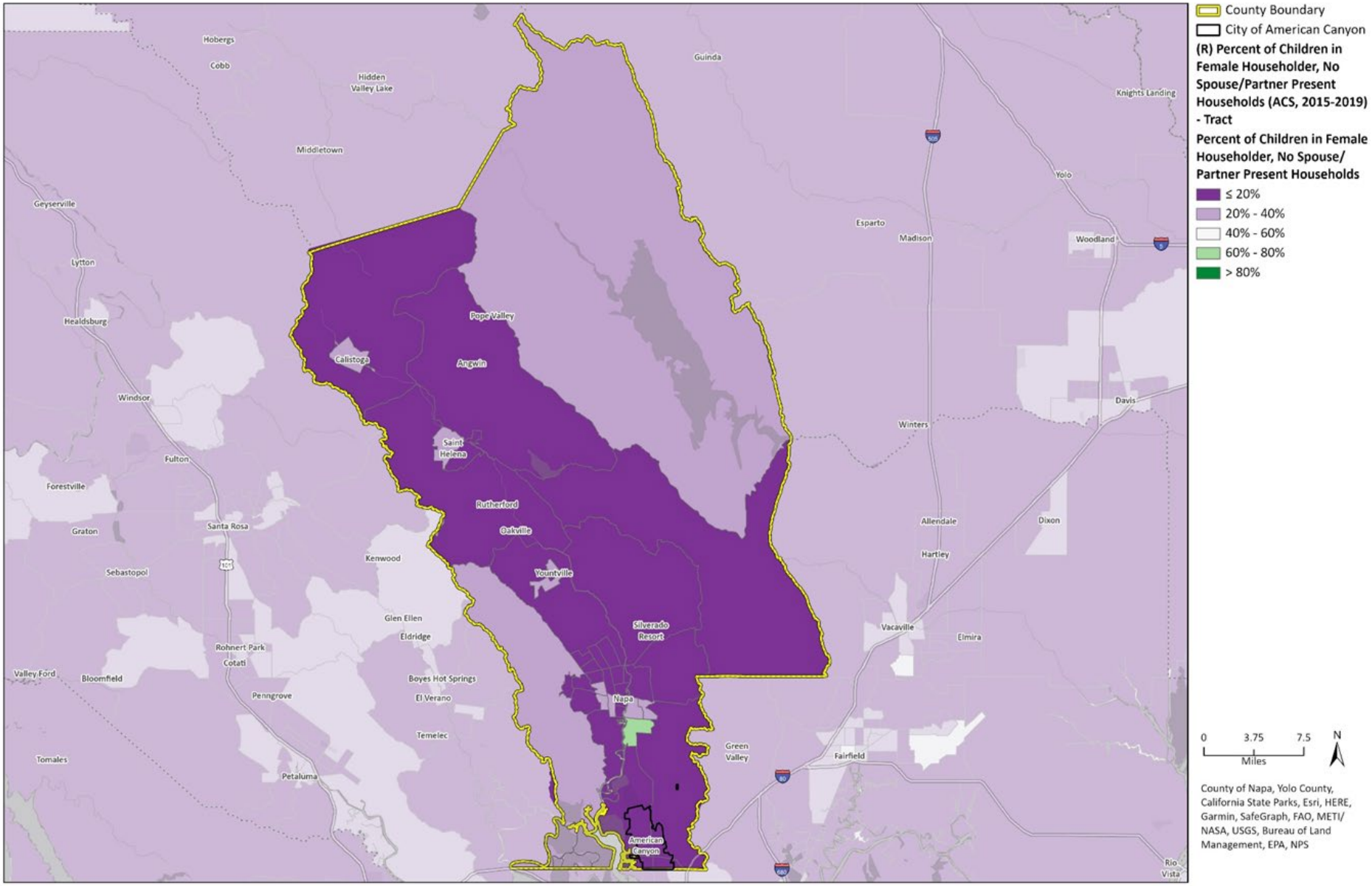
Household Type	Owner-Occupied	Percent of Total Owner-Occupied	Renter-Occupied	Percent of Total Renter-Occupied
Married couple family, with Children Present	1,329	34.8%	332	27.8%
Single-Parent, Male householder, no spouse present	58	1.4%	36	3.0%
Single-Parent, Female householder, no spouse present	234	5.7%	202	16.9%
Total Households with Children Present	1,621	39.5%	570	47.8%
Total Households	4,103	100%	1,193	100%

Source: U.S. Bureau of the Census, American Community Survey (ACS), Table B25115 Tenure By Household Type (Including Living Alone) and Age of Householder, 2015-2019 Estimates.

Figure 4-9 shows the percentage of children residing in single-parent, female-headed households in American Canyon. In all census tracts in the city, less than 20 percent of children reside in single-parent, female-headed households.

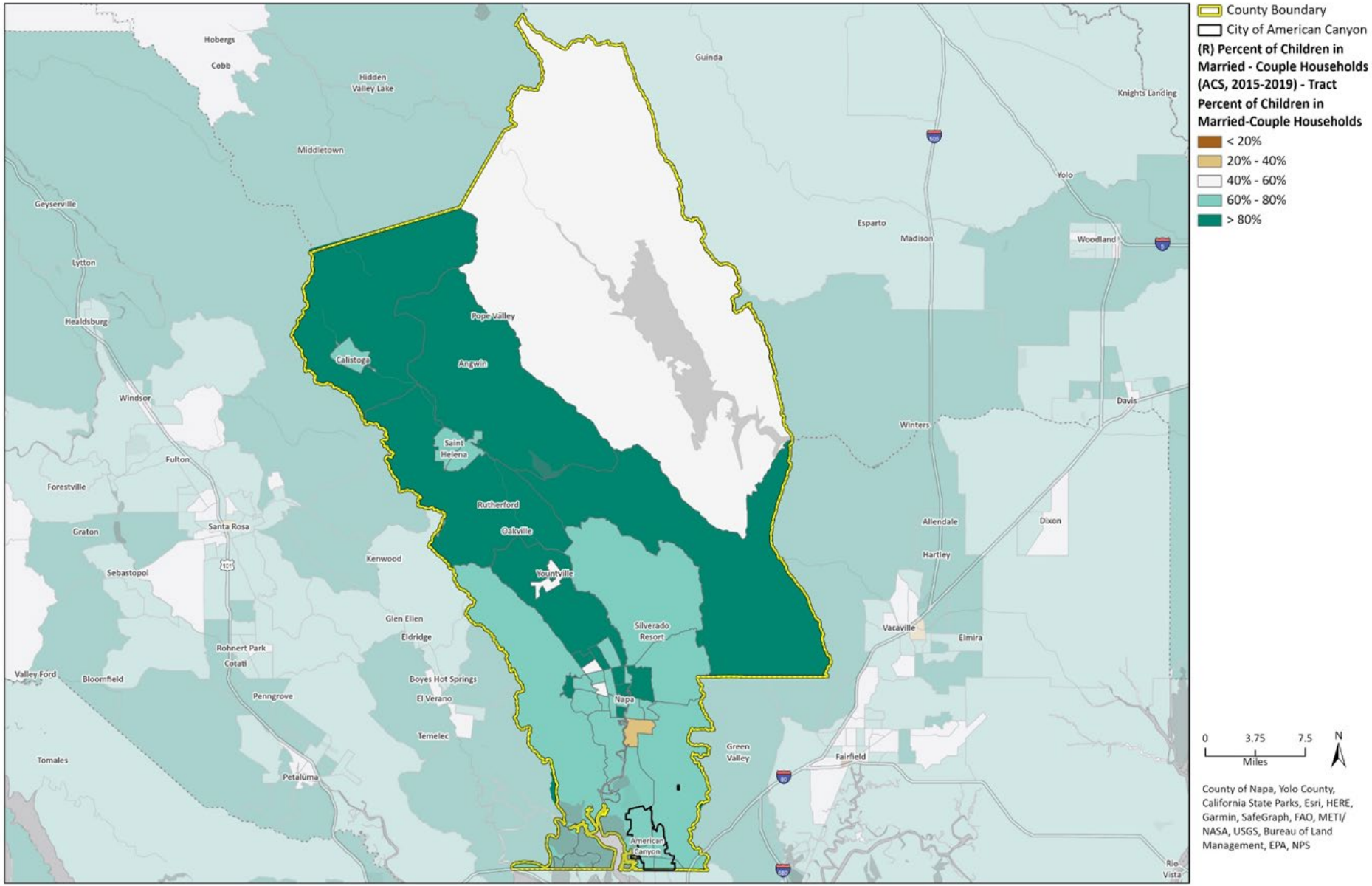
Figure 4-10 shows the percentage of children in married-couple households across American Canyon. All census tracts in the city had between 60 and 80 percent of children living in married-couple households, according to 2015-2019 ACS estimates.

Figure 4-7 Female-Headed Households with Children Present, No Spouse/Partner Present (Napa County)



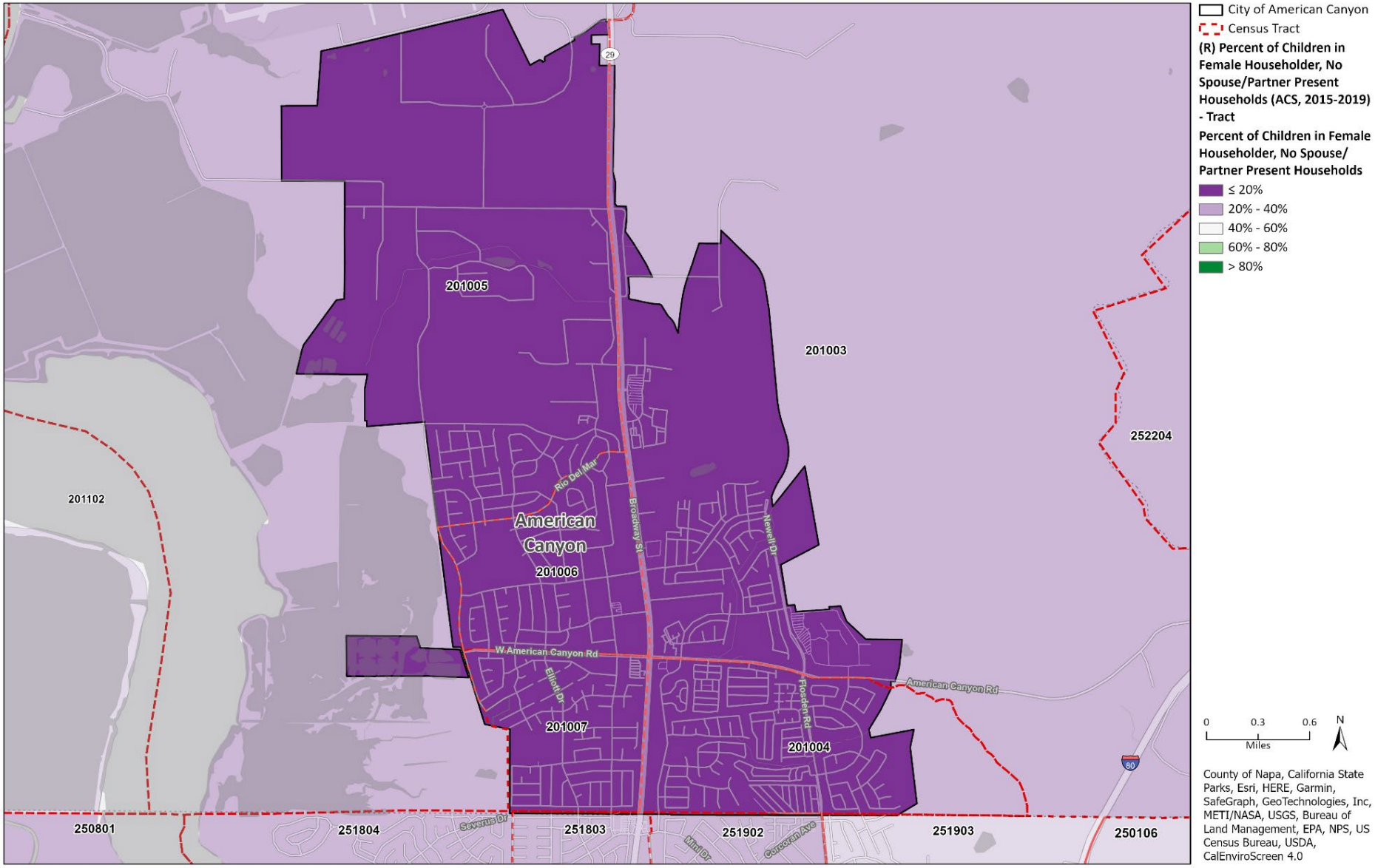
Source: AFFH Viewer, 2022

Figure 4-8 Children in Married-Couple Households (Napa County)



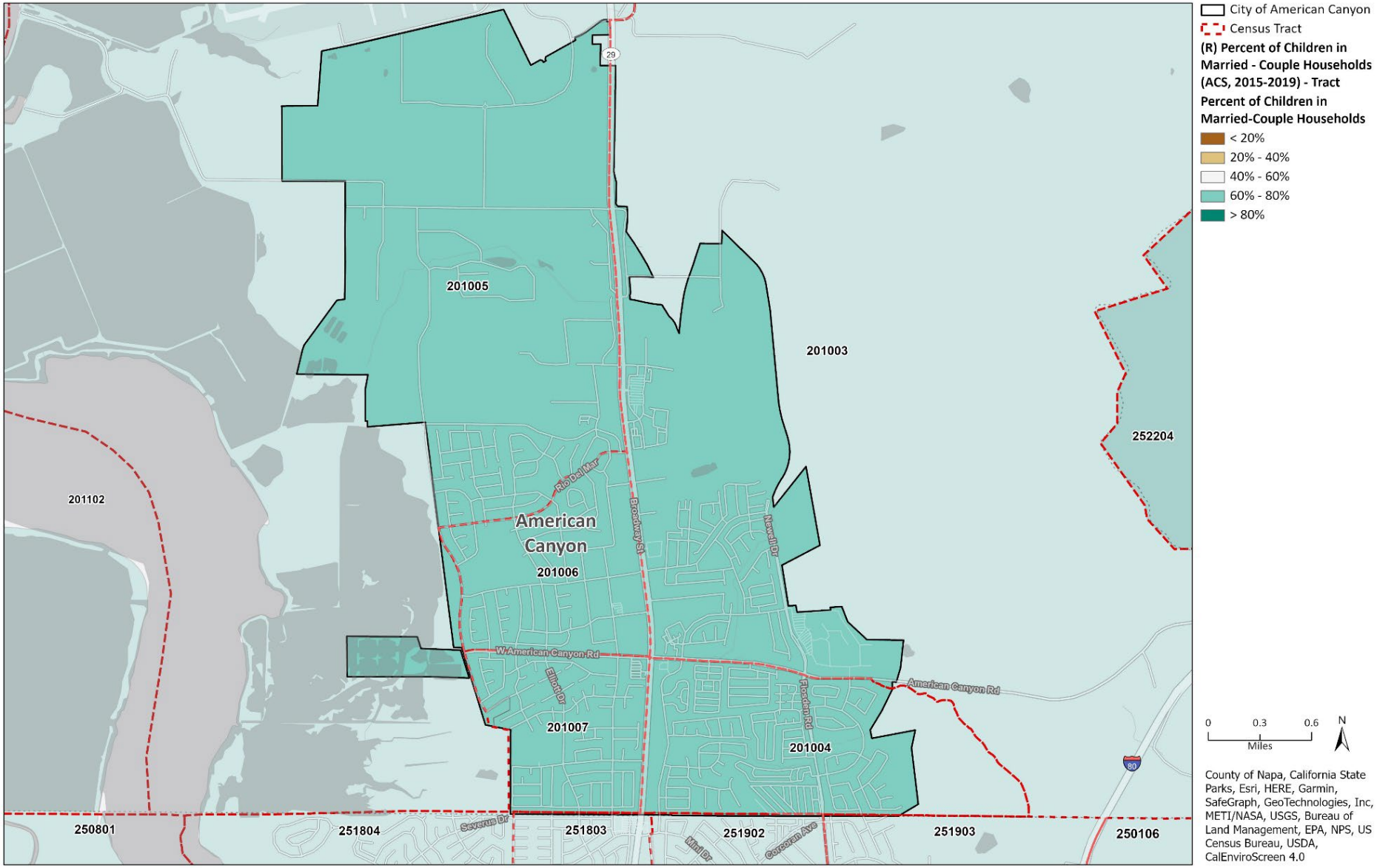
Source: AFFH Viewer, 2022

Figure 4-9 Female-Headed Households with Children Present, No Spouse/Partner Present (American Canyon)



Source: AFFH Viewer, 2022

Figure 4-10 Children in Married-Couple Households (American Canyon)



Source: AFFH Viewer, 2022

Household Income

Household income is directly connected to the ability to afford housing. Higher-income households are more likely to own their homes rather than rent. As household income decreases, households tend to pay a disproportionate amount of their income for housing and the number of persons occupying unsound and overcrowded housing increases. To achieve fair housing objectives, people in low-income households must have actual choice in housing opportunities—that is, they must be able to locate units that are affordable and well maintained in all parts of a city and region.

This section identifies household income disparities using data based on median household income and low or moderate income (LMI) geographies. HUD defines a LMI area as a census tract or block group where over 51 percent of the population earns less than 80 percent of AMI. Data for this analysis are from the HUD Low- and Moderate-Income Summary Data based on the 2011-2015 American Community Survey (most recent available data).[9]

REGIONAL TRENDS

According to 2015-2019 ACS estimates, Napa County had a median household income of $88,596. Figure 4-11 displays the median household income by census block group for Napa County using 2015-2019 ACS estimates. Generally, households in the urban areas of the county had a lower income than rural areas. Communities with the lowest median household incomes are include areas in and around the cities of Napa, St. Helena, and Calistoga, and the Town of Yountville.

LMI populations by census tract for Napa County are displayed in Figure 4-12. Census tracts within the City of Napa and Town of Yountville contain highest LMI populations in Napa County. Most rural areas and portions of the cities of St. Helena, Napa, and American Canyon had the lowest percentage of low- and median-income households in the county.

LOCAL TRENDS

Geographically, median household income varies across census block groups throughout American Canyon. According to 2015-2019 ACS estimates, American Canyon had an estimated median household income of $101,792, which is 14.9 percent higher than the median income for Napa County. Figure 4-13 provides an overview of median household income by block group in the city. The areas with the lowest median household income are in the southern portion of the city: the area south of American Canyon Creek and east of Highway 29 ($78,542) and the area south of American Canyon Road and east of Highway 29 ($65,806). In contrast, neighborhoods located near the center of the city, including the area

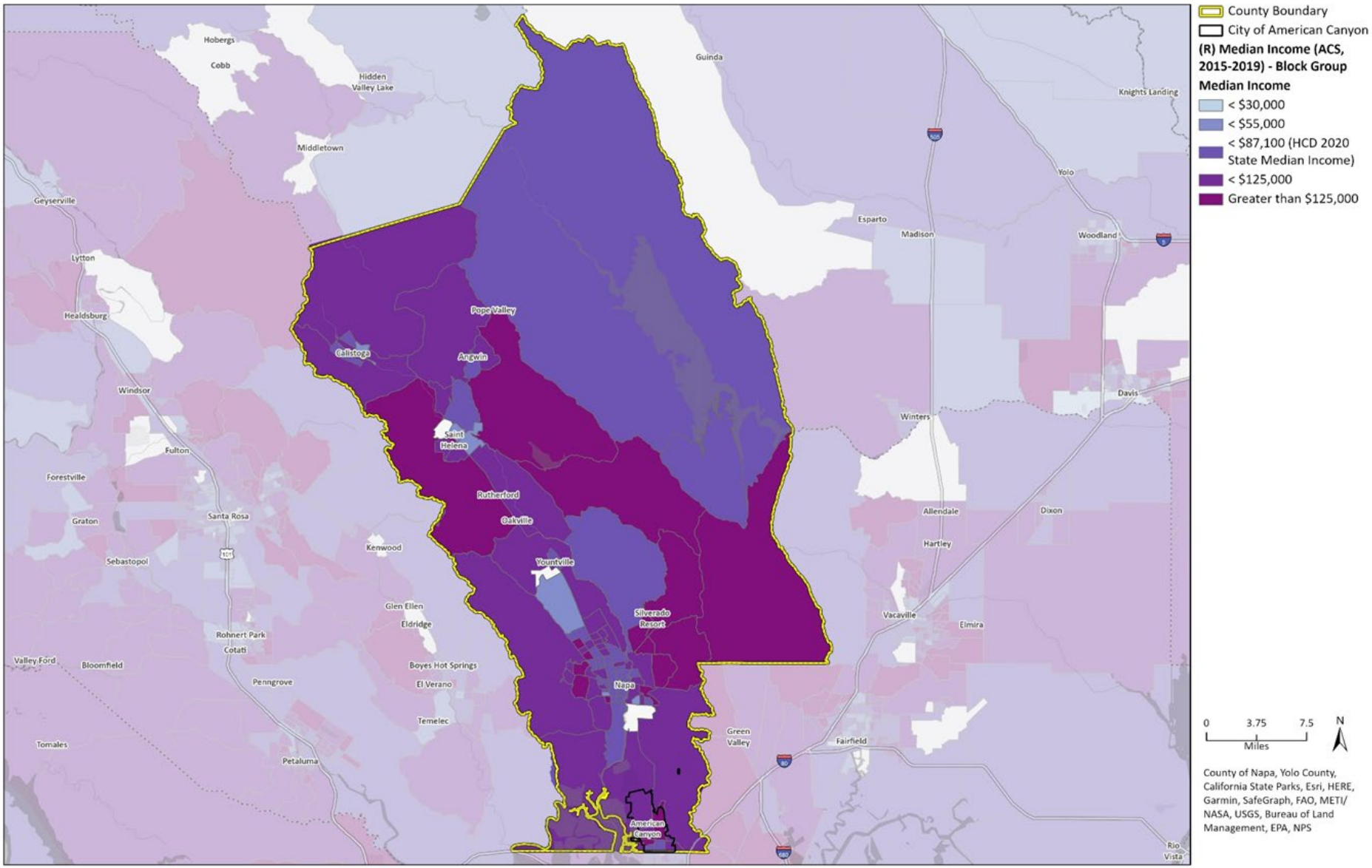
[9] HUD Exchange 2021: https://www.hudexchange.info/programs/acs-low-mod-summary-data/

surrounding West American Canyon Road ($125,329 and $137,350) and east of Highway 29 ($145,543) had higher median household incomes.

LMI populations in American Canyon are concentrated in the central areas of the city, as shown in Figure 4-14. The area west of Highway 29, south of Rio del Mar, and north of Donaldson Way had the highest percentage of LMI populations (approximately 61 percent of the population). The area south of American Canyon Road, east of Highway 29, and west of Flosden Road also had a higher percentage of LMI populations (48 percent). In contrast, the northwest and southeast areas of the city had a lower percentage of LMI populations, 14 percent and 22 percent, respectively.

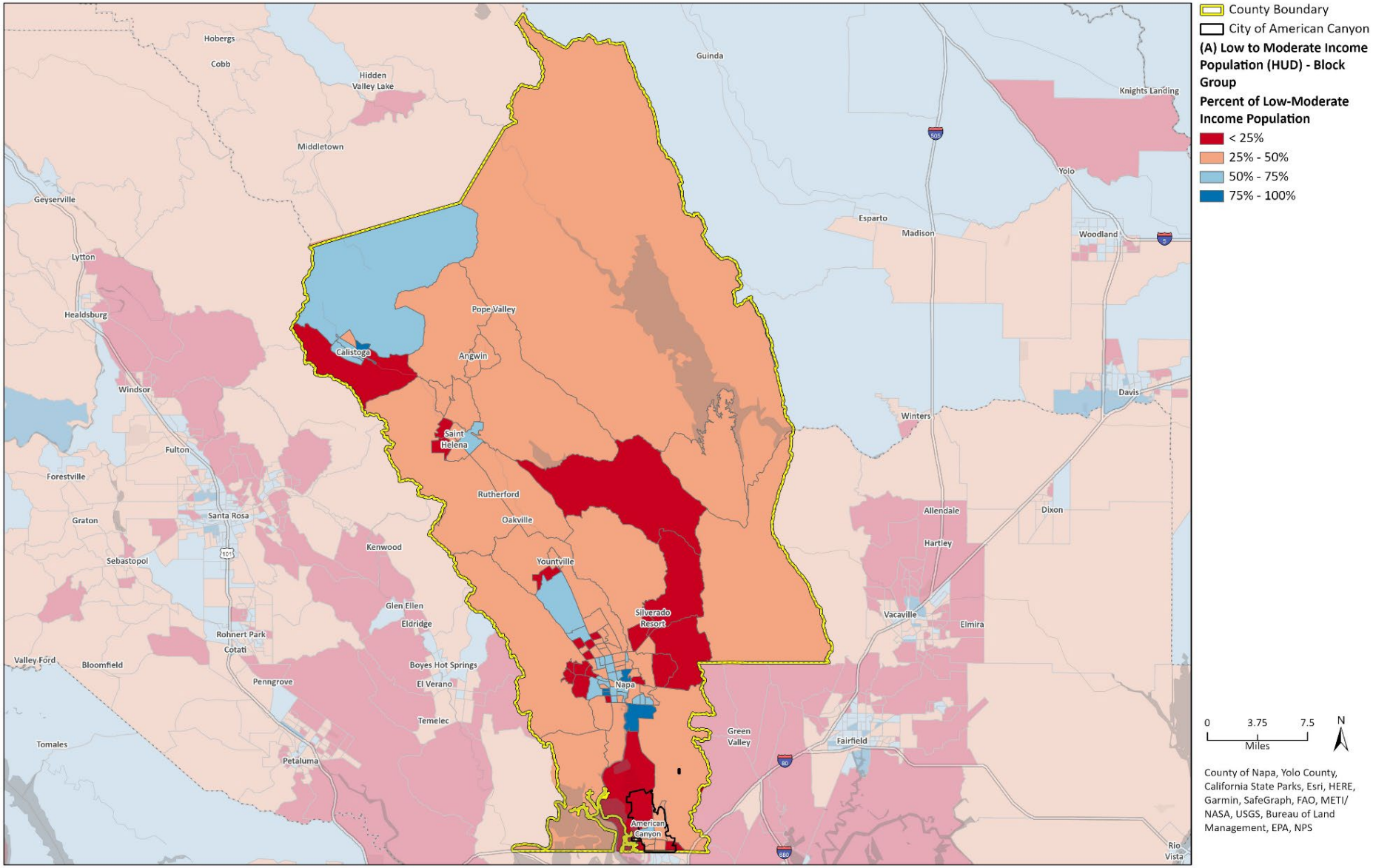
ABAG's Segregation Report analyzed neighborhood level income segregation between 2010 and 2015 in American Canyon using the income group isolation index, income group dissimilarity index, and Thiel's H-index. The isolation index showed above moderate-income residents are the most segregated income group in the city. Among all income groups, segregation of the very low-income population has changed the most between 2010 and 2015, becoming more segregated. The dissimilarity index showed there is less income segregation in American Canyon than the average Bay Area jurisdiction between lower income residents and non-lower income residents and between very low-income residents and above moderate-income residents. Overall, segregation between lower-income residents and residents who are not lower income increased between 2010 and 2015. Thiel's H-index for neighborhood level income segregation also showed income segregation in the city is less than the average Bay Area city. Compared to all Bay Area jurisdictions, American Canyon has a lower share of very low-income and low-income residents and a higher share of moderate-income and above moderate-income residents.

Figure 4-11 Median Household Income (Napa County)



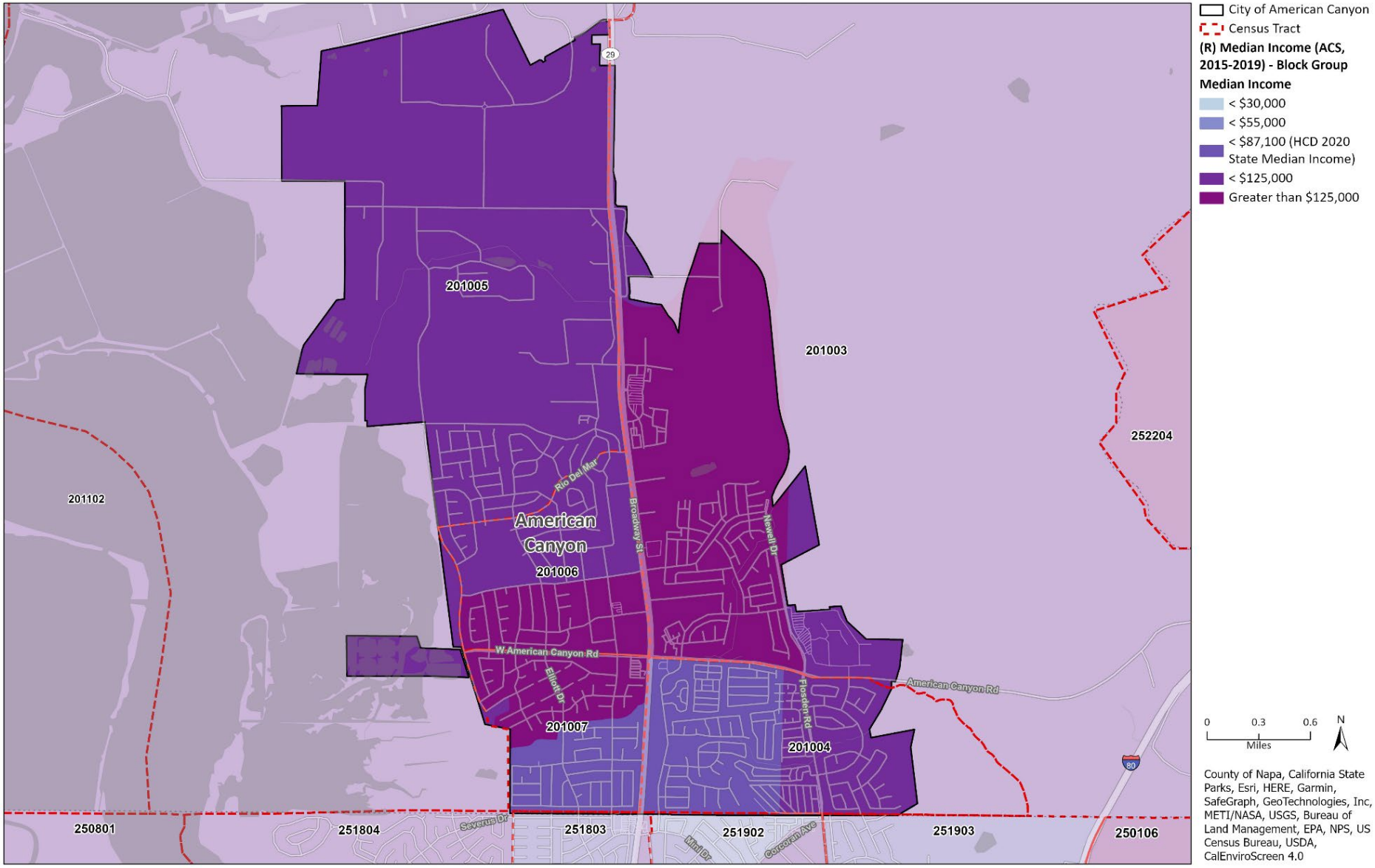
Source: AFFH Viewer, 2022

Figure 4-12 Low and Moderate Income Population (Napa County)



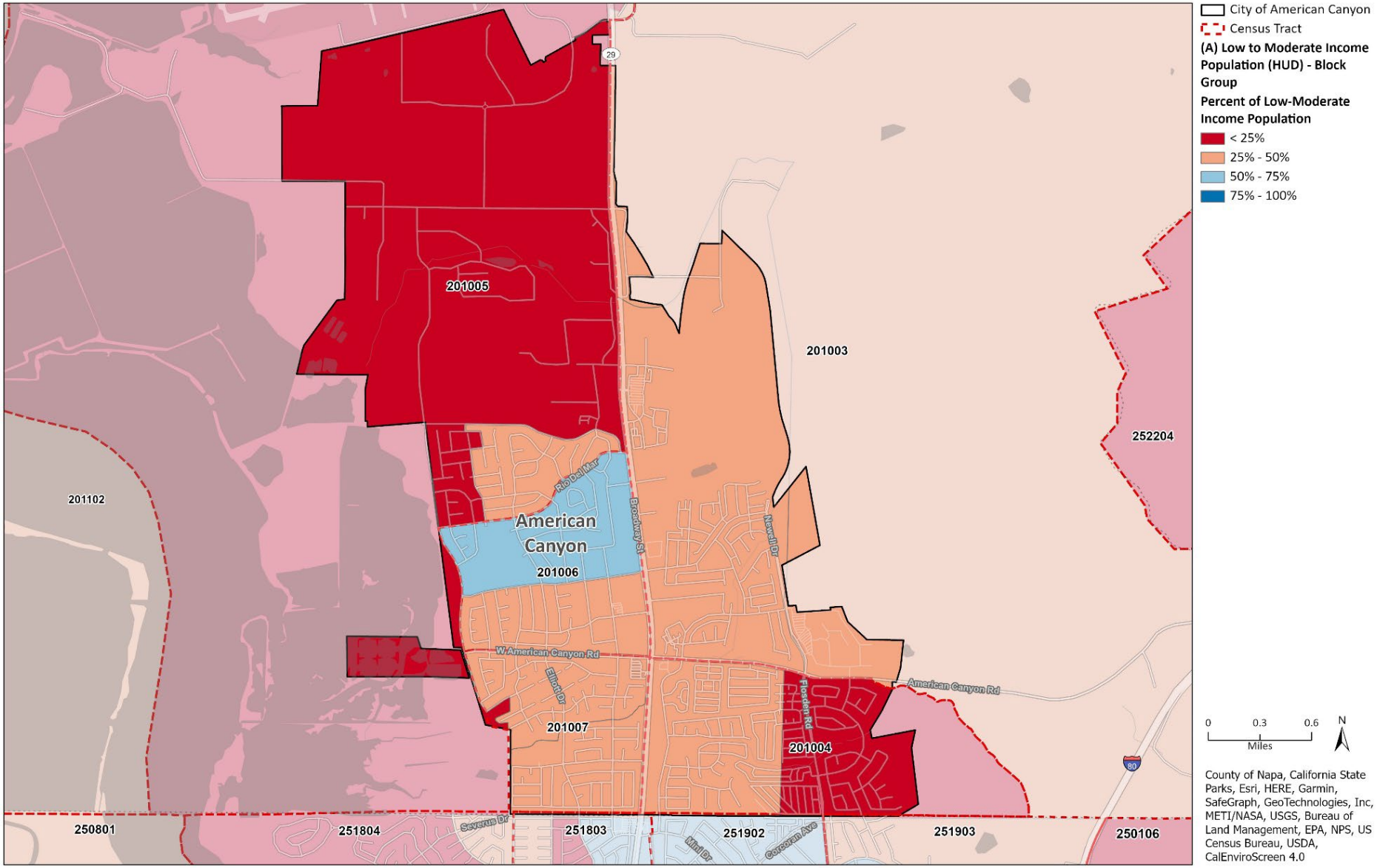
Source: AFFH Viewer, 2022

Figure 4-13 Median Household Income (American Canyon)



Source: AFFH Viewer, 2022

Figure 4-14 Low to Moderate Income Population (American Canyon)



Source: AFFH Viewer, 2022

Racially and Ethnically Concentrated Areas of Poverty

To identify racially and ethnically concentrated areas of poverty (known as R/ECAPs), HUD developed thresholds based on racial and ethnic concentration and income level. The threshold for racial and ethnic concentration is a non-white population of 50 percent or more in metropolitan or micropolitan areas. The income threshold is based on areas of "extreme poverty," where 40 percent or more of households earn incomes at or below the federal poverty line, or where the poverty rate is three times the average poverty rate in the metropolitan area, whichever is less. An area that meets both thresholds for racial or ethnic concentration and extreme poverty is considered a R/ECAP.

POVERTY AND SEGREGATION

Regional Trends

In Napa County, there are no identified R/ECAPs. However, a small area in the southern portion of the City of Napa is considered an area of extreme poverty with more than 40 percent of the population living below the poverty line. Figure 4-15 shows areas within Napa County where there are higher rates of poverty based on ACS data from 2015-2019. Several areas in and around the cities of Napa and American Canyon had between 10 and 20 percent of the population below the poverty level.

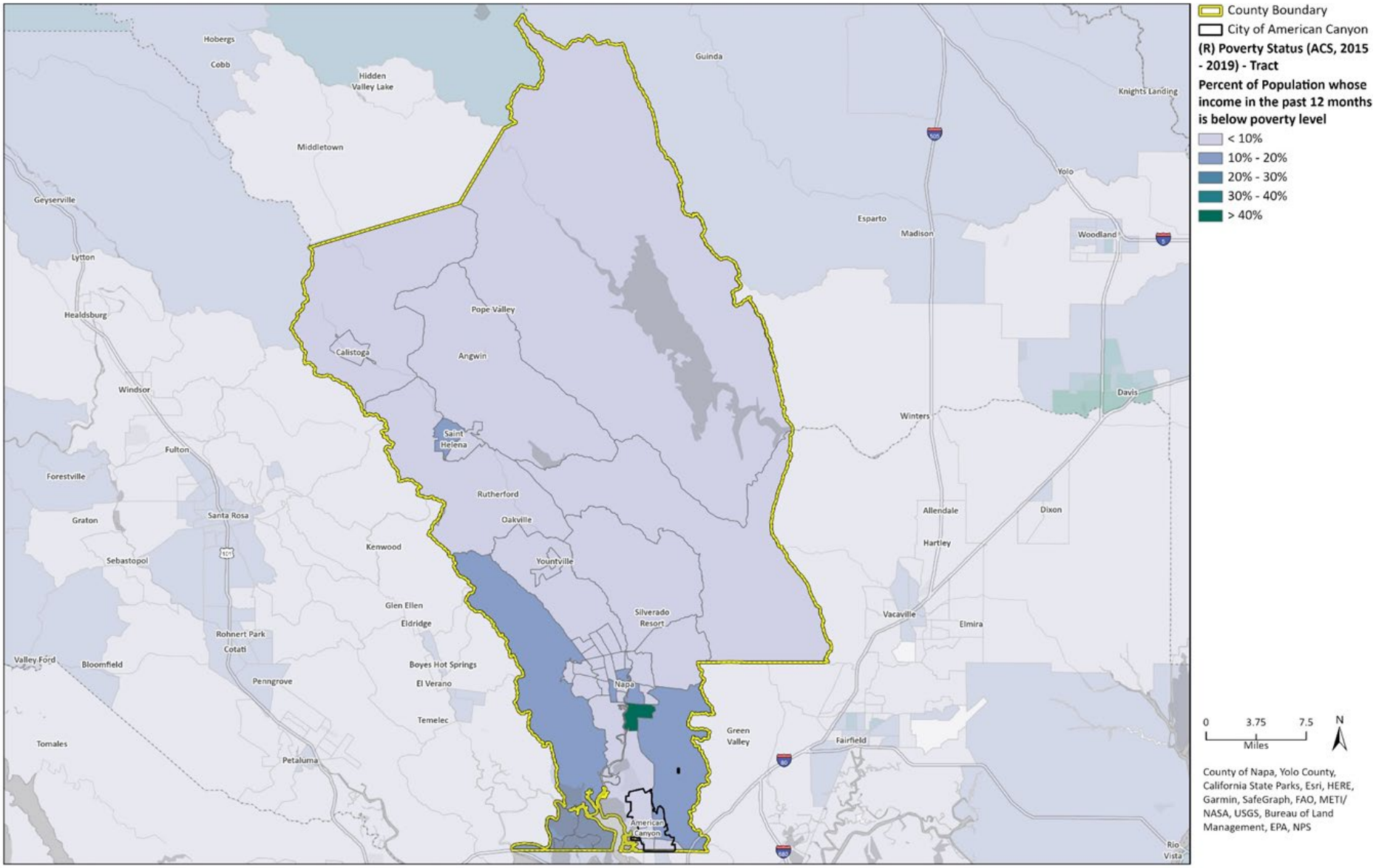
Local Trends

While R/ECAPs were not identified within American Canyon, there are areas where lower household income and predominance of non-white populations overlap. Figure 4-16 displays areas of American Canyon where between 10 and 20 percent of the population earned an income that was below the poverty line according to 2015-2019 ACS estimates. The census tract located in the northeast area of the city has a higher proportion of residents living below the poverty line (10.4 percent) and is predominantly Asian/Pacific Islander. However, this tract includes a large area outside the city limits within the unincorporated area of the county.

Poverty rates in American Canyon have shifted slightly over time. The 2010-2014 ACS estimates reported higher levels of poverty status in census tracts south of Rio del Mar Road and lower poverty levels east of Highway 29 compared to 2015-2019 ACS estimates.

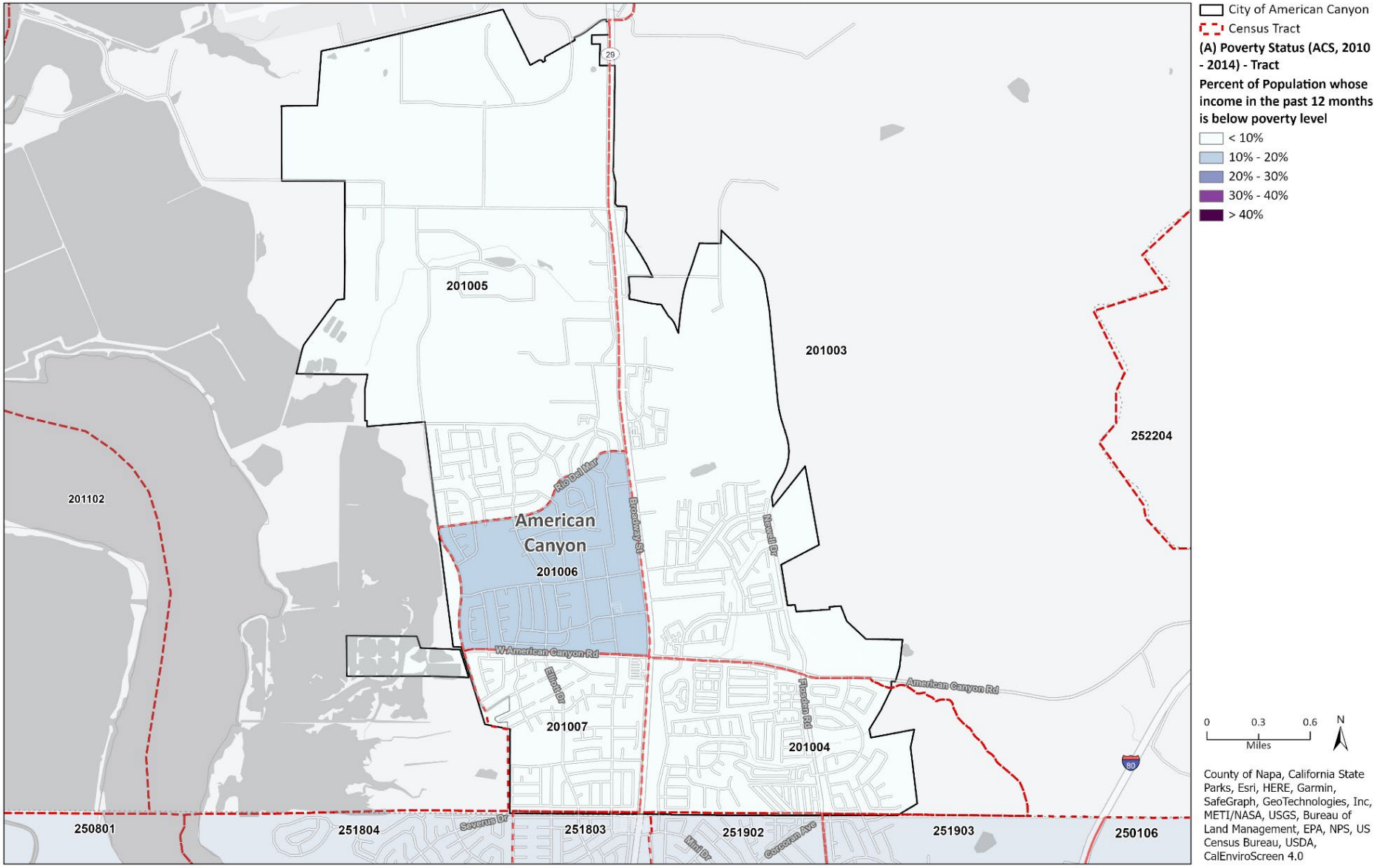
Racial and ethnic neighborhood segregation analysis is provided in Figure 4-17. As shown by Urban Displacement Project data, American Canyon is a very diverse community. The predominant racial/ethnic composition of most neighborhoods on the eastern half of American Canyon were a four-group neighborhood mix of Black/African American, Asian American, Hispanic/Latino, and non-Hispanic white. On the western half of American Canyon, most

Figure 4-15 Poverty Status (Napa County)



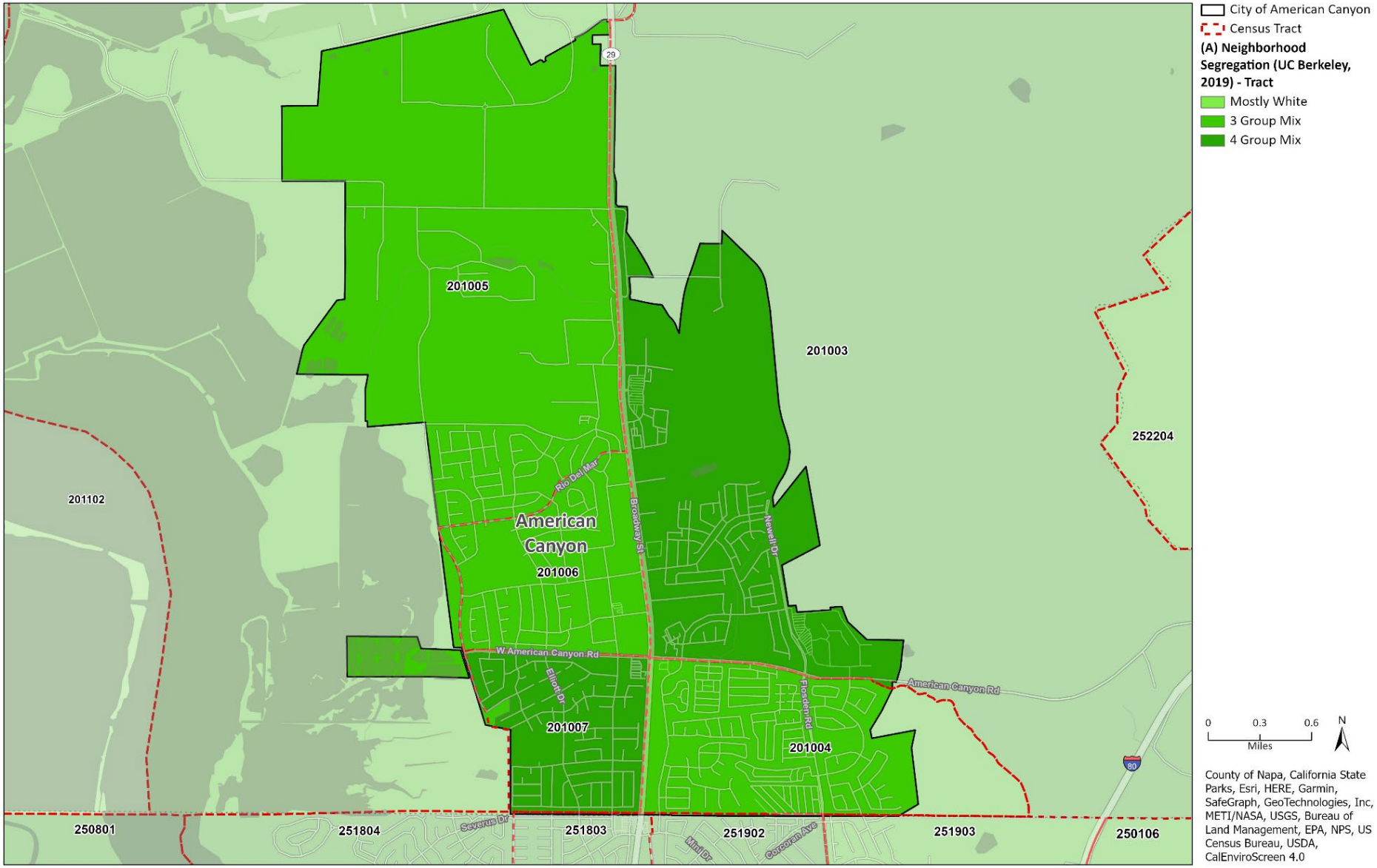
Source: AFFH Viewer, 2022

Figure 4-16 Poverty Status (American Canyon)



Source: AFFH Viewer, 2022

Figure 4-17 Neighborhood Segregation (American Canyon)



Source: Urban Displacement Project, SF Bay Area Gentrification and Displacement, 2022

neighborhoods were a three-group mix consisting of Asian American, Hispanic/Latino, and non-Hispanic white.

Language access can prevent households from accessing housing opportunities. A significant portion of American Canyon residents speak a language other than English at home, as discussed further in Local Area Knowledge, below. Of the population age five and over, 46.1 percent speak a language other than English (8,815 residents). Of those individuals, 42.6 percent (3,752 residents) speak English less than "very well."

Concentrated Areas of Affluence

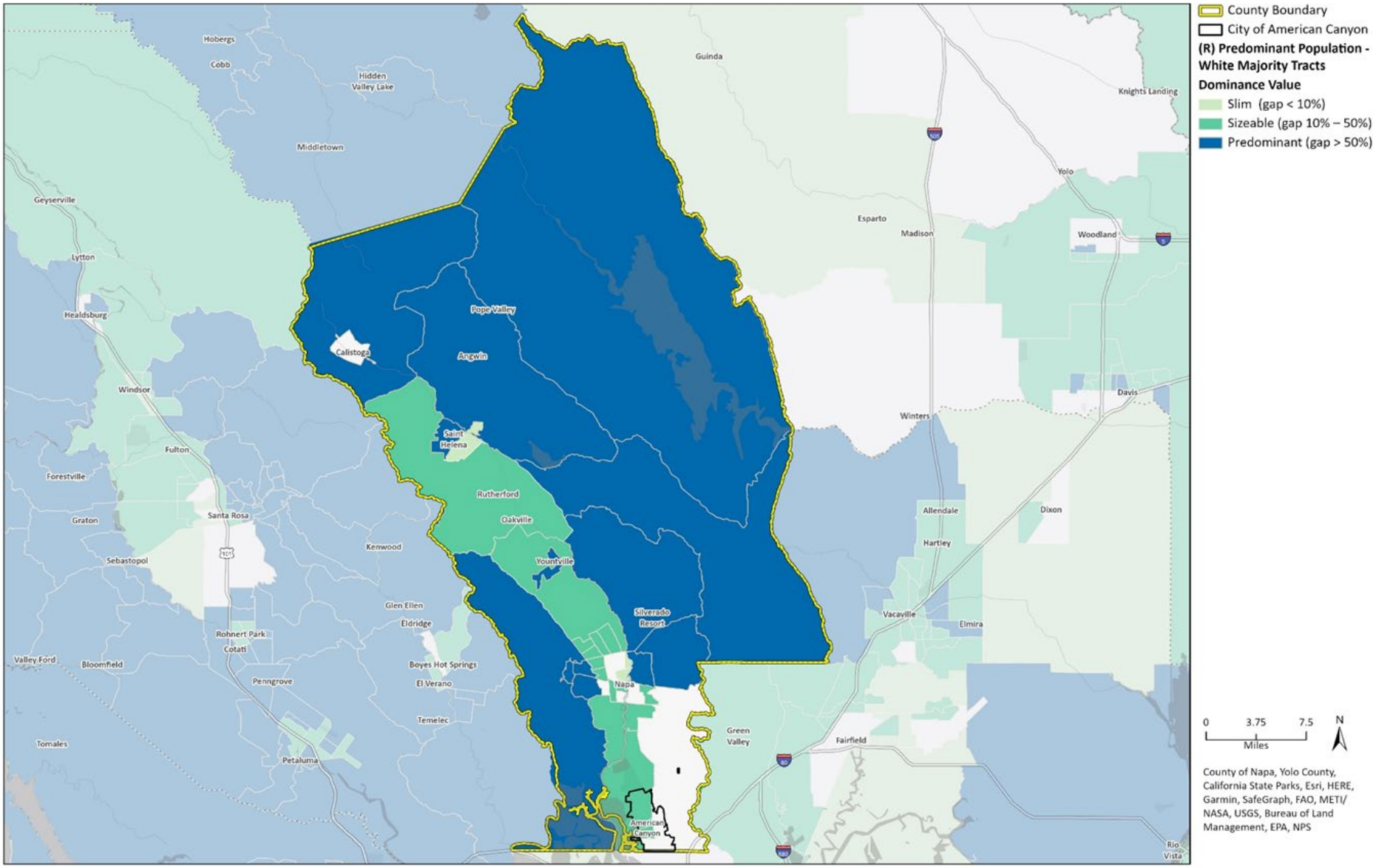
While R/ECAPs have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed. RCAAs are defined as affluent, white communities.[10] According to a policy paper published by HUD, white residents are the most racially segregated group in the United States typically more affluent than majority non-white communities. RCAAs have not been studied extensively, nor has a standard definition been adopted by HCD or HUD. Therefore, this assessment uses the percent white population and median household income as thresholds to identify potential RCAAs. In addition to having a higher median income, areas of affluence experience less overcrowding, less housing cost burden on renters, and are generally less susceptible to displacement compared to LMI areas, as described in Section 4.4, *Household Income*.

REGIONAL TRENDS

Napa County is predominantly white, especially in the rural areas of the county. More urban areas and areas within the valley are less predominantly white, these are also the areas that are more densely populated. Figure 4-18 highlights the predominantly white census tracts in Napa County, which are concentrated in the northeastern and southwestern non-urbanized areas of the County and portions of the City of St. Helena and Town of Yountville. Generally, areas with higher median incomes such as the northern portion of St. Helena and the rural areas of the county had relatively larger concentrations of white residents compared to areas with lower median incomes such as the cities of Calistoga and Napa and the southern portion of the City of St. Helena.

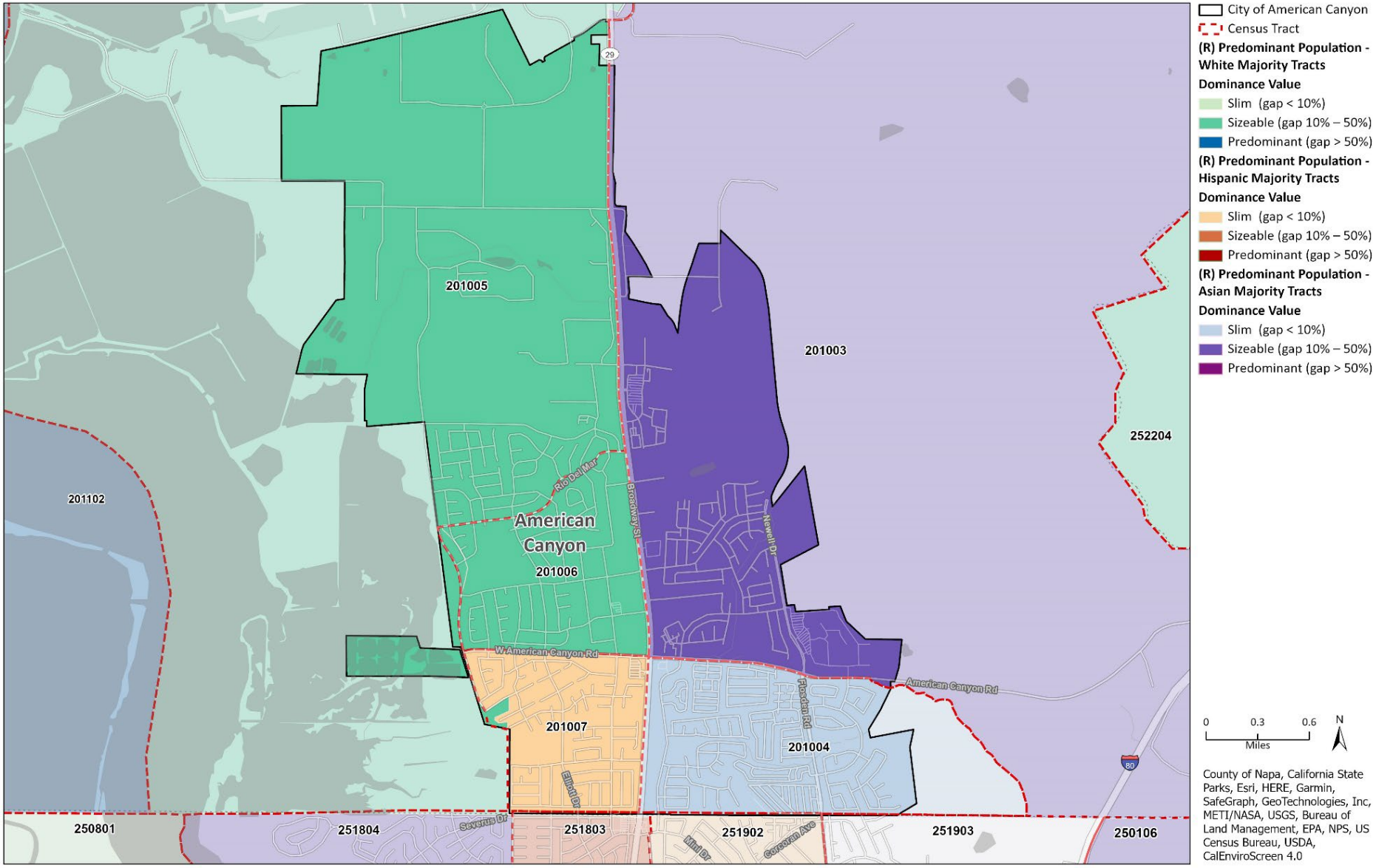
[10] Goatz, Damanio and Williams, 2019. https://www.huduser.gov/portal/periodicals/cityscpe/vol21num1/ch4.pdf

Figure 4-18 Predominant White Population (Napa County)



Source: AFFH Viewer, 2022

Figure 4-19 Predominant Populations and Median Household Income (American Canyon)



Source: AFFH Viewer, 2022

LOCAL TRENDS

Unlike trends in Napa County, American Canyon does not have any areas that are comprised predominantly of white residents. As shown on Figure 4-14, the highest median income levels in the city were located in the northeast and middle west. As shown in Figure 4-2, the highest median income areas coincide with the highest proportion of non-white residents (greater than 80 percent).

Disparities in Access to Opportunities

According to HCD guidance, land use policies and urban planning impact the ability of residents to access neighborhoods of opportunity, with high-performing schools, greater availability of jobs that afford entry to the middle class, and convenient access to transit and services. The limits on housing choice and access experienced by people within protected classes, such as race, sexual orientation, or disability, have far-reaching impacts on access to job opportunity, quality education, and mental and physical health.[11] This section analyzes the following place-based characteristics linked to opportunity indicators: quality education, employment, transportation, and healthy environment. The primary objective is to understand the disparity between communities in terms of access to real and potential economic benefits and quality of life.

Transit Access and Walkability

Reliable public transit access and active transportation options such as walking and biking are imperative for low-income residents and/or persons with disabilities to connect to employment opportunities. Lack of transportation options can impede fair housing choice and continue to reinforce barriers for low-income communities in accessing housing and employment opportunities. Persons who depend on public transit may have limited choices regarding places to live.

REGIONAL TRENDS

As Napa County is largely rural, residents mainly depend on their personal vehicles for commuting and traveling. Public transit options in Napa County, primarily Vine Transit, include a fixed route bus service operated by the Napa Valley Transportation Authority. Vine Transit offers bus routes throughout the County from American Canyon to Calistoga as well as connections to the Vallejo Ferry Terminal, and El Cerrito Del Norte BART station, SolTrans stations in Vallejo and Fairfield, and the Suisun/Fairfield Train Station. Lake Transit Authority connects southern areas of Lake County to northern Napa County, with bus stops in Calistoga, St. Helena, and Deer Park.

[11] HCD. 2021. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf

Additionally, several low-cost, on-demand shuttle services are available to the public, providing fixed route and door-to-door transit within the city limits of their operating city, including American Canyon Transit, the Yountville Trolley, St. Helena Shuttle, and Calistoga Shuttle. Residents and visitors with physical and/or cognitive disabilities may be eligible to participate in VineGo Paratransit Service, a shared ride service providing curb-to-curb transportation. VineGo offers rides within and between cities throughout the county as well as to Kaiser Vallejo Medical Center.

The Commuter Bike Path (Vine Trail) runs parallel to the Napa Valley Railroad and provides an off-street route walking/biking path for recreation and commuting. Ultimately the Vine Trail will cover 47 miles from Vallejo to Calistoga. Currently 12.5 miles of the path has been completed from Kennedy Park in the City of Napa to Yountville.

AllTransit is an online database that provides details on transit opportunity throughout the United States specifically looking at connectivity, access to jobs, and frequency of service. Napa County received an average AllTransit performance score of 3.3 which equates to a low combination of trips per week and number of jobs accessible by transit.[12] Approximately 1.5 percent of commuters use public transit in Napa County. The cities of Napa (4.6), Yountville (4.6), and Calistoga (4.0) have the highest scores in the county with a slightly higher number of trips per week, accessible jobs, and available transit routes.

LOCAL TRENDS

The City of American Canyon is accessible through local transit connections. The city has an AllTransit Performance Score of 3.2, slightly lower than the county as a whole. According to AllTransit, 1.66 percent of workers in American take public transportation to work and there are two transit routes available within 0.5 miles of the city. Three Vine Transit bus routes operate in American Canyon, including routes 11x Napa-Vallejo Express, 11 Napa-Vallejo Connector, and 29 Napa-BART Express. Figure 4-20 illustrates transit access within a quarter-mile of transit stops for bus routes.

Most areas of the city are not within a quarter-mile of a transit stop. American Canyon Transit provides an on-demand, door-to-door, transit service Monday through Friday. During the school year, a fixed-route service provides transit service to American Canyon High School on the east side of the City.

Walk Score is a private company that offers a walkability index on its website, which measures pedestrian friendliness of a given location by analyzing walking routes to nearby amenities, examining population density and road metrics including block length and intersection density in its methodology.[13] American Canyon has low walkability according to Walk Score, with an average walk score

[12] AllTransit.Org, 2021. https://alltransit.cnt.org/
[13] Walk Score, 2021. https://www.walkscore.com/methodology.shtml

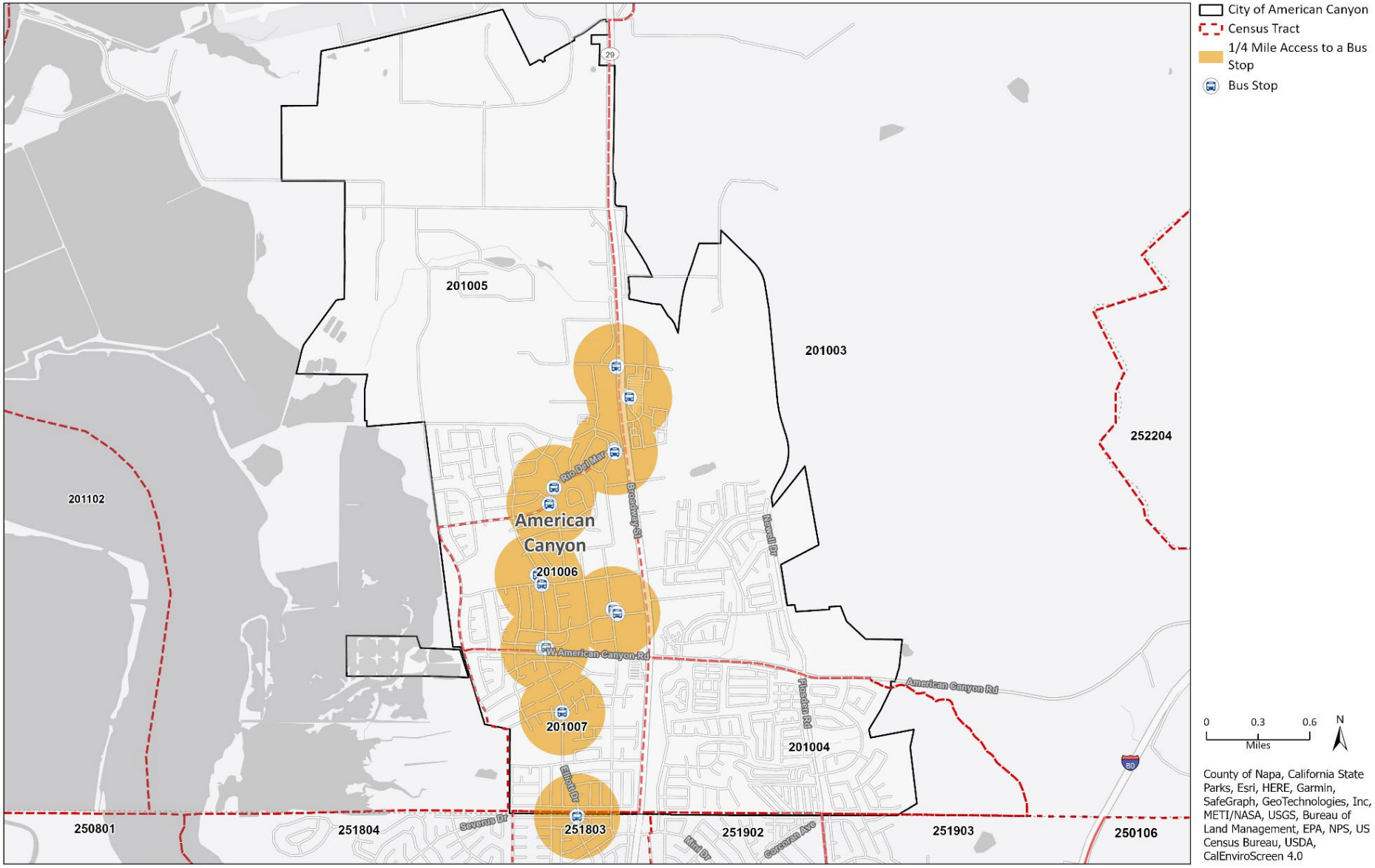
of 36, indicating that most errands would require a car. According to Walk Score, American Canyon is somewhat bikeable with minimal bike infrastructure.

The Environmental Protection Agency (EPA) also has a walkability index, that ranks block groups according to their relative walkability.[14] The EPA walkability map, shown in Figure 4-21, shows that most of the residential areas of the city has a walkability score that is above average. The highest walkability scores are in Downtown in the southern areas of the city. The lowest walkable areas of the city include the industrial park to the north and undeveloped property in the middle north area and east side.

To address bike and pedestrian mobility, the City has adopted the Napa Valley Transportation Authority's Countywide Bicycle Plan in 2020 (Resolution 2020-11) and the Countywide Pedestrian Plan Update in 2017 (Resolution 2017-42) for non-motorized transit throughout the City. This plan is implemented in conjunction with new development and grant opportunities. Currently, the City has constructed 3.1 miles of the Vine Trail, which is a walking and biking trail that will connect the entire Napa Valley, and 1.4 miles are under construction. The Vine Trail serves the industrial park to the north and residential areas to the south, connecting with Class 1 and 2 bicycle trails and sidewalks throughout the City. In addition, the City has 2.5 miles of the San Francisco Bay Trail on the west side of the City.

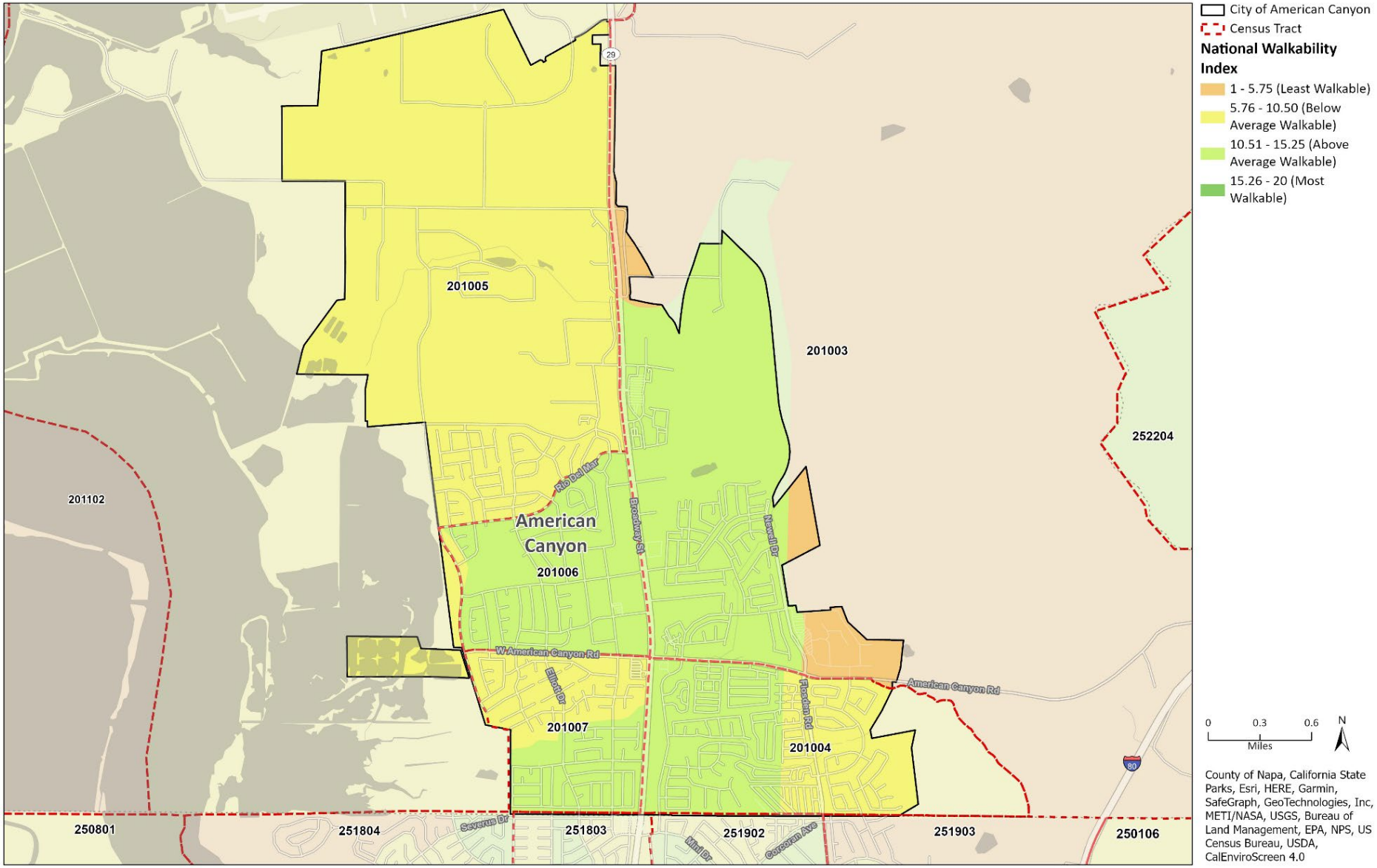
[14] EPA, 2021. https://www.epa.gov/smartgrowth/national-walkability-index-user-guide-and-methodology

Figure 4-20 Access to Transit Within a Quarter Mile (American Canyon)



Source: VineGo Transit, 2022

Figure 4-21: Walkability Index (American Canyon)



Source: National Walkability Index, 2022

Access to Quality Education

Economics literature has consistently found about a 10 percent increase in wages/salary with each additional year of education.[15] Therefore, educational attainment is directly linked to housing opportunities. To assess educational opportunities by geography, this analysis uses California Tax Credit Allocation Committee (TCAC) education domain scores, which incorporate a variety of indicators including math and reading proficiency scores, high school graduation rates, and student poverty rates at the census tract level.

REGIONAL TRENDS

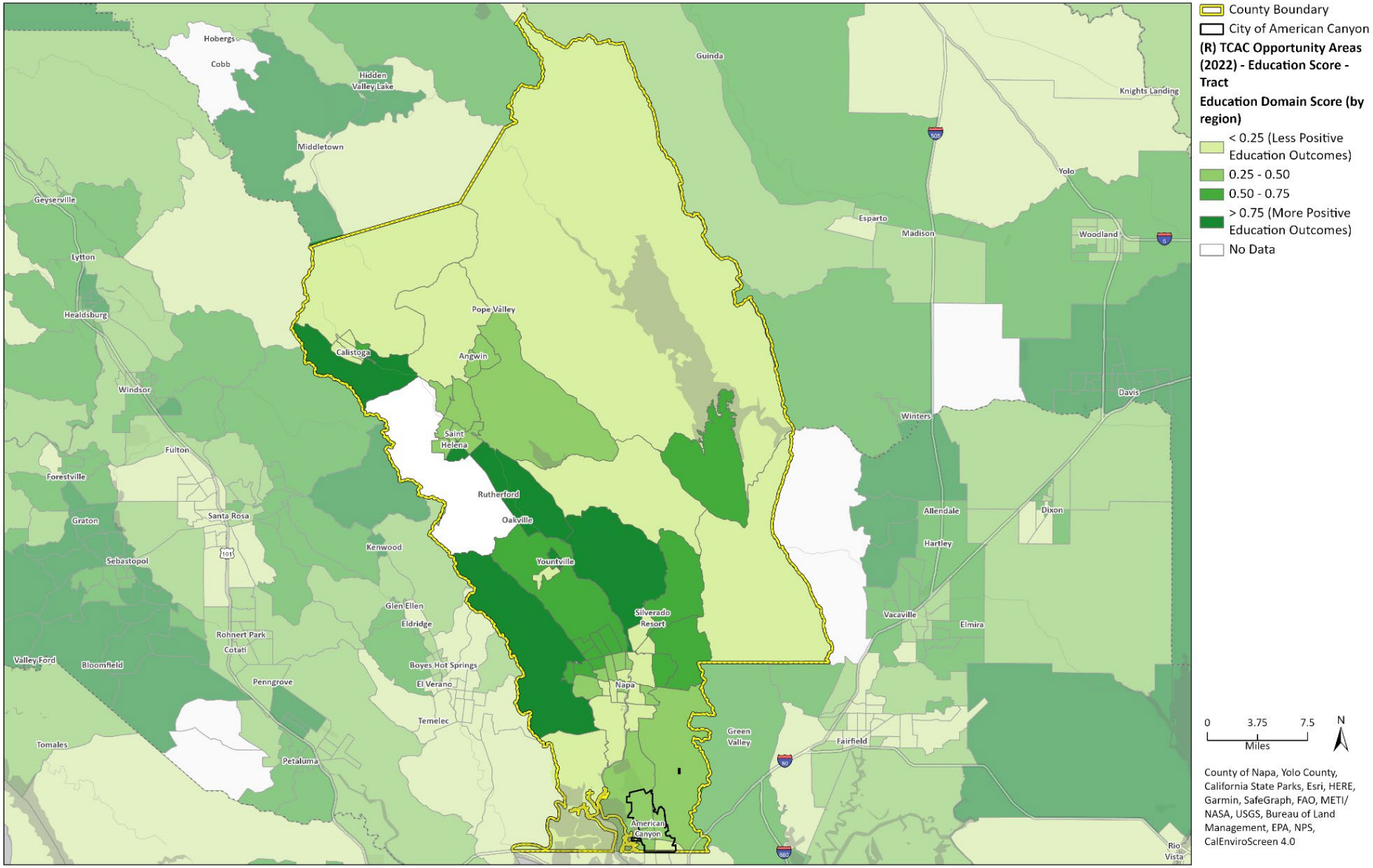
Educational outcomes varied across Napa County, areas in the northern portion of the county and portions of the City of Napa had less positive education outcomes compared with jurisdictions in the western portion of the county such as St. Helena and portions of Calistoga, Yountville, and the City of Napa. An overview of education outcomes across Napa County is illustrated in Figure 4-22. According to Kidsdata.org, a data compilation program of the Lucile Packard Foundation for Children's Health, Napa County high school graduation rates were highest among Asian-American students (97.6 percent) and white students (91.0 percent). Comparatively, Black/African-American students (83.7 percent) and Hispanic/Latino students (88.9 percent) had the lowest graduation rates.

LOCAL TRENDS

The City of American Canyon is served by the Napa Valley Unified School District (Napa Valley USD) with three elementary schools, one middle school, and one high school in the city.[16] Figure 4-23 shows American Canyon's TCAC scores for education outcomes at the census tract level. American Canyon has less positive education outcomes overall, however, most of the city has more positive education outcomes than parts of the City of Napa and northern areas of the county. No portion of the city has an outcome score considered to be good or excellent. The southeastern portion of the city had the lowest education outcome score.

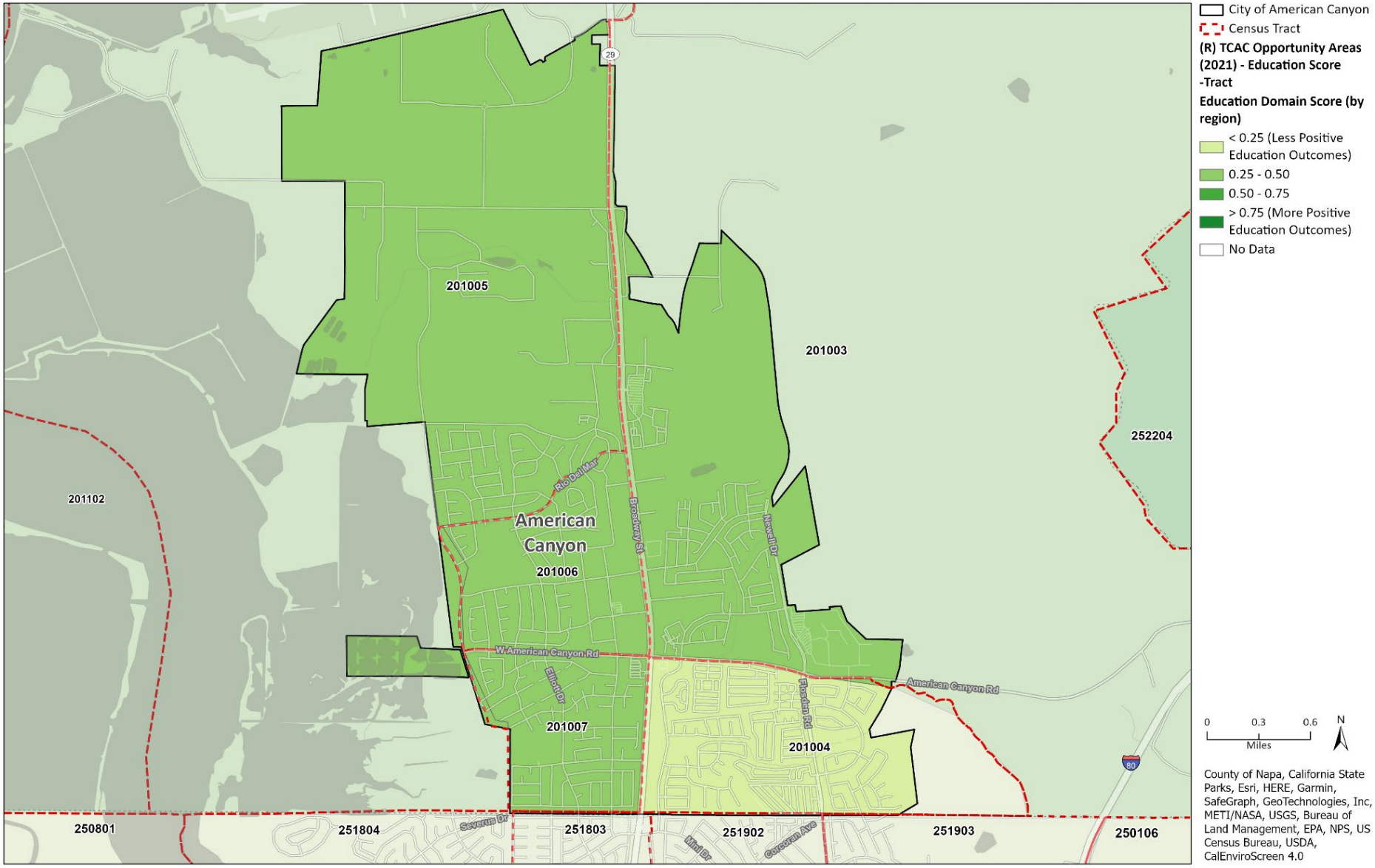
[15] Annual Disability Statistics Compendium, 2020. https://disabilitycompendium.org/annualreport
[16] Napa Valley Unified School District, https://www.nvusd.org/ourschools

Figure 4-22 TCAC Opportunity Areas – Education Outcomes (Napa County)



Source: California State Treasurer's Office, 2022

Figure 4-23 TCAC Opportunity Areas - Education Outcomes (American Canyon)



Source: California State Treasurer's Office, 2022

Economic Outcomes

Housing opportunities are directly related to economic opportunities. Access to high-quality employment close to desired and affordable housing results in more housing opportunities and shorter commute times. The analysis for economic opportunities uses TCAC economic indicators, employment participation data from the ACS, Metropolitan Transportation Commission (MTC) Equity Priority Communities (EPC), and the HUD Jobs Proximity Index.

TCAC economic opportunities are measured by census tract. They consider poverty, adult education, employment, job proximity, and median home values. A higher economic index score reflects more positive economic outcomes. The MTC EPC identifies concentrations of underserved populations in order to direct funding for housing and transportation equity. [17] The HUD Jobs Proximity Index assesses the accessibility to job opportunities at the census block group level.

REGIONAL TRENDS

Economic outcomes vary across Napa County. Figure 4-24 shows areas with more positive economic outcome scores were identified in the western portions of the county and the area northeast of the City of Napa. Conversely, eastern portions of the county and the cities of Calistoga, Napa, and American Canyon had large concentrations of less positive economic outcomes.

According to 2015-2019 American Community Survey (ACS) estimates, Napa County had a labor force participation rate of 65.2 percent for persons 16 years old and older, with an employment rate of 4.9 percent. Top employers in the county include manufacturing, healthcare, and accommodation and food service. Approximately 34 percent of workers commute 30 or more minutes to work with a countywide mean commute time of 25.6 minutes.

The TCAC opportunity maps help to identify patterns of negative and positive economic, educational, and environmental outcomes across the state. Census tracts are ranked from low resource (negative outcomes) to highest resource (positive outcomes) based on TCAC's Opportunity Maps analysis. Figure 4-24 shows the TCAC Opportunity Areas map for economic outcomes across Napa County. Economic outcomes are varied throughout the county with more positive outcomes generally located in the western areas of the county and northeast of the City of Napa and less positive outcomes in the eastern areas of the county.

LOCAL TRENDS

In American Canyon, the labor participation rate of residents age 16 and older is 66.5 percent and the unemployment rate is 6.0 percent, slightly higher than

[17] MTC, 2021. https://mtc.ca.gov/planning/transportation/access-equity-mobility/equity-priority-communities

the county. Top employers in the city include educational services, health care and social assistance, arts, entertainment, recreation, and accommodations, manufacturing, and retail trade.

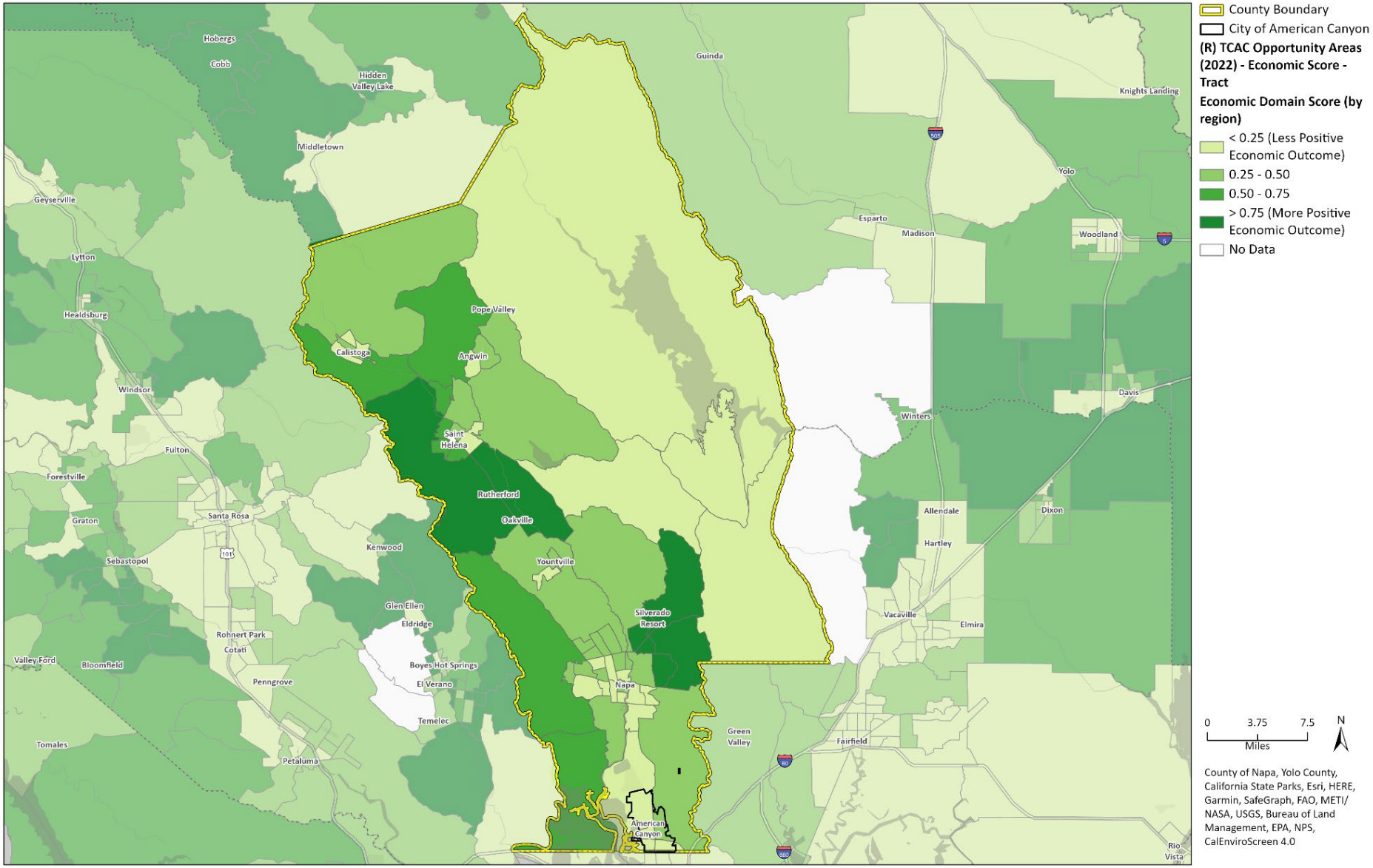
TCAC economic outcome scores are less positive throughout the City of American Canyon, as shown in Figure 4-25. Generally, the lowest economic outcomes were in the western and southern areas of the city, west of Highway 29 and south of American Canyon Road. Areas in the northeast portion of American Canyon had slightly higher economic outcome scores but were still considered less positive.

Access to employment opportunities has a significant impact on the type and size of housing a household can afford. HUD's Jobs Proximity Index utilizes origin-destination employment statistics to evaluate the distance from a given neighborhood to all job locations in the San Francisco Bay Area and assess the accessibility to job opportunities at the census block group level. Because the size of employment centers and the supply of labor differ across the San Francisco Bay Area, the distance from any single job location is positively weighted by the size of employment (job opportunities) at that location and inversely weighted by the labor supply (competition) to that location.[18]

Accessibility to employment opportunities differs across American Canyon, as shown in Figure 4-26. Neighborhoods with the highest access to employment opportunity are concentrated in the northwest area of the city, which is located closest to the industrial district. The northwestern area of the city is zoned for industrial land uses and located near the Napa County Airport. Although the northwest area of the city has a high job proximity score, this area has a lower population density than other portions of the city. This area includes a portion of the Broadway District Specific Plan, including areas zoned for medium-density residential and a business park that allows residential development. In addition, the city recently amended the General Plan to allow 291 additional multifamily units on Oat Hill, which is located in the northwest are of the City. Most other areas in American Canyon received the lowest scores for job proximity. According to 2015-2019 ACS estimates, mean commute time is 37.3 minutes for American Canyon residents with 55.8 percent of workers commuting 30 or more minutes to work. This high commute time reflects the larger job market available in the East Bay and beyond.

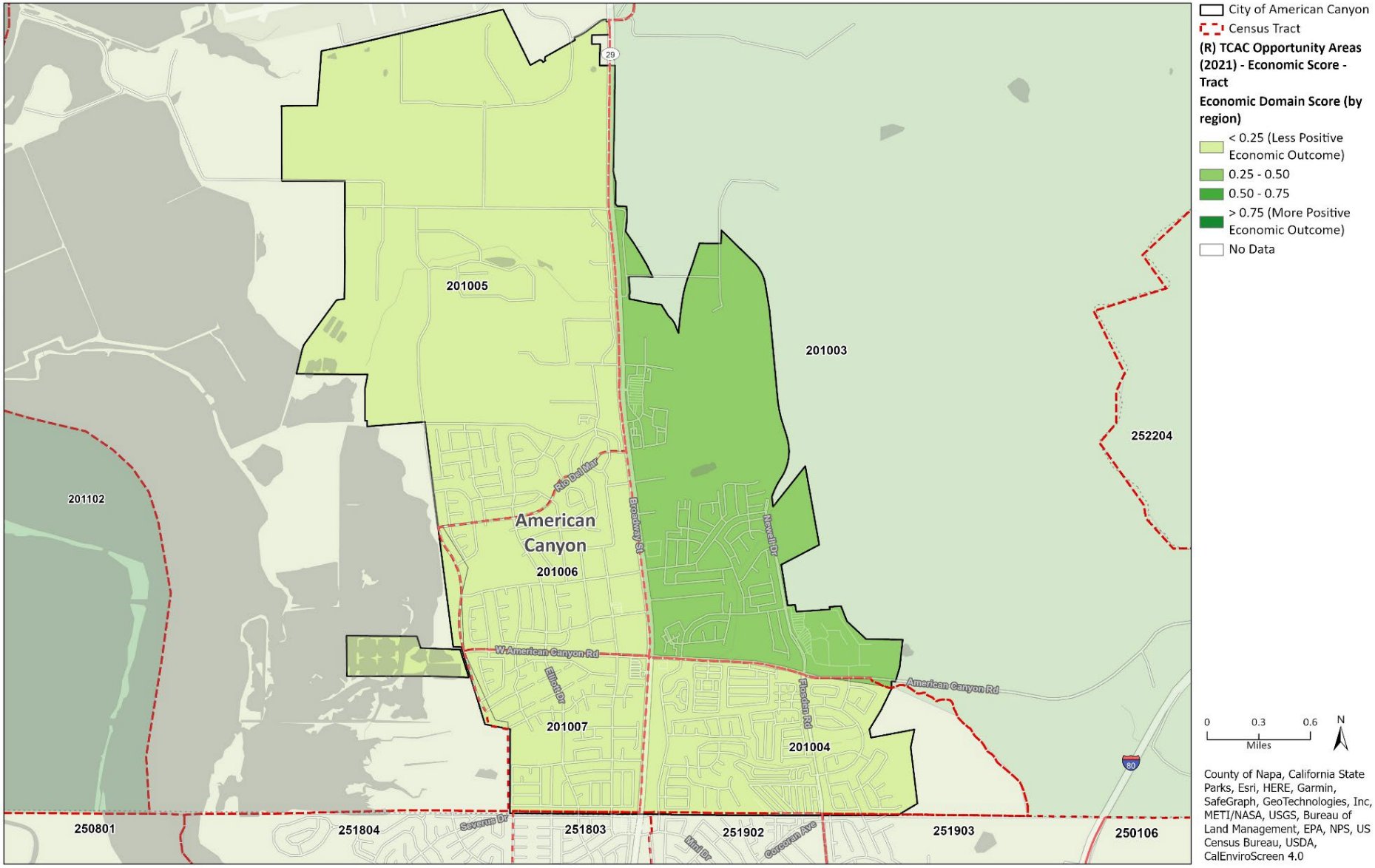
[18]HUD, 2020. https://www.hud.gov/sites/dfiles/FHEO/documents/AFFH-T-Data-Documentation-AFFHT0006-July-2020.pdf

Figure 4-24 TCAC Opportunity Areas - Economic (Napa County)



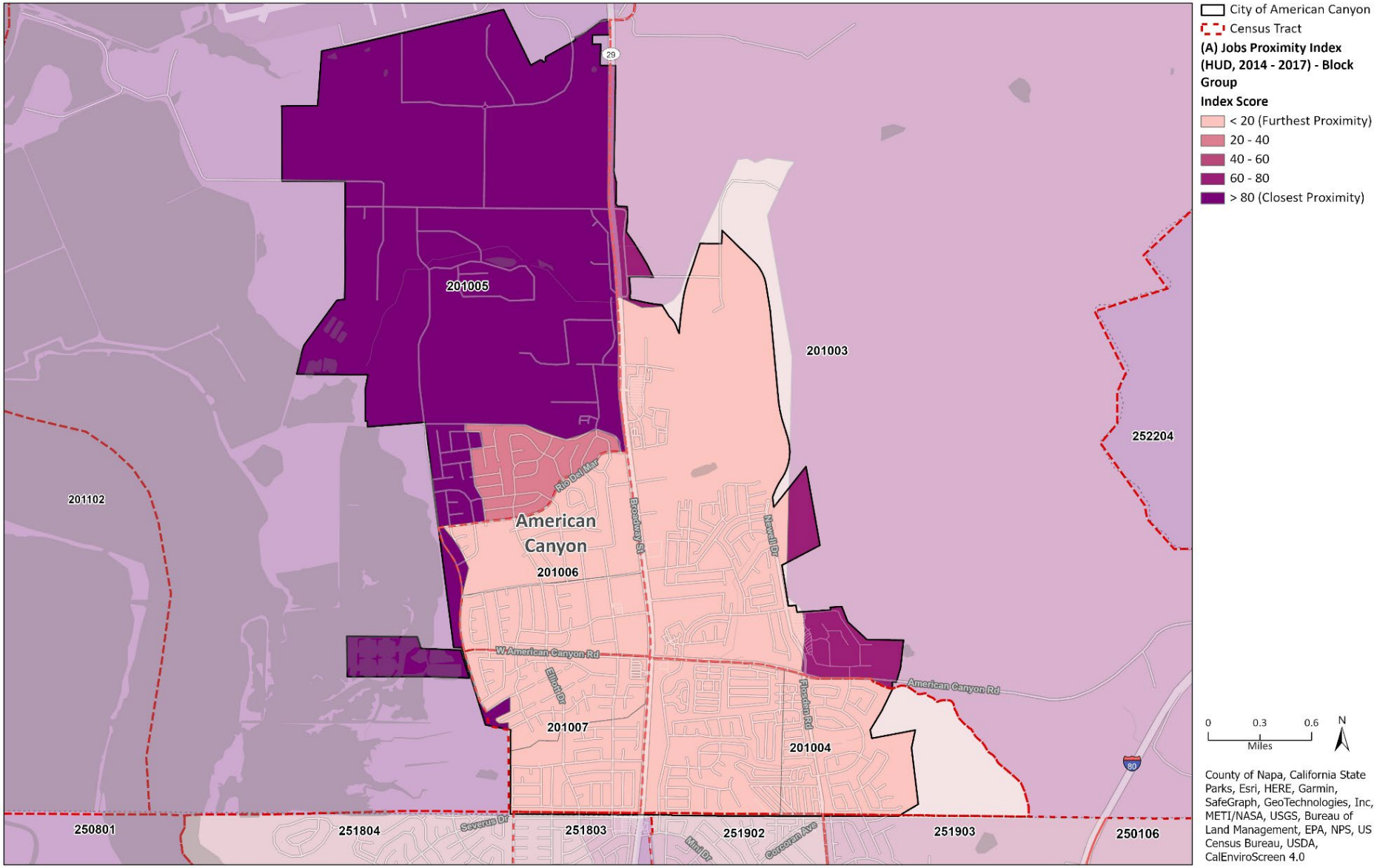
Source: California State Treasurer's Office, 2022

Figure 4-25 TCAC Opportunity Areas – Economic (American Canyon)



Source: California State Treasurer's Office, 2022

Figure 4-26 Job Proximity Index (American Canyon)



Source: AFFH Viewer, 2022

Healthy Housing Environment

Healthy environment analyses address patterns in the environmental and health-related disparities found in different neighborhoods and protected area groups. These disparities can include air quality, water quality, safe neighborhood, environmental hazards, social services, and cultural institutions. Recent California laws—Assembly Bill (AB) 1550, Senate Bill (SB) 535, and SB 1000 emphasize the importance of environmental justice as a fair housing issue. Environmental Justice, according to HUD, means ensuring that people have equal access to safe and healthy housing. HUD requires all entitlement jurisdictions to conduct reviews under the National Environmental Protection Act to determine if a proposed project creates adverse impacts due to environmental conditions. It furthers the requirement that human health deserves equal protection for all people regardless of race, color, national origin, or income. Under Executive Order 12898, federally assisted projects may also target funding to communities that have disproportionately high and adverse human health impacts on minority and low-income populations due to environmental conditions.[19]

The California Office of Environmental Health Hazard Assessment developed CalEnviroScreen, a mapping tool that uses spatial data collected by various regulatory agencies (e.g., air quality indicators from Bay Area Air Quality Management District, water quality indicators from East Bay Municipal Utilities District, monitored chemical releases into the air or water table from Environmental Protection Agency, etc.). The dataset uses a methodology to identify communities disproportionately burdened by exposures to pollution, environmental effects of existing pollutants in communities, among other indicators of sensitive populations or socioeconomic factors. Residents in census tracts with high CalEnviroScreen scores are disproportionately burdened by pollution and are more vulnerable to related effects. CalEnviroScreen shows environmental health scores as a percentile, where a score of 100 percent means environmental health in a particular census tract is worse than 100 percent of census tracts in California.

REGIONAL TRENDS

The CalEnviroScreen map for Napa County identifies the degree to which communities are considered burdened by pollution. Generally, the more urbanized and southern portion of the county has less positive environmental outcomes than rural areas, but there are some portions of the cities with positive outcomes (Figure 4-27). The rural areas in the northeastern and western portions of the county had positive environmental scores. Similar to the CalEnviroScreen map, the TCAC Opportunity Map shows the western, southern, and central areas of the county have less positive environmental outcomes

[19] HUD, 2021. https://www.hudexchange.info/programs/environmental-review/environmental-justice/

compared to the northern areas of the county and the area northeast of the City of Napa (see Figure 4-29 and Figure 4-24). Portions of the cities of St. Helena, Napa, and American Canyon had positive environmental outcomes.

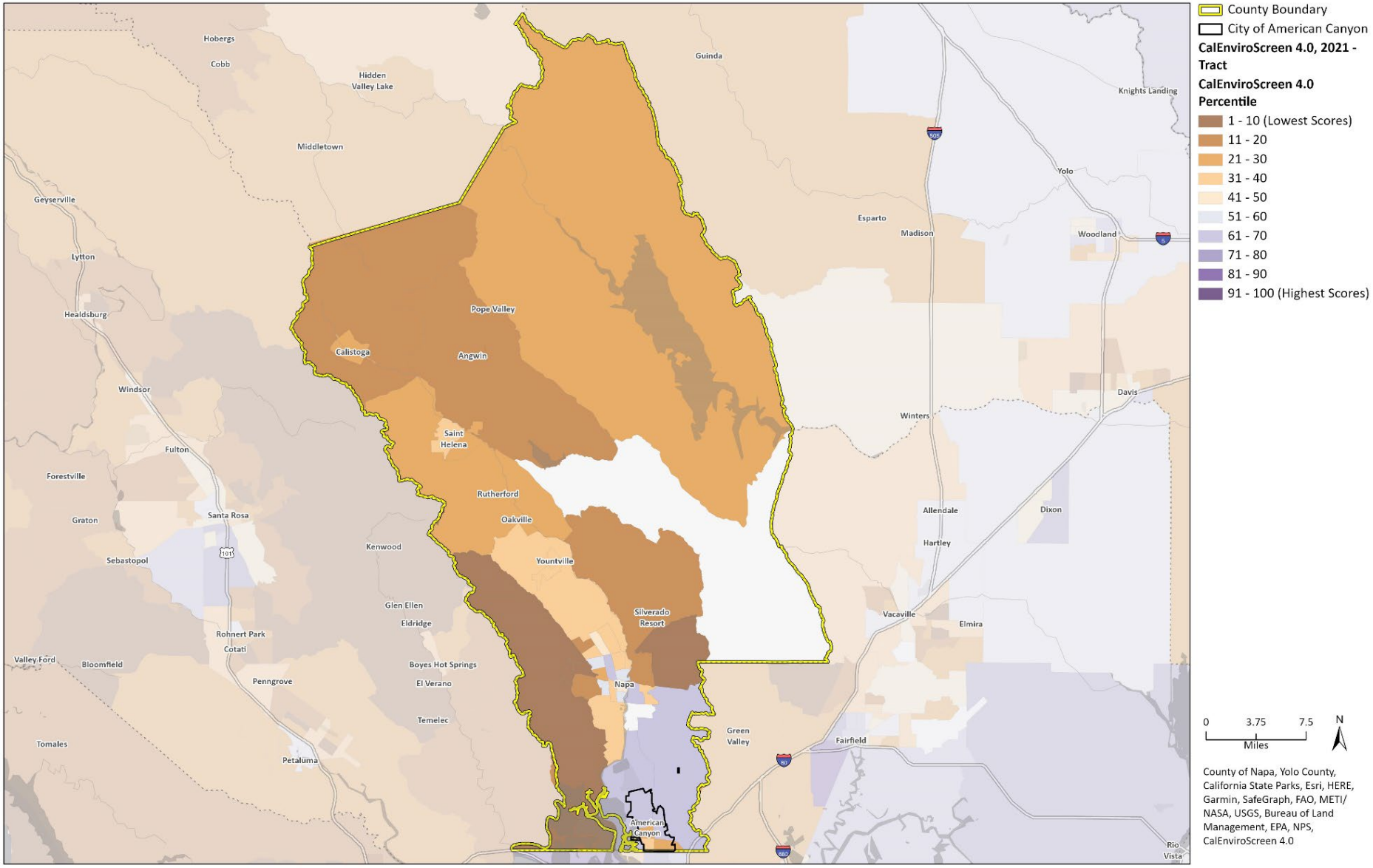
LOCAL TRENDS

Pollution burden varies across American Canyon. The northern portion of the city, including the industrial areas in the northwestern portion of the city, had less positive environmental outcomes than areas in the southern and western portions of the city.

According to CalEnviroScreen and the TCAC Opportunity Map for environmental outcomes, scores vary across the city (Figure 4-30 and Figure 4-28). The CalEnviroScreen map (Figure 4-28) shows the environmental health scores of census tracts within the city as a percentile which compares each census tract to all census tracts in the state. The environmental score is calculated using a combination of pollution burden data and population characteristics. A census tract with a score of 100 percent has an environmental score that is higher than 100 percent of census tracts in the state. The TCAC Opportunity Map (Figure 4-30) shows environmental health scores ranging from less positive to positive, where a lower score indicates a less healthy environment and higher score indicates a healthier environment.

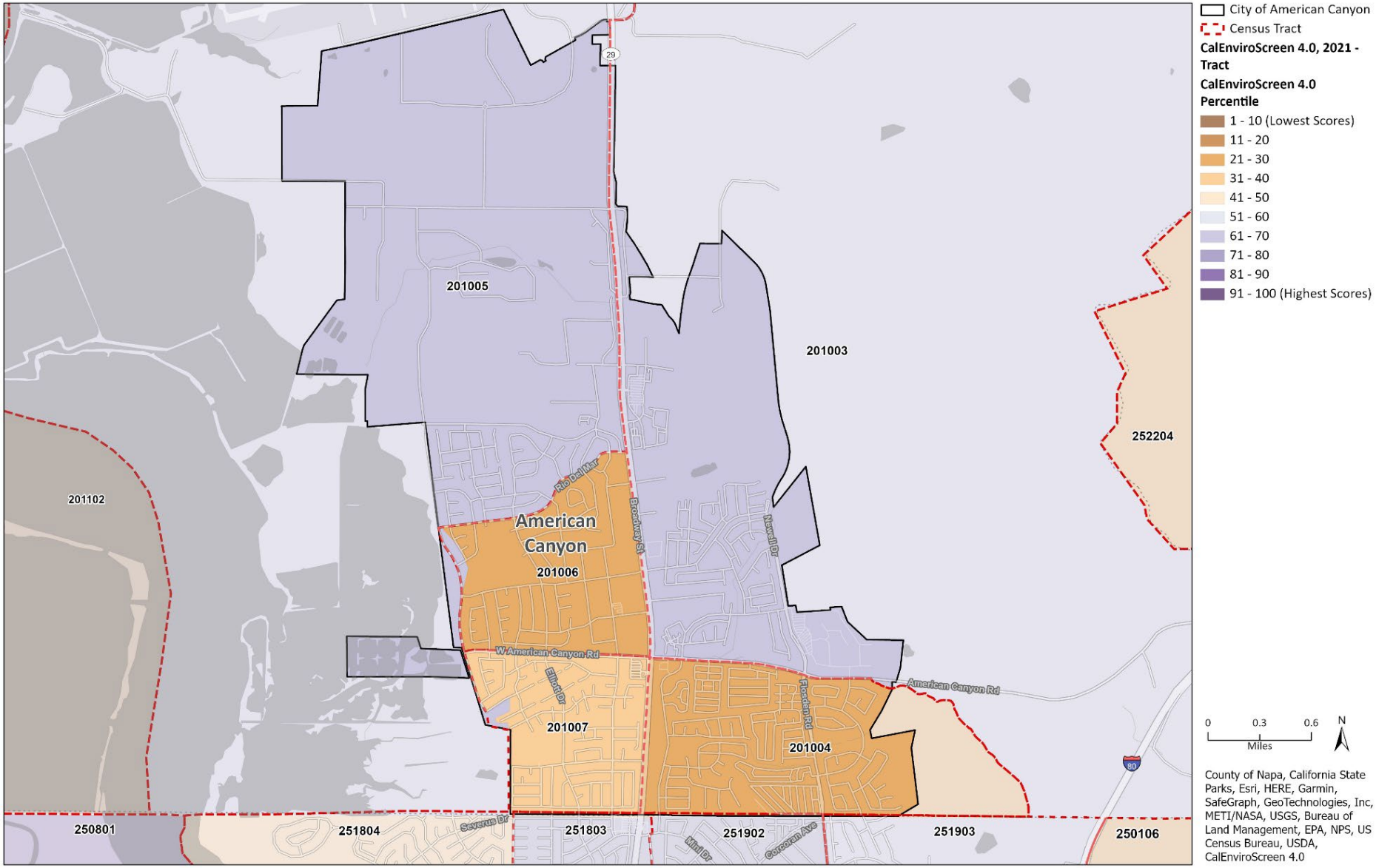
Areas with worse environmental health scores were concentrated in the northern part of the city and areas with more positive environmental scores were located in the southern part of the city. This pattern is influenced by the two census tracts located in the northern area of the city that both include large areas within the unincorporated part of the county. These two census tracts include agricultural land uses outside of the city limit that may contribute to higher pollution burden from pesticide use and drinking water contaminants associated with farming operations. In addition, there are several hazardous waste and solid waste sites located in the unincorporated areas of the county that increase pollution burden in these two census tracts, though not necessarily for residents of American Canyon.

Figure 4-27 CalEnviroScreen 4.0 Percentile Scores (Napa County)



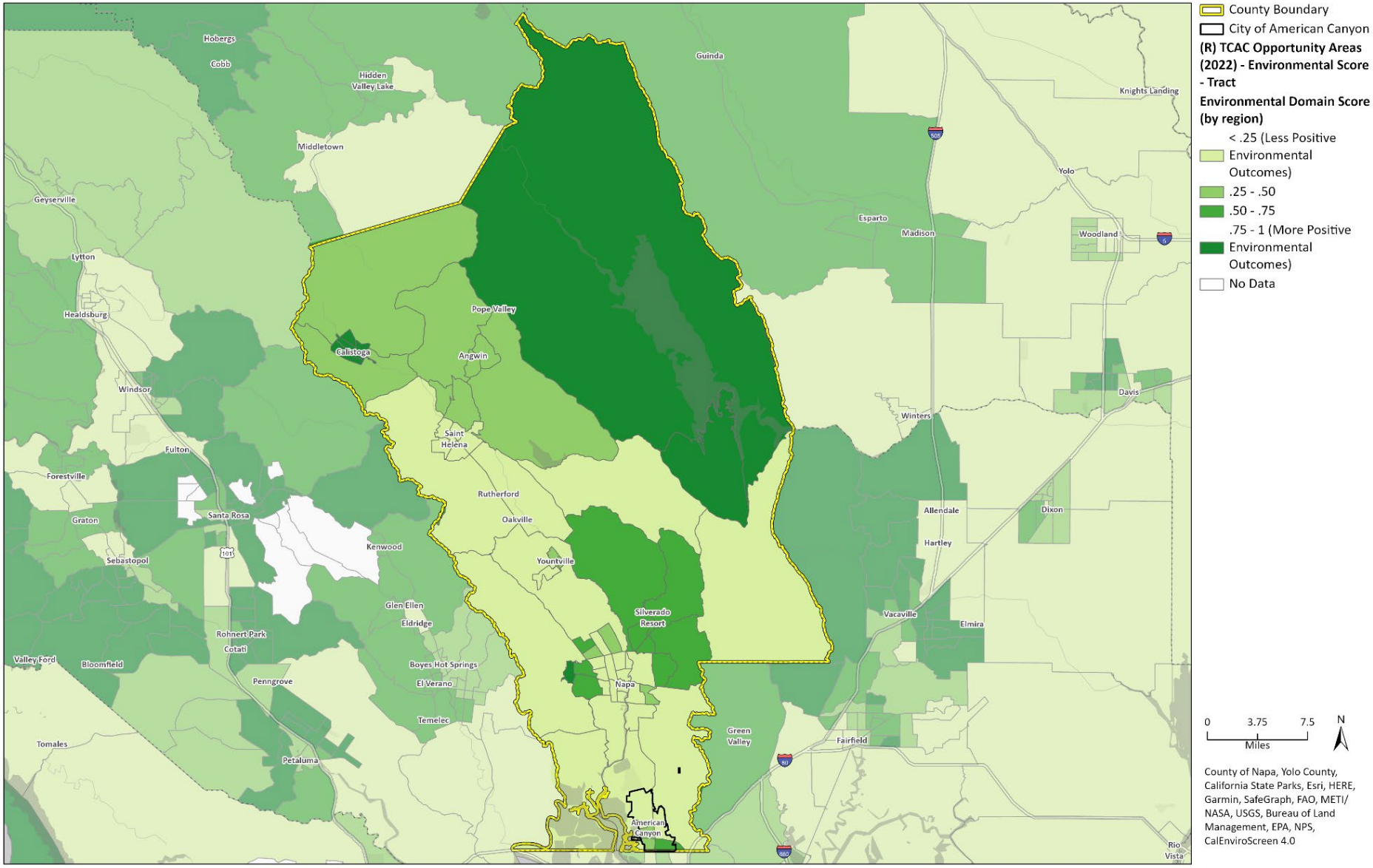
Source: CalEnviroScreen 4.0, 2022

Figure 4-28 CalEnviroScreen 4.0 Percentile Scores (American Canyon)



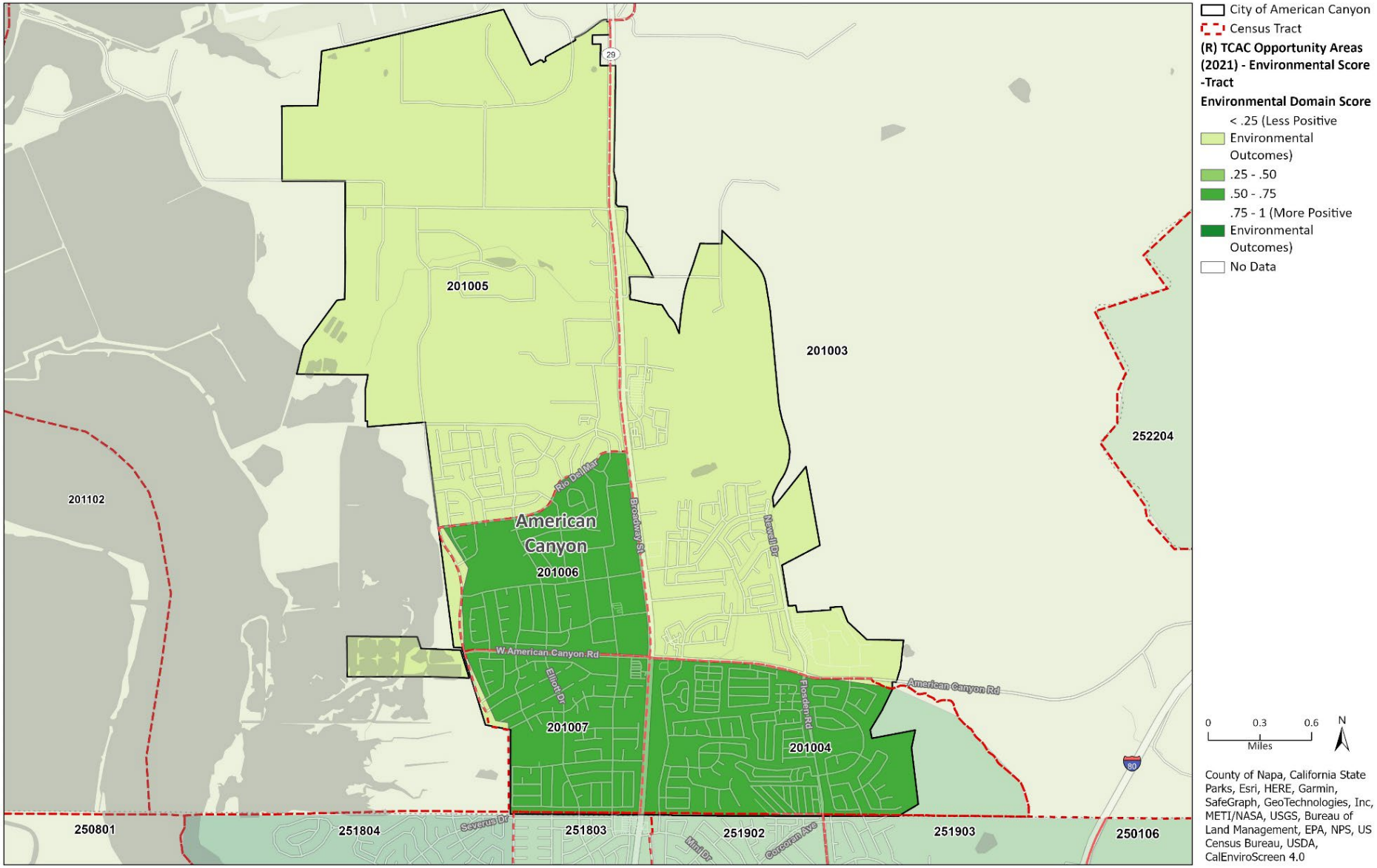
Source: CalEnviroScreen 4.0, 2022

Figure 4-29 TCAC Opportunity Areas – Environment (Napa County)



Source: California State Treasurer's Office, 2022

Figure 4-30 TCAC Opportunity Areas – Environment (American Canyon)



Source: AFFH Viewer, 2022

Disproportionate Housing Needs

Disproportionate housing needs refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need, or the total population experiencing that category of housing need in the applicable geographic area. To analyze the extent of disproportionate housing needs, this section reviews data on housing cost burden, overcrowding, homelessness, and substandard housing conditions.

Housing Cost Burden

"Housing cost burden" means that more than 30 percent of a household's total gross income is spent on housing costs (rent, mortgage, utilities, and other housing-related costs). Households spending over 50 percent on housing costs are considered severely cost burdened. The higher the housing cost burden, the more likely residents are to live in overcrowded and substandard conditions and are less likely to afford to relocate. Low-income households and persons in protected classes disproportionately experience severe housing problems. Housing problems are households that has one or more of the following problems: lacks a complete kitchen facility, lacks complete plumbing facility, a household that is overcrowded, or a household that is cost burdened.

REGIONAL TRENDS

Overpayment (housing cost burden) is prevalent throughout the county. Urban areas of Napa County, especially in the City of Napa, northeastern, and southeastern parts of the county had the greatest proportion of renters overpaying for housing, as shown in Figure 4-31. Areas near the City of Napa had 60 to 80 percent of renters overpaying for housing and areas in the northeast and southeast areas of the county had 40 to 60 percent of renters overpaying. Overpayment by homeowners was also prevalent throughout the county, with at least 20 percent of homeowners overpaying in most areas in the county, as shown in Figure 4-32. Within northern areas of the county, 40 to 60 percent of homeowners spent more than 30 percent of their household income on housing.

LOCAL TRENDS

CHAS Data for American Canyon shows that approximately 85 percent of extremely low-income households spend more than 50 percent of their income on housing, which is considered severely cost burdened. Approximately 90 percent extremely low-, very low-, and low-income households that rent in American Canyon reported experiencing at least one housing problem (the housing unit lacks complete kitchen facilities, the unit lacks complete plumbing facilities, the household is overcrowded, or the household is cost burdened). Renter households are not necessarily more likely to be housing cost burdened

than those that own. Table 4-7 shows housing cost burden of lower-income households in American Canyon. Among very low-income and low-income residents, renters were more likely to be cost burdened than those who own their home. However, among extremely low-income residents, owners were more likely to be cost burdened than renters. Additional information regarding cost burden is in Chapter 2, *Housing Needs Assessment*.

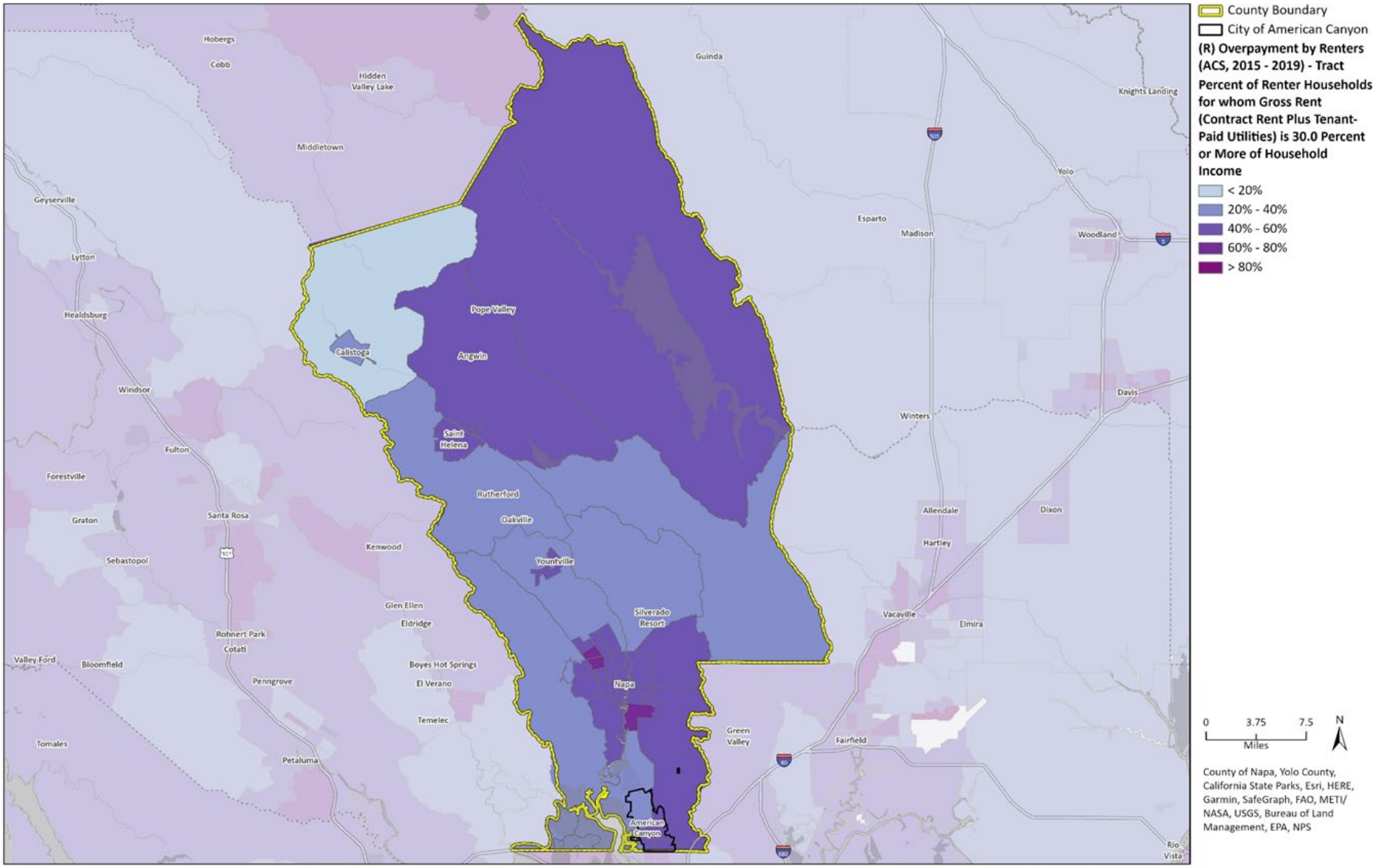
Housing cost burden among renters and owners varied across American Canyon. As shown in Figure 4-33, most of the city had between 40 and 60 percent of renters experiencing housing cost burden, according to 2015-2019 ACS estimates. In the northwest portion of the city between 20 and 40 percent of renters were cost burdened. This area is primarily zoned industrial and has low residential density. Similarly, several areas of the city had between 40 and 60 percent of owners who were cost burdened, specifically the northwest and southeast portions of the city, as shown in Figure 4-34. The rest of the city had between 20 and 40 percent of owners who were cost burdened.

Table 4-7 Housing Cost Burden of Lower-Income Households (2014-2018)

Household by Type, Income, and Housing Problem	Renters	Percent	Owners	Percent	Total House-holds	Percent
Extremely Low-Income (0-30 % AMI)	255		275		530	
With Cost Burden >30%	224	87.84%	255	92.73%	480	90.57%
With Cost Burden >50%	220	86.27%	230	83.64%	450	84.91%
Very Low-Income (0-30 % AMI)	175		325		500	%
With Cost Burden >30%	130	74.29%	125	38.46%	265	53.00%
With Cost Burden >50%	90	51.43%	70	21.54%	75	15.00%
Low-Income (51-80 % AMI)	240		600		840	%
With Cost Burden >30%	165	68.75%	270	45.00%	185	22.02%
With Cost Burden >50%	35	14.58%	115	19.17%	100	11.90%
Moderate & Above Income (>80% AMI)	560		3,010		3,570	
With Cost Burden >30%	133	26.6%	205	18.6%	338	21.1%
With Cost Burden >50%	8	1.6%	60	5.4%	68	4.2%
Total	1,230		4,210		5,440	

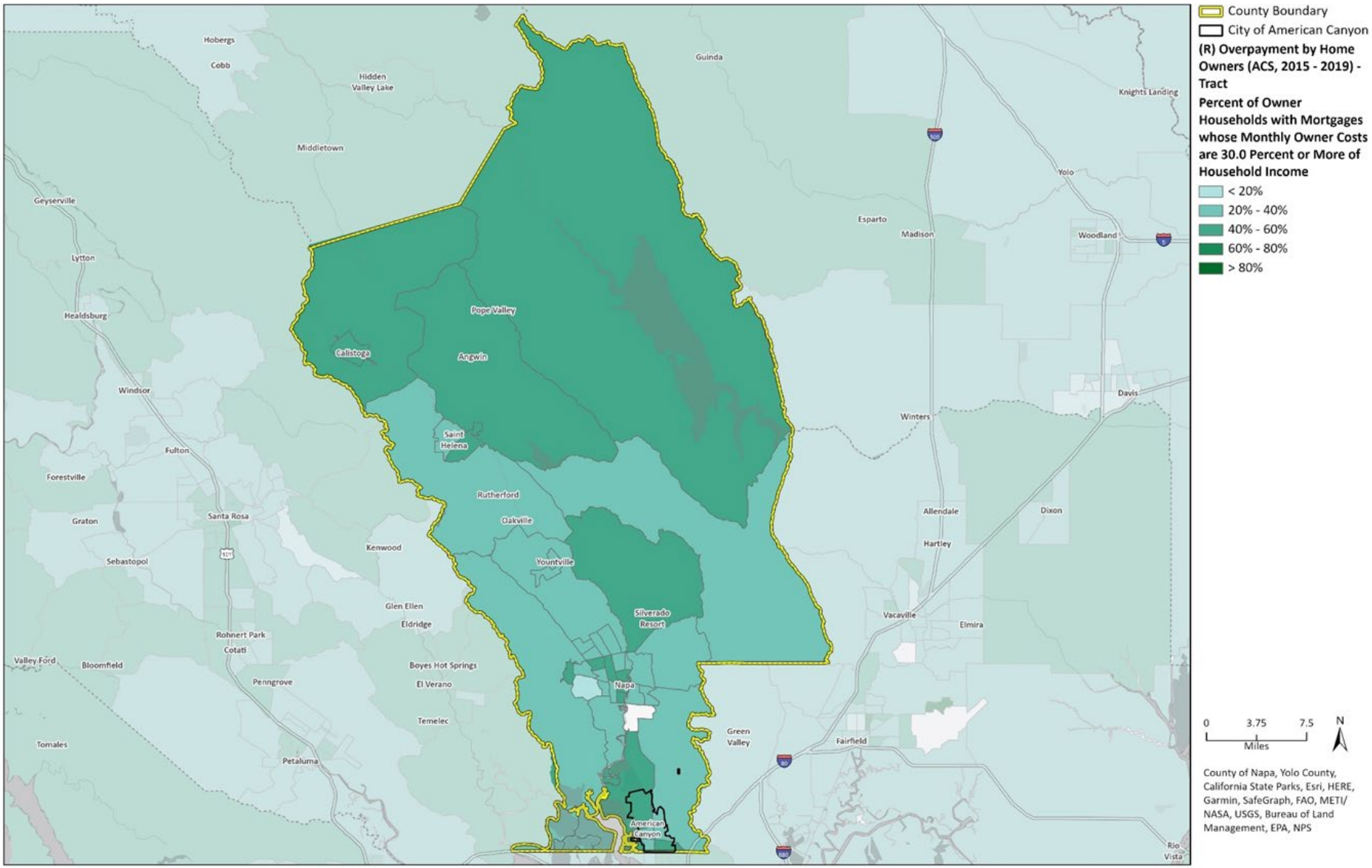
Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2014-2018

Figure 4-31 Overpayment by Renters (Napa County)



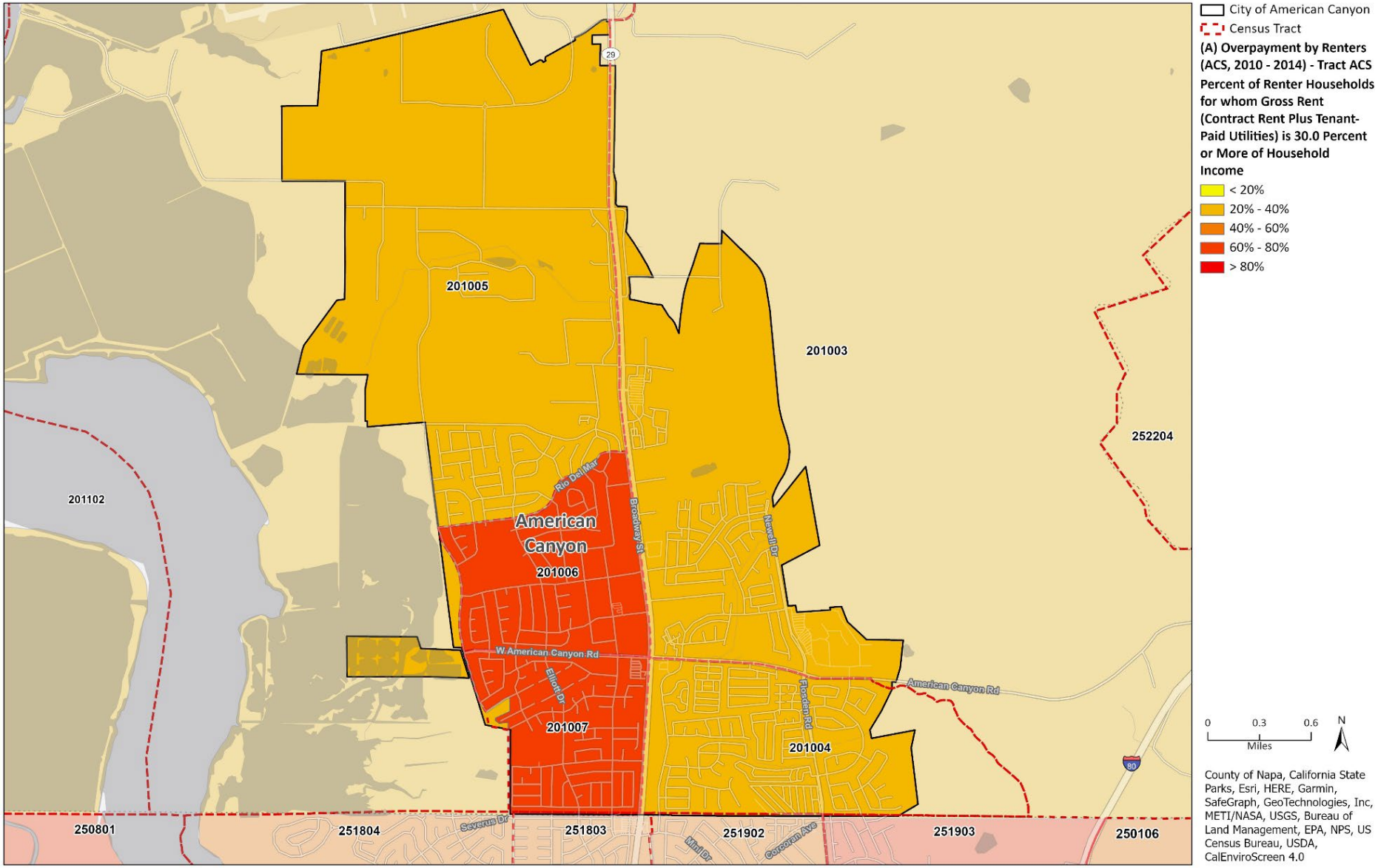
Source: AFFH Viewer, 2022

Figure 4-32 Overpayment by Homeowners (Napa County)



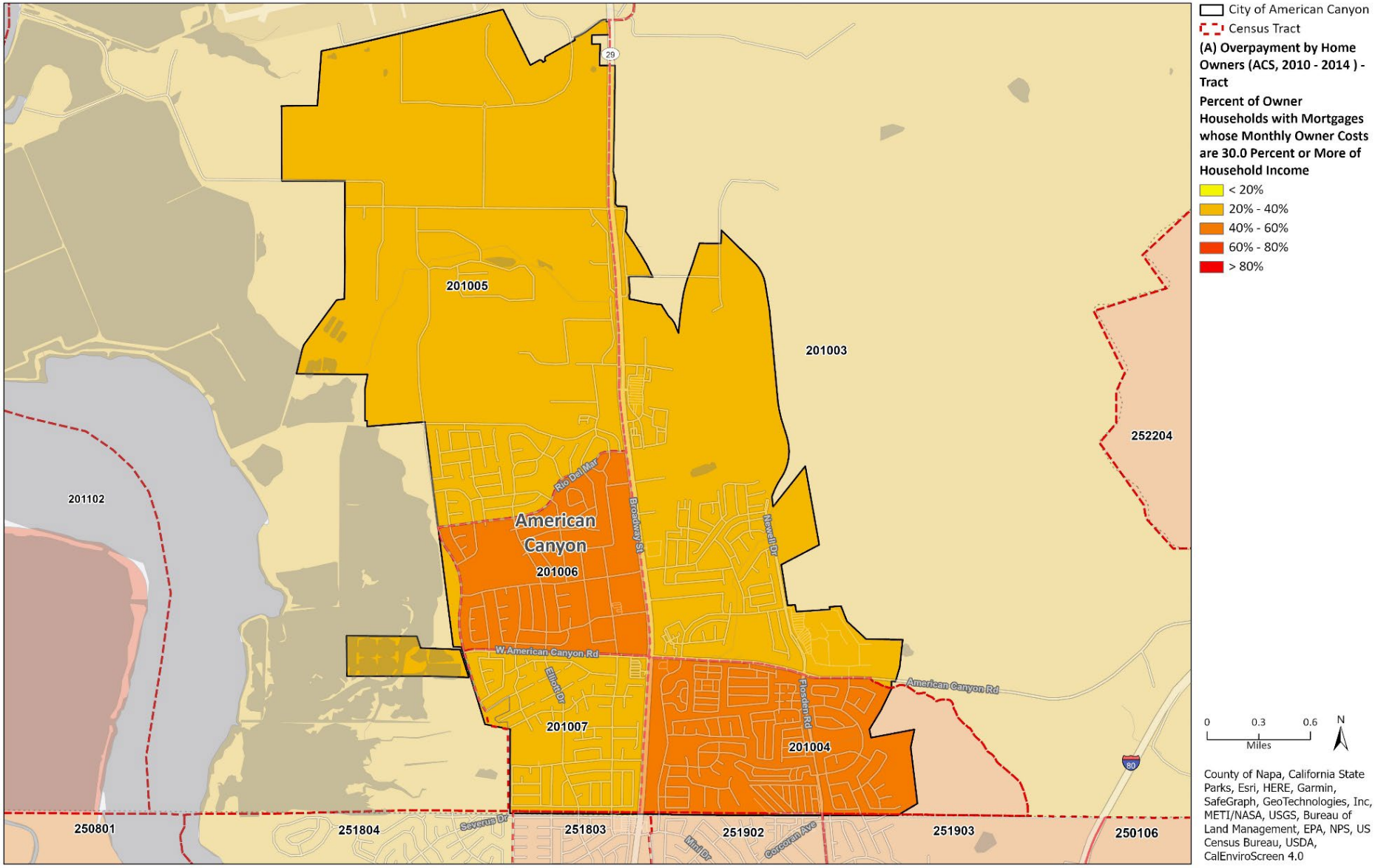
Source: AFFH Viewer, 2022

Figure 4-33 Overpayment by Renters (American Canyon)



Source: AFFH Viewer, 2022

Figure 4-34 Overpayment by Homeowners (American Canyon)



Source: AFFH Viewer, 2022

Overcrowding

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen) while severe overcrowding refers to more than 1.5 persons per room. Large families generally have special housing needs due to lower per capita income, the need for affordable housing, or the need for larger units with three or more bedrooms, resulting in overcrowding. Some households may not be able to accommodate high-cost burdens for housing and accept smaller housing or reside with other individuals or families in the same home. Potential fair housing issues emerge if non-traditional households are discouraged or denied housing due to a perception of overcrowding. Household overcrowding is reflective of various living situations: housing unit is inadequately sized to meet a household's needs; the necessity or desire to have extended family members reside in an existing household; or unrelated individuals or families share a single housing unit.

Not only is overcrowding a potential fair housing concern, but it can also potentially strain physical facilities and the delivery of public services, reduce the quality of the physical environment, contribute to a shortage of parking, and accelerate the deterioration of homes. As a result, some landlords or apartment managers may be more hesitant to rent to larger households, thus making access to adequate housing even more difficult. According to local fair housing service providers and property managers, addressing the issue of large households is complex as there are no set of guidelines for determining the maximum capacity for a unit. Fair housing issues may arise from policies aimed to limit overcrowding that have a disparate impact on specific racial or ethnic groups with higher proportion of overcrowding.

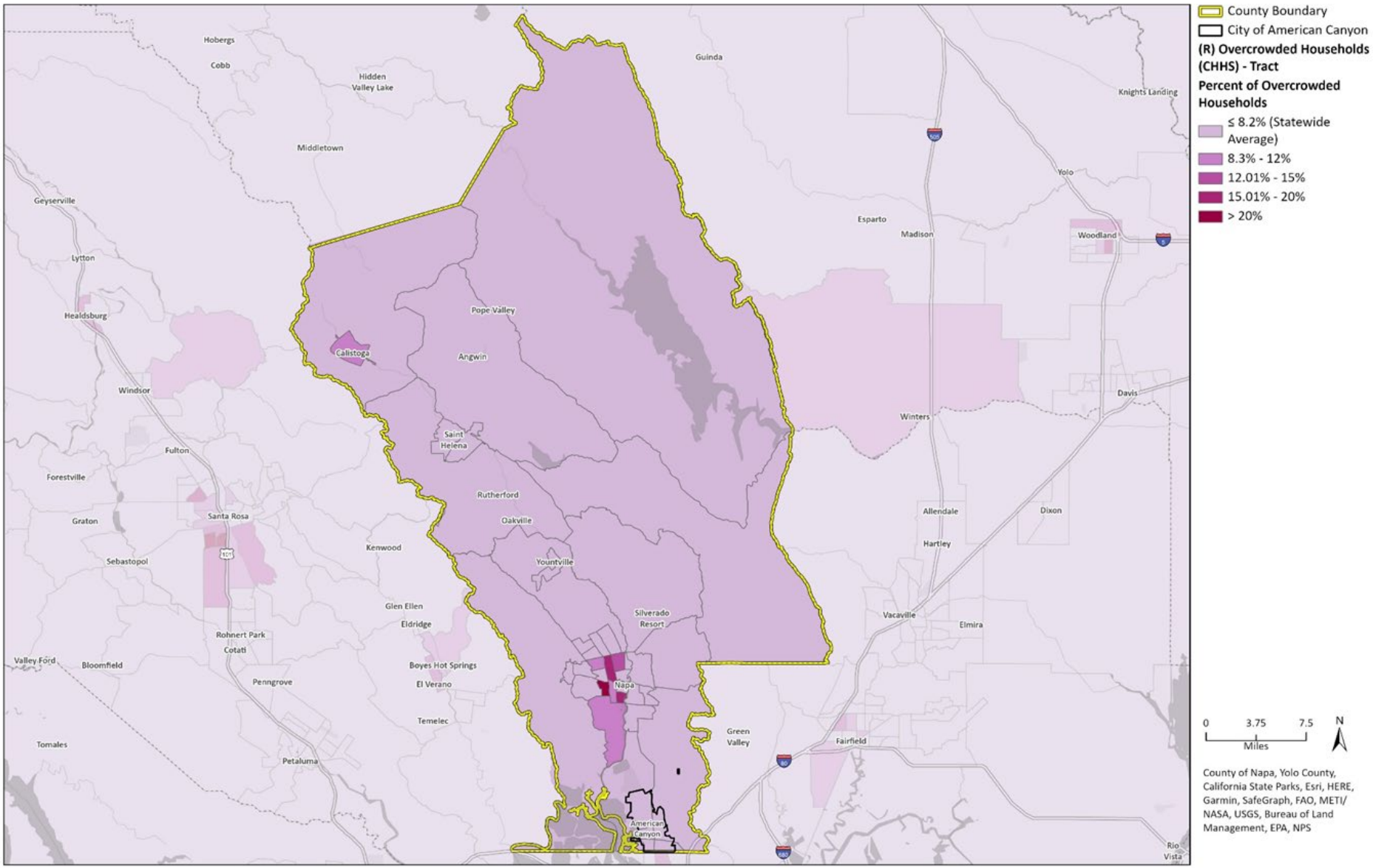
REGIONAL TRENDS

In Napa County, approximately six percent of occupied housing units are overcrowded. Overcrowding is more common in renter households than owner households in Napa County. According to 2015-2019 ACS estimates, three percent of owner-occupied housing units are overcrowded (more than 1.0 occupant per room) while about 12 percent of renter-occupied units are overcrowded. Less than one percent of owner households and 3.5 percent of renter households are severely overcrowded (more than 1.5 occupants per room). Figure 4-35 shows the percent of households in Napa County that are overcrowded. Urban areas, such as the cities of Napa and Calistoga have a higher proportion of overcrowded units compared to the rest of the county.

LOCAL TRENDS

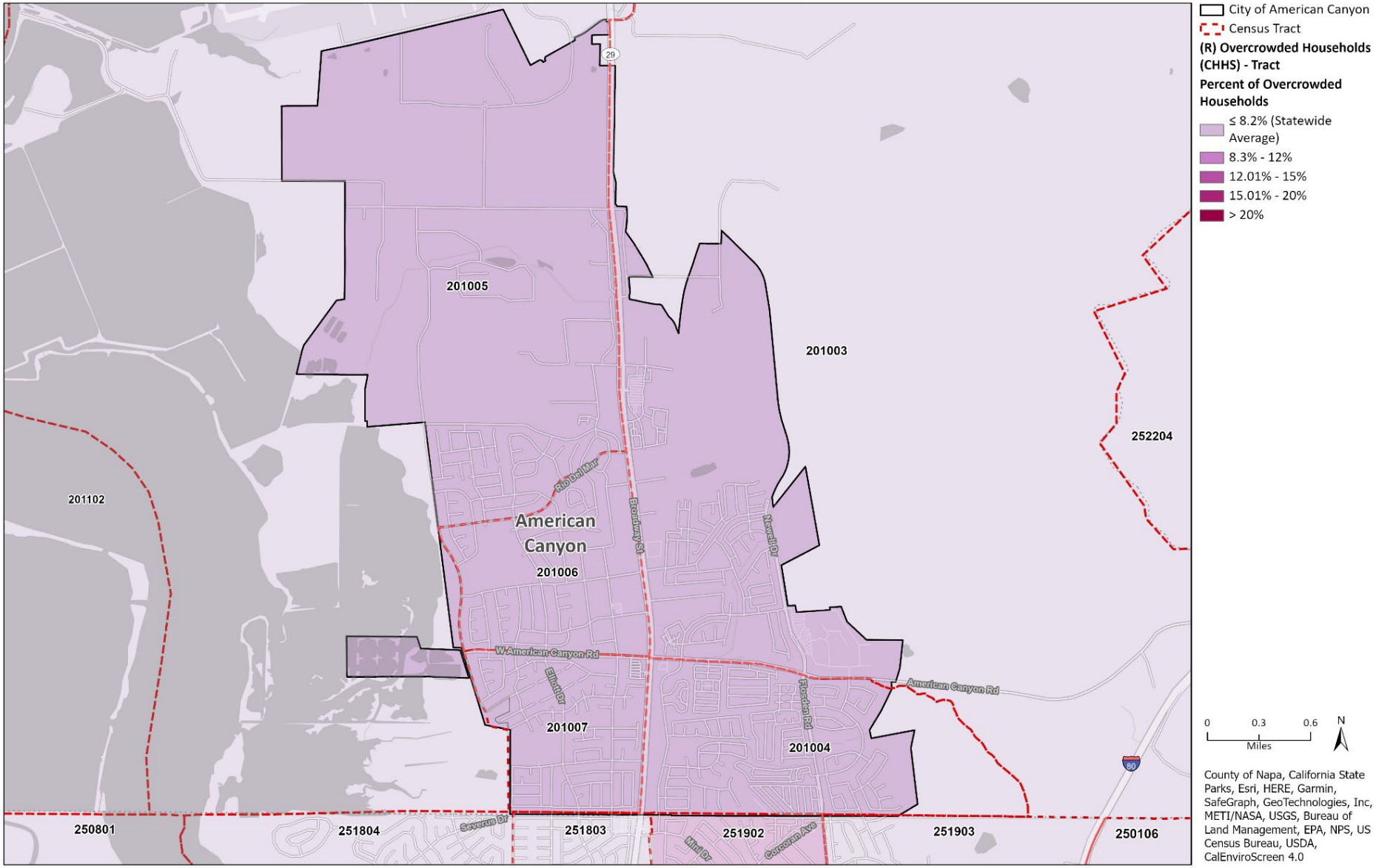
Based on 2015-2019 ACS estimates, 7.1 percent of households in American Canyon are overcrowded. Overcrowding is more common in renter households and among non-white residents in American Canyon. Less than two percent of

Figure 4-35 Overcrowded Households (Napa County)



Source: AFFH Viewer, 2022

Figure 4-36 Overcrowded Households (American Canyon)

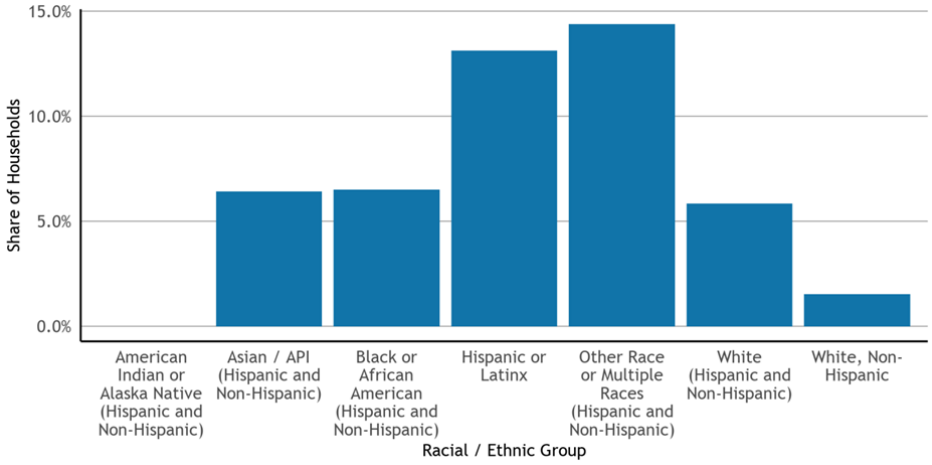


Source: AFFH Viewer, 2022

owner-occupied units are overcrowded and about 16.1 percent of renter occupied units are overcrowded. Figure 4-36 shows overcrowding in American Canyon is less than the statewide average, 8.2 percent.

Overcrowding remains low overall in the county, but there is a disproportionate impact of overcrowding in households primarily occupied by non-white racial/ethnic groups. According to ACS 2015-2019 estimates, 1.5 percent of non-Hispanic white households were overcrowded (more than one occupant per room), compared to Hispanic/Latino (13.1 percent), Asian (6.4 percent) and Black/African American (6.5 percent) households. Figure 4-37 shows overcrowding was a more common housing issue for residents who identified as Asian American/Asian Pacific Islander (API), Hispanic/Latino, Black/African American and those of other race or multiple races than for people who identified as white (non-Hispanic) or American Indian/Alaska Native. Overcrowding is also linked with household income. According to the 2013-2017 CHAS data for American Canyon, very low-income households reported the highest percentage of overcrowded conditions of all income groups (12.8 percent), followed by low-income households (51 to 80 percent AMI) at 6.7 percent.

Figure 4-37 Overcrowding by Race



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014

Housing Problems

HUD considers housing units to be "standard units" if they are in compliance with local building codes. Many federal and state programs use the age of housing as a factor to determine a community's housing rehabilitation needs. Housing age can be an important indicator of housing condition in a community. Like any other tangible asset, housing is subject to gradual physical or technological deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values, and eventually impact the quality of life in a neighborhood. Typically, housing over 30 years old is more likely to have rehabilitation needs

that may include replacing plumbing, roof repairs, foundation work, and other repairs. Some older housing units may have health risks such as lead paint (pre-1978 built homes) and asbestos. Housing issues such as mold may elevate health conditions such as asthma. Residents who rent are at greater risk of exposure to deteriorating housing conditions due to the desire to keep their rents from rising or fear of losing their housing.

REGIONAL TRENDS

Housing problems are defined as units having incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and households with a cost burden greater than 30 percent, while severe housing problems include all of the above except cost burden is greater than 50 percent. Forty percent of total households in Napa County experienced at least one housing problem, and another 21.8 percent of total households experienced severe housing problems. Housing problems were also reported to be higher among lower-income households, as shown in Table 4-8.

Table 4-8 Housing Problems (Napa County)

Household by Income	At Least One Housing Problem		No Housing Problems		Total
	House-holds	Percent	House-holds	Percent	House-holds Percent
Extremely Low-Income (0-30 % AMI)	3,840	81.9%	845	18.1%	4,690
Very Low-Income (0-30 % AMI)	4,185	78.6%	1,140	21.4%	5,325
Low-Income (51-80 % AMI)	4,420	61.6%	2,750	38.4%	7,170
Moderate Income (80-100% AMI)	2,220	49.7%	2,260	50.1%	4,470
Above Moderate Income (>100%_	4,965	18.1%	22,415	81.9%	27,380
Total	**19,630**		**29,405**		**49,030**

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2014-2018

A housing unit is considered substandard if it lacks complete plumbing or kitchen facilities. According to 2015-2019 ACS estimates, 0.3 percent of housing units lack complete plumbing facilities and 1.5 percent lacked complete kitchen facilities in Napa County. Approximately 73.0 percent of housing units in the county were built prior to 1990, meaning these units are potentially in need of repair and modernization improvements.

LOCAL TRENDS

Approximately 36 percent of all households in American Canyon experienced at least one housing problem and about 22 percent experienced severe housing problems, slightly lower compared to county trends. Similar to county trends, housing problems in American Canyon were more common among lower-income households, as shown in Table 4-9.

Table 4-9 Housing Problems (American Canyon)

Household by Income	At Least One Housing Problem		No Housing Problems		Total
	House-holds	Percent	House-holds	Percent	House-holds Percent
Extremely Low-Income (0-30 % AMI)	475	89.6%	55	10.4%	530
Very Low-Income (0-30 % AMI)	285	57.0%	210	42.0%	500
Low-Income (51-80 % AMI)	470	56.0%	370	44.0%	840
Moderate Income (80-100% AMI)	170	46.6%	195	53.4%	365
Above Moderate Income (>100%_	560	17.5%	2,640	82.4%	3,205
Total	**1,965**		**3,475**		**5,440**

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2014-2018

According to the 2015-2019 ACS, 0.4 percent of the housing units in American Canyon lacked complete plumbing facilities and 0.6 percent lacked complete kitchen facilities, a similarly low percentage compared to the County. Compared to county trends, the housing stock in American Canyon is not as old—about 41 percent of the city's current housing stock is greater than 30 years old.

Persons Experiencing Homelessness

State law (Section 65583(a)(7)) requires municipalities to address the special needs of persons experiencing homelessness within their boundaries. "Homelessness," as defined by HUD, describes the condition of an individual, who is not imprisoned or otherwise detained, who:

- Lacks a fixed, regular, and adequate nighttime residence; and
- Has a primary nighttime residence that is:
  - A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare

hotels, congregate shelters, and transitional housing for the mentally ill);
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

Throughout Napa Country, homelessness has become an increasingly important issue. Factors that contribute to the rise in homelessness include a lack of housing affordable available for low- and moderate-income households, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidies, and lack of support for persons with extreme developmental, physical, and mental disabilities.

REGIONAL TRENDS

According to the Napa County Continuum of Care's January 2020 homeless point-in-time count, 464 persons were experiencing homelessness in the county, representing a 44 percent increase from 2019. The majority of people experiencing homelessness (72 percent) cited inability to afford rent as the primary barrier to finding permanent housing.

The 2020 point-in-time count found that 63 percent of the persons experiencing homelessness had been experiencing homelessness for over one year, and that nearly one in five people included in the count became homeless after an eviction, foreclosure, or rent increase. The survey found that 41 percent of the homeless population had at least one disabling condition. A majority of survey respondents identified as white (75 percent). Ten percent identified as American Indian or Alaska Native, and four percent identify as Black or African-American.[20]

LOCAL TRENDS

The 2020 Napa County homeless point-in-time count does not break down the number of individuals experiencing homelessness within each jurisdiction. Therefore, the City's share of the County's homeless population is unknown. According to discussions with community stakeholder, there are residents in American Canyon who experience homelessness and have trouble finding housing.

Displacement

Displacement, as defined by HCD, is used to describe any involuntary household move caused by landlord action or market changes. Shifts in neighborhood composition are often framed and perpetuated by established patterns of racial inequity and segregation. Movement of people, public policies, and investments, such as capital improvements and planned transit stops, and flows

[20] Napa County Continuum of Care, Napa Homeless Point-in-Time Count & Survey. 2020.

of private capital can lead to displacement. Displacement is fueled by a combination of rising housing costs, rising income inequality, stagnant wages, and insufficient market-rate housing production. Decades of disinvestment in low-income communities, coupled with investor speculation, can result in a rent gap or a disparity between current rental income of the land, and potentially achievable rental income if the property is converted to its most profitable use. These processes can disproportionally impact people of color, as well as lower income households, persons with disabilities, large households, and persons at-risk or experiencing homelessness.[21]

REGIONAL TRENDS

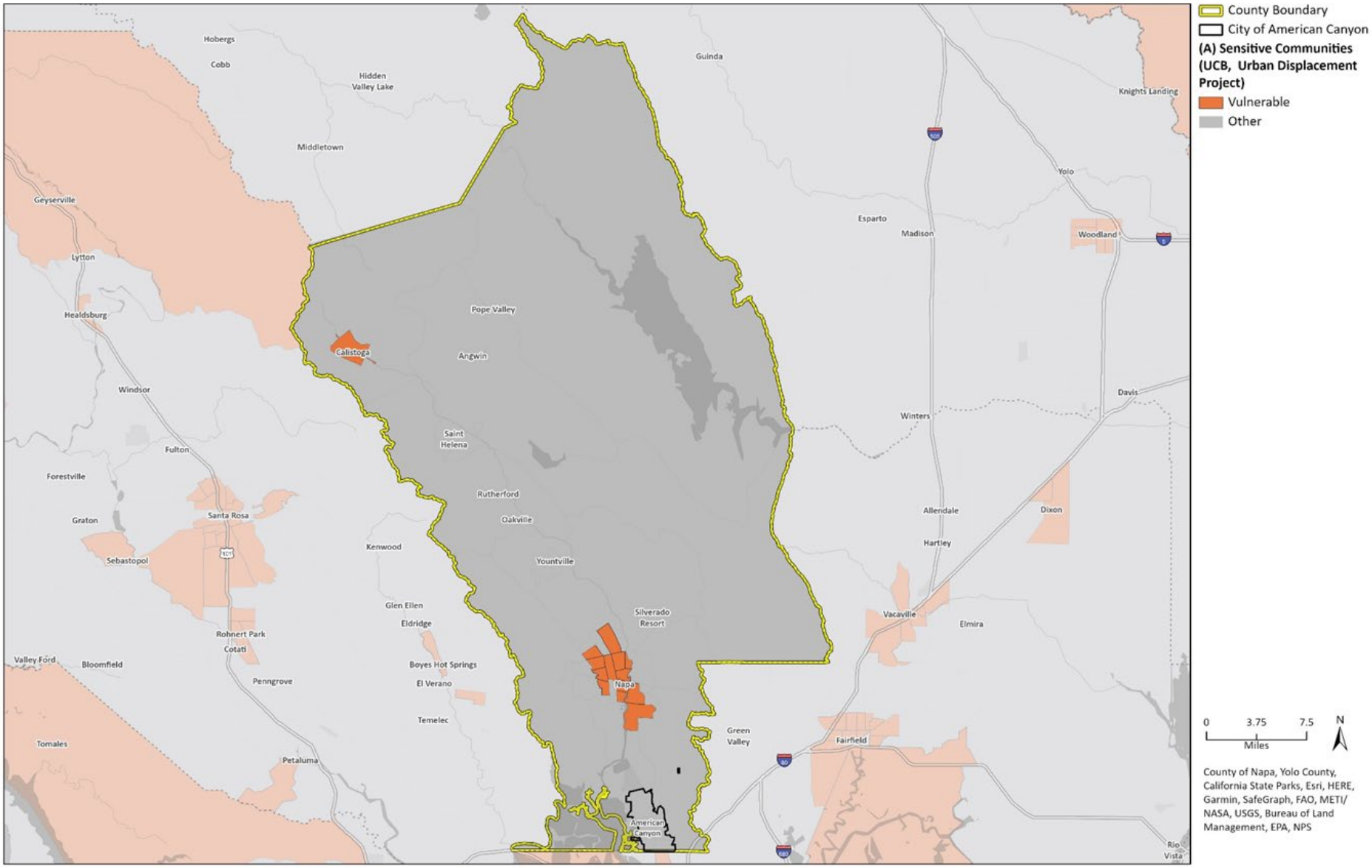
The Urban Displacement Project (UDP) is an initiative out of the University of California, Berkeley that conducts data-driven research to better understand gentrification and displacement to generate more equitable and inclusive cities. UDP provides data to identify "sensitive communities," communities that are vulnerable to displacement caused by housing costs or with market-based displacement pressures within or near the community. As shown in Figure 4-28, residents in portions of the cities of Napa and Calistoga live in what are called "sensitive communities," meaning they are vulnerable to displacement.[22]

LOCAL TRENDS

According to 2015-2019 ACS and UDP estimates, no households were at risk of displacement in American Canyon. No sensitive communities were identified in the city, as shown in Figure 4-29.

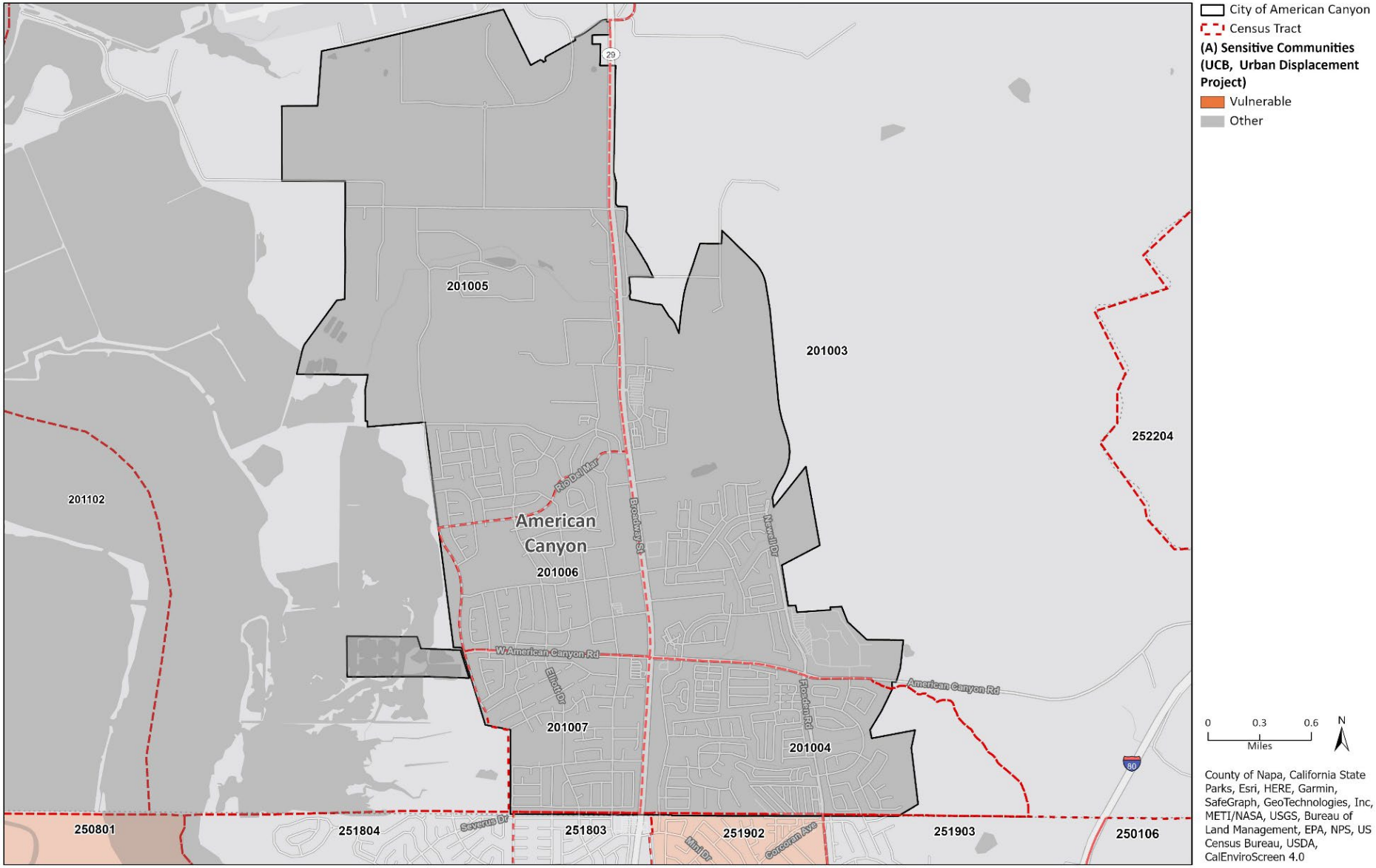
[21] HCD. 2021. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf
[22] Urban Displacement Project, 2021. https://www.urbandisplacement.org/maps/sf-bay-area-gentrification-and-displacement/

Figure 4-38 Sensitive Communities (Napa County)



Source: AFFH Viewer, 2022

Figure 4-39 Sensitive Communities (American Canyon)



Source: AFFH Viewer, 2022

Contributing Factors

Contributing factors are issues that contribute to, perpetuate, or increase the severity of one or more fair housing issues. These factors have been identified through outreach and local knowledge, assessment of fair housing data collection and analysis, and the site inventory. Based on available data, including data summarized in this Assessment of Fair Housing as well as the above-summarized community input, the following are the most significant contributing factors to fair housing issues in American Canyon.

Segregation and Integration Patterns and Trends

As noted above, American Canyon is the most racially and ethnically diverse community in Napa County, and the fifth-most diverse city or county in the Bay Area. The data shows that there are only slight differences between census tracts in concentrations of racial/ethnic groups or special needs populations. However, community outreach conducted for this Housing Element update provided context for the data, and helped reveal the following contributing factors to segregation and integration patterns in American Canyon:

- The location, type, and availability of housing that is affordable: A shortage of affordable housing appropriate for family size, income, and special needs affects the ability of lower-income people and people experiencing homelessness to find adequate housing.
- Lack of services and information in multiple languages: While the City makes materials and information available in English and Spanish, there are multiple languages spoken in the city and the Regional Fair Housing Analysis drafted by the Napa Sonoma Collaborative identified language access as a contributing factor. See Other Relevant Factors, below.

Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs)

There are no R/ECAPs in American Canyon.

Disparities in Access to Opportunities

The following contributing factors to disparities in access to opportunities in American Canyon include:

- Limited availability and type of public transportation: As discussed in Transit and Walkability, above, transit access is limited in Napa County and American Canyon, which is an impediment to fair housing choice and accessing opportunity for households without a car or those unable to drive to due disability.

- Low walkability: American Canyon has a low average walkability score per Walk Score. The EPA's walkability index is more granular and shows that downtown has the highest walkability scores in the city. However, community members reported low walkability, disconnected pedestrian routes, and a desire for more mixed-use neighborhoods.
- Location of employers: Most residents commute by car out of American Canyon for work. Long commutes cost households money and time, and limited jobs within walking, biking, or transit access limit opportunities for households without a car or those unable to drive due to disability.
- Location and type of housing that is affordable: As discussed previously, a shortage of affordable housing that is appropriate for family size, income, and special needs affects the ability of lower-income people and people experiencing homelessness to find adequate housing.
- Limited access to opportunity: As discussed in Disparities in Access to Opportunities, most of the city is considered lower resource. Education and economic outcomes are less positive throughout the city and environmental outcomes are less positive in the northern half of the city. Limited access to opportunity can mean people, especially lower-income households and people with disabilities, have limited economic mobility and lower quality of life.

Disproportionate Housing Needs

Disproportionate housing needs refers to the condition in which there are significant disparities in the proportion of members of a protected class (race, religion, marital status, disability, etc.) experiencing a category of housing need, or the total population experiencing that category of housing need in the applicable geographic area. These issues are discussed in more detail above. Contributing factors to disproportionate housing needs are:

- The availability of affordable units in a range of sizes: Overpayment is prevalent throughout the city, for renters and owners, which means that many households spend more than 30 percent of their income on housing, leaving little money left over for other critical essentials, including food and medicine. Overcrowding is more prevalent for renters than owner, suggesting a need for larger, affordable rental units.
- Lack of accessible housing for disabled persons and seniors: About 11 percent of American Canyon's population is living with one or more disabilities, and stakeholders reported a lack of housing options (both housing units and neighborhood characteristics) that provide access for the city's disabled population.

Local Area Knowledge

Although American Canyon has a low fair housing proportion than most communities, the AFFH analysis identified the southern portion of American Canyon generally experiences more fair housing issues than other areas of the city. Fair housing issues in this area include, lower median income, overpayment, and lower economic and education outcomes. The predominant population in this area of the city is Hispanic/Latino in the southwest area and Asian/Pacific Islander in the southeast area.

Stakeholder and Community Input

The City held two housing workshops to receive feedback from the community on housing issues and the Housing Element Update (on April 13, 2022, and April 27, 2022). During these workshops, participants frequently brought up concerns regarding increased traffic associated with new development, ensuring new development had adequate parking for residents, lack of pedestrian infrastructure and connectivity. Participants did not necessarily observe specific neighborhoods that appeared to lack infrastructure, but generally that areas along Highway 29 have gaps in sidewalks and noted that empty lots created an incomplete pattern of development and improvements.

The City also held stakeholder interviews (on March 21, 2022) with local fair housing providers, service groups, and representatives of special needs populations. Key feedback gained during stakeholder interviews included:

- There is a lack of affordable housing generally, especially for low-income seniors. There's a need for more supportive housing, and housing options for persons with disabilities. There is potential for a home-sharing program that can link older adults with unused space in their home with a renter.
- There is a need for walkable and mixed-use neighborhoods. People need to be able to access services, commercial centers, schools, parks, and churches in their neighborhood. Pedestrian infrastructure needs to be improved to better facilitate walking. Ensuring housing is located near services and amenities will help affordable projects compete for funding.
- There's a need to preserve naturally affordable housing options that are not deed-restricted.
- There's a lack of transportation options. American Canyon is not very walkable and not well connected to other jurisdictions via transit; therefore, cars are essential for getting around the City and connecting to neighboring communities. Stakeholder interviews with affordable and market-rate developers further revealed that although cars are necessary for most residents, parking requirements are a challenge for

developing affordable housing at sufficient densities. Alternate ways of meeting parking requirements can help alleviate those requirements.

- Mobile home park residents are disproportionately impacted by fair housing issues. Residents tend to be older adults, often disabled, and there may be cultural or language barriers.
- Stakeholders identified a lack of funding as a significant barrier to building affordable housing in the city. Projects in the City compete with other jurisdictions with greater funding and resources for limited state and federal funds.
- Community members interviewed during public workshops were not aware of many of the fair housing services provided by the City and its partners, and were not confident that they understood their rights under fair housing law.

Other Relevant Factors

Other relevant factors are those not previously discussed, but which were identified though community outreach conducted for this Housing Element update and by the Napa Sonoma Collaborative in the Regional Assessment of Fair Housing.

Language Spoken at Home

A significant proportion of American Canyon's population speak a language other than English at home. Of the population age five and over, 46.1 percent speak a language other than English (8,815 residents). Of those individuals, 42.6 percent (3,752 residents) speak English less than "very well."

Table 4-10 shows a breakdown of language spoken at home by residents over the age of 5 and what percent of residents speak English less than "very well" by language spoken at home.

Table 4-10 Language Spoken at Home

	Speak Language Other Than English		Speak English Less than Very Well	
Language	**Number**	**Percent**	**Number**	**Percent**
Only English	**10,296**	**53.9%**		
Language Other than English (Total)	**8,815**	**46.1%**	**3,752**	**42.6%**
Spanish	3,949	20.7%	1,694	42.9%
Other Indo-European	793	4.1%	276	34.8%
Asian and Pacific Islander	4,039	21.1%	1,773	43.9%
Other	34	0.2%	9	26.5%

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table S1601

In addition to limited English proficiency, many residents were born outside of the United States. Table 4-11 shows a breakdown of the top ten countries of birth for residents who were born outside the United States.

Table 4-11 Place of Birth (Foreign Born)

Place of Birth	Number
Total	**7,105**
Top 10 Countries	
Philippines	3,475
Mexico	1,634
India	291
Guatemala	211
China (excluding Hong Kong and Taiwan)	189
El Salvador	186
Vietnam	131
Panama	120
Pakistan	120
Korea	58

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B05006

Access to Financial Services

According to the Regional Fair Housing Analysis drafted by the Napa Sonoma Collaborative, in American Canyon, there are only two full-service brick-and-mortar branches of banks regulated by the Federal Deposit Insurance Corporation. Reduced access to full service, brick-and-mortar bank branches increases the likelihood of discrimination in lending and credit services and the likelihood of concentrated economic immobility. Financial institutions may be more likely to engage in predatory practices if physical access has diminished, which can further racial and socioeconomic inequities.[23]

Farmworker Housing

An estimated between 6,000 and 9,000 farmworkers are employed Napa County. Sufficient affordable housing options are lacking for farmworkers who are often lower income and have special housing needs, such as seasonal housing. The Napa Sonoma Collaborative's Regional Assessment of Fair Housing Analysis states that due to limited residential zoning and the lack of multi-family housing outside of urban areas, workers in the County must live in proximity to city centers. The number of farmworkers employed in American Canyon is unknown; however, the city's location in Napa County and its relative proximity to vineyards and wineries would imply a number of farmworkers are employed near to the city, and that they look for housing opportunities in the city.

[23] Napa Sonoma Collaborative Regional Contributing Factors, Page 1

Sites Inventory Analysis

American Canyon is able to accommodate its share of the Regional Housing Needs Assessment (RHNA) with a 20 percent buffer through planned and approved housing units that have not yet been built, known as "pipeline projects." These pipeline projects would be constructed within the 6th cycle planning period and include a range of housing types to fulfill all income categories from extremely low- to above moderate-income housing units. Table C13 and Figure 4-41 show an overview of the pipeline projects organized by site and by census tract. Sites are categorized into neighborhoods. Both tables summarize the number of proposed housing units in low, moderate, and high resource areas as well as the occurrence of fair housing indicators, including minority population, income, overpayment, etc.

Opportunity Areas

For purposes of evaluating fair housing, resource levels designated by HCD and TCAC opportunity maps identify areas with characteristics that support positive economic (low poverty, high employment, high median household income), educational (reading and math proficiency, high school graduation rates, low student poverty rates), and environmental outcomes (low exposure to pollution).

Most of the census tracts in American Canyon are ranked low-resource, except for the census tract located in the northeast part of the city that is ranked moderate-resource. This categorization indicates that most residents have low access to positive economic, educational, and environmental outcomes. Figure 4-41 shows the location of the pipeline projects overlaid with the TCAC Opportunity Map for composite score for each census tract (composite score accounts for economic, educational, and environmental outcomes). As shown in Figure 4-41, the majority of the pipeline projects are located in moderate-resource areas.

According to TCAC Opportunity Maps, the census tract with the highest economic score in American Canyon is in the northeastern portion of the city; however, the entire city has less positive economic outcomes. As shown in Figure 4-42, most of the pipeline projects are in the northeast area of the city which has a higher economic outcome than the rest of the city.

Similarly, the whole city has less positive education outcomes with the census tract with the lowest education score located in the southeast portion of the city. Figure 4-43 shows the location of the pipeline projects in relation to education outcomes. All pipeline projects are in the northern area of the city which has higher education scores than the southeast area of the city.

The city's environmental score is less positive in the northern half of the city and more positive in the southern half of the city. Figure 4-44 shows the location of the pipeline projects overlaid with TCAC Environmental Outcome Map. Most of the pipeline projects are in the northern part of the city which has lower environmental outcomes than the southern part of the city.

Improved Conditions

Demographic and socio-economic spatial patterns show that census tracts with low- and moderate-income households, predominantly Asian-American and Hispanic/Latino populations, and higher rates of housing problems are located throughout the southern, central, and eastern neighborhoods of the city. Most of the pipeline projects (representing about 43 percent of the total housing units included in the pipeline projects) are in moderate-resource areas of the city even though the majority of the city is considered low resource. Sites that accommodate housing unit densities appropriate for lower-income units are concentrated in the central and northern areas of American Canyon.

Exacerbated Conditions

As mentioned previously, most neighborhoods in American Canyon have a majority that are non-white. The neighborhoods that have the lowest median incomes are located in the southern area of American Canyon. These neighborhoods are predominantly Hispanic/Latino and Asian American/Pacific Islander. Pipeline projects with lower- and moderate-income housing units are located throughout the northern and central areas of the city. There were no areas in the city identified as at risk for displacement. Thus, the Sites Inventory does not exacerbate vulnerable conditions.

Racially/Ethnically Concentrated Areas of Poverty and Affluence

American Canyon has no racially/ethnically concentrated areas of poverty (per HUD's definition). There are several tracts in the southern part of the city with LMI populations that are predominantly Asian-American and Hispanic/Latino. Neighborhoods west of Highway 29 and in the northwest part of American Canyon have some of the highest median income levels in the city and are predominantly white. The affordable pipeline projects are located in the north and central parts of the city closest to transit, services, and employment.

Access to Opportunity

The City has five census tracts, of which four are categorized as low resource. One census tract located in the northeast part of the city is considered moderate-resource. The majority of pipeline projects (representing about 43

percent of the total housing units in the pipeline projects) are located in the census tract categorized as moderate-resource, with the remaining pipeline projects (about 57 percent of the total housing units) located in census tracts categorized as low resource. Pipeline projects include housing in all income ranges.

Disproportionate Housing Needs

As shown in Table 4-12, approximately 57 percent of the housing units in the sites inventory are in low-resource areas and 43 percent are in moderate-resource areas. There are no high-resource areas in American Canyon.

Table 4-12 Pipeline Projects by Opportunity Areas

Opportunity Category	Proposed Sites Inventory Housing Unit Allocation				
	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Low Resource	26	39	0	816	881
Moderate Resource	168	82	408	0	658
High Resource	0	0	0	0	0
Total	**194**	**121**	**408**	**816**	**1,539**

Subsidized Housing

The Housing Authority of the City of Napa administers the Housing Choice Voucher (HCV) program in American Canyon. The HCD program provides direct assistance to rent-burdened households. There are 129 households receiving HCVs in all census tracts in American Canyon. The two northernmost census tracts include areas in the unincorporated county.

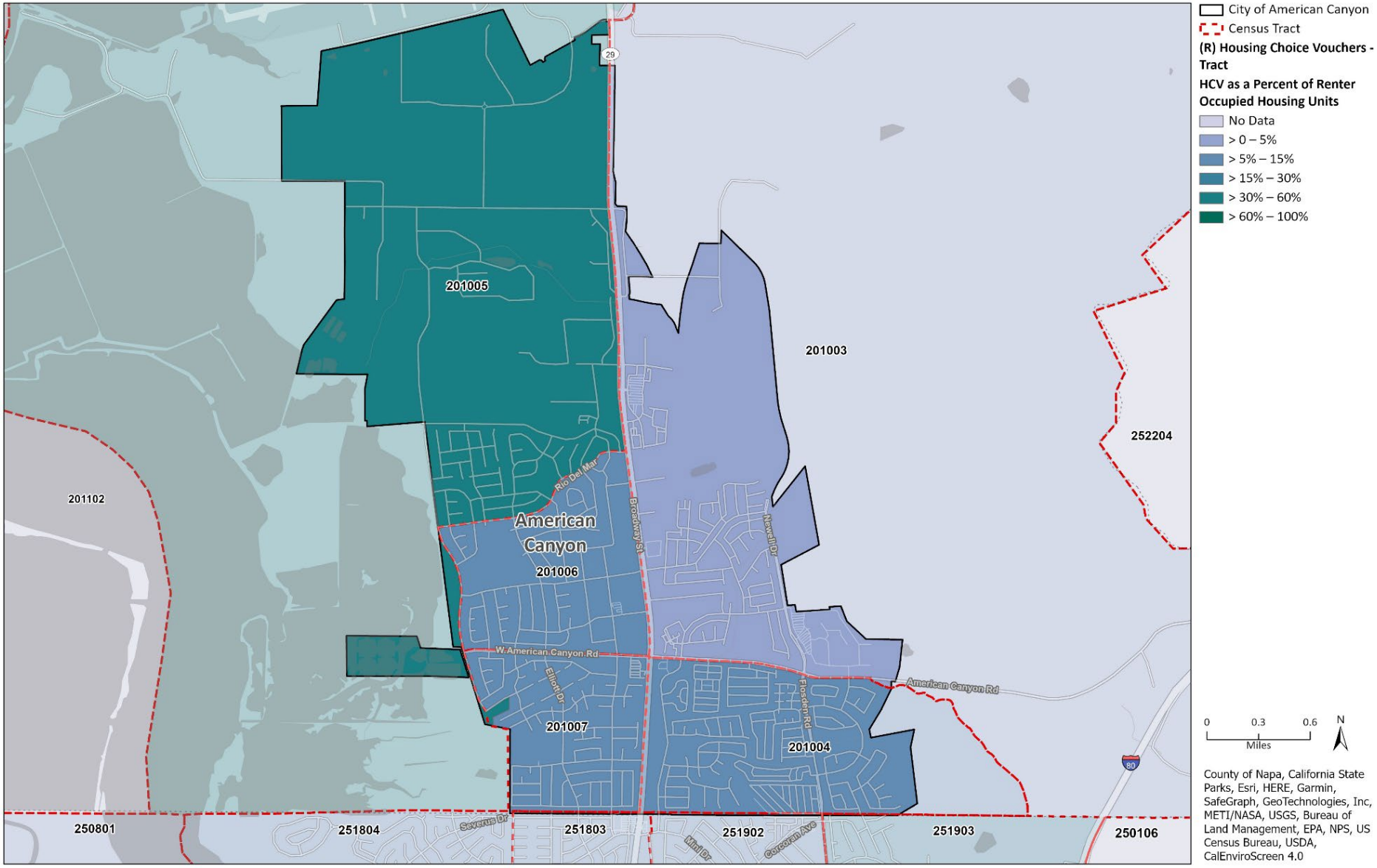
Figure 4-40 shows HCV as a percent of renter-occupied units by census tract. In census tract located in the northwest area of the city, approximately 40 percent of renter-occupied units receive HCVs. This census tract includes areas in the unincorporated parts of the county.

Table 4-13 Site Inventory Overview (Site Basis)

Site ID	Census Tract	Capacity			AFFH Indicators					
		Lower	Moderate	Above Moderate	% Minority	Income	TCAC	Overpayment	Overcrowded	Displacement[24]
Lemos Point	201003	184	2	0	90.73%	$145,543	Moderate	34.77%	6.47%	N/A
Watson Ranch: Lot 14, 15	201003	0	0	98	90.73%	$145,543	Moderate	34.77%	6.47%	N/A
Watson Ranch: Lot 7, 9	201003	0	0	165	90.73%	$145,543	Moderate	34.77%	6.47%	N/A
Watson Ranch: Lot 10	201003	0	0	219	90.73%	$145,543	Moderate	34.77%	6.47%	N/A
Canyon Estates	201003	0	0	35	24.16	$93,750	Moderate	34.77%	6.47%	N/A
Sun Square	201003	20	0	0	90.73%	$145,543	Moderate	34.77%	6.47%	N/A
Napa Junction	201003	46	406	0	90.73%	$145,543	Moderate	34.77%	6.47%	N/A
TOTAL		**250**	**408**	**517**						N/A
Oat Hill	201005	0	0	291	77.42%	$123,393	Low	35.00%	5.30%	N/A
Rio Del Mar	201006	0	0	3	60.22%	$90,833	Low	35.94%	3.95%	N/A
West Carolyn	201006	0	0	4	60.46%	$96,364	Low	35.00%	5.30%	N/A
Napa Cove	201006	65	0	1	60.22%	$90,833	Low	35.94%	3.95%	N/A
Total		**65**	**0**	**8**						
Total		**315**	**408**	**816**						

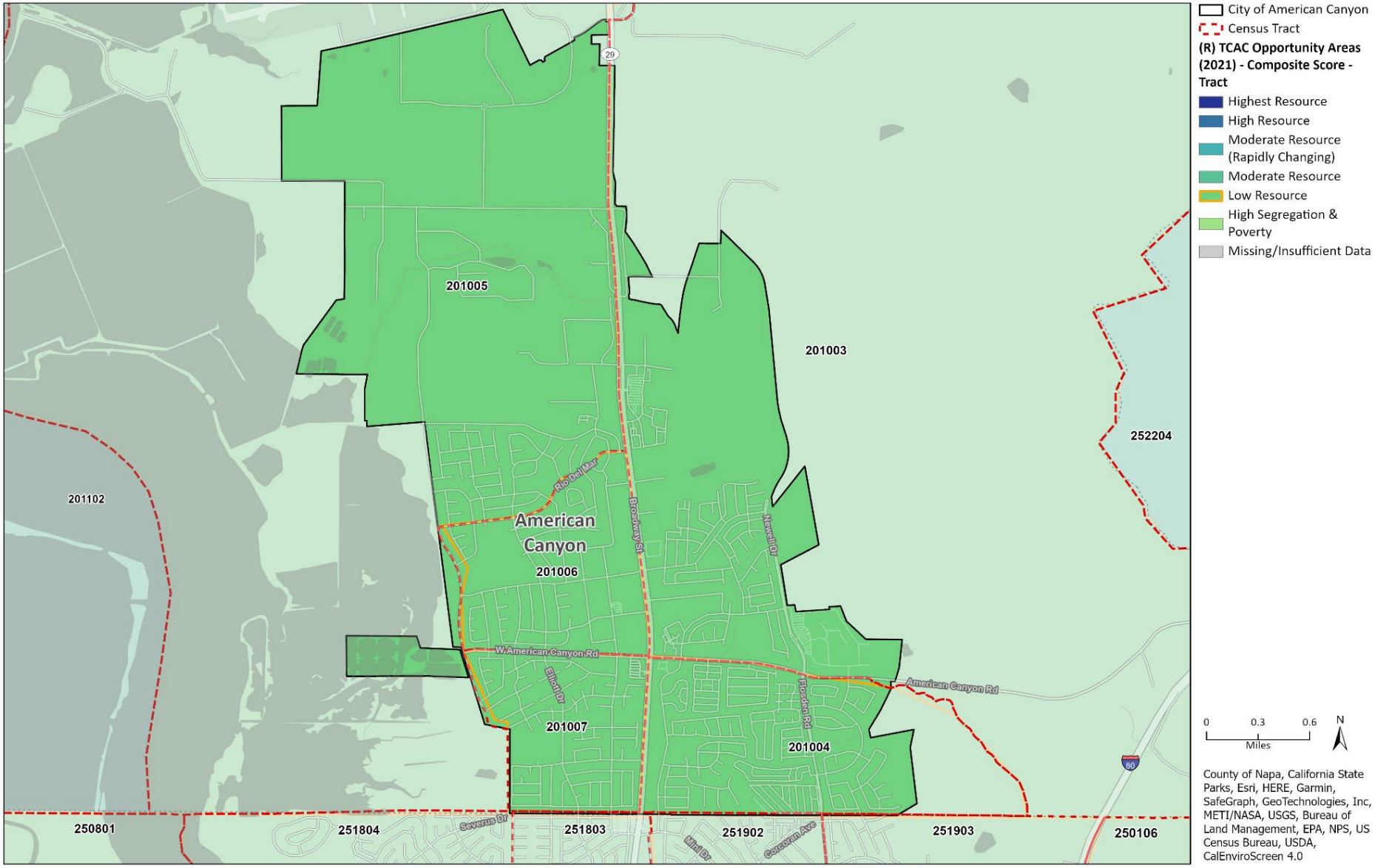
[24] No areas in American Canyon were determined by the Urban Displacement Project to be "vulnerable" per the Sensitive Communities dataset. Source: HCD AFFH Data and Mapping Resources, Sensitive Communities (UCB, Urban Displacement Project), 2022. https://affh-data-resources-cahcd.hub.arcgis.com/

Figure 4-40 Housing Choice Vouchers (American Canyon)



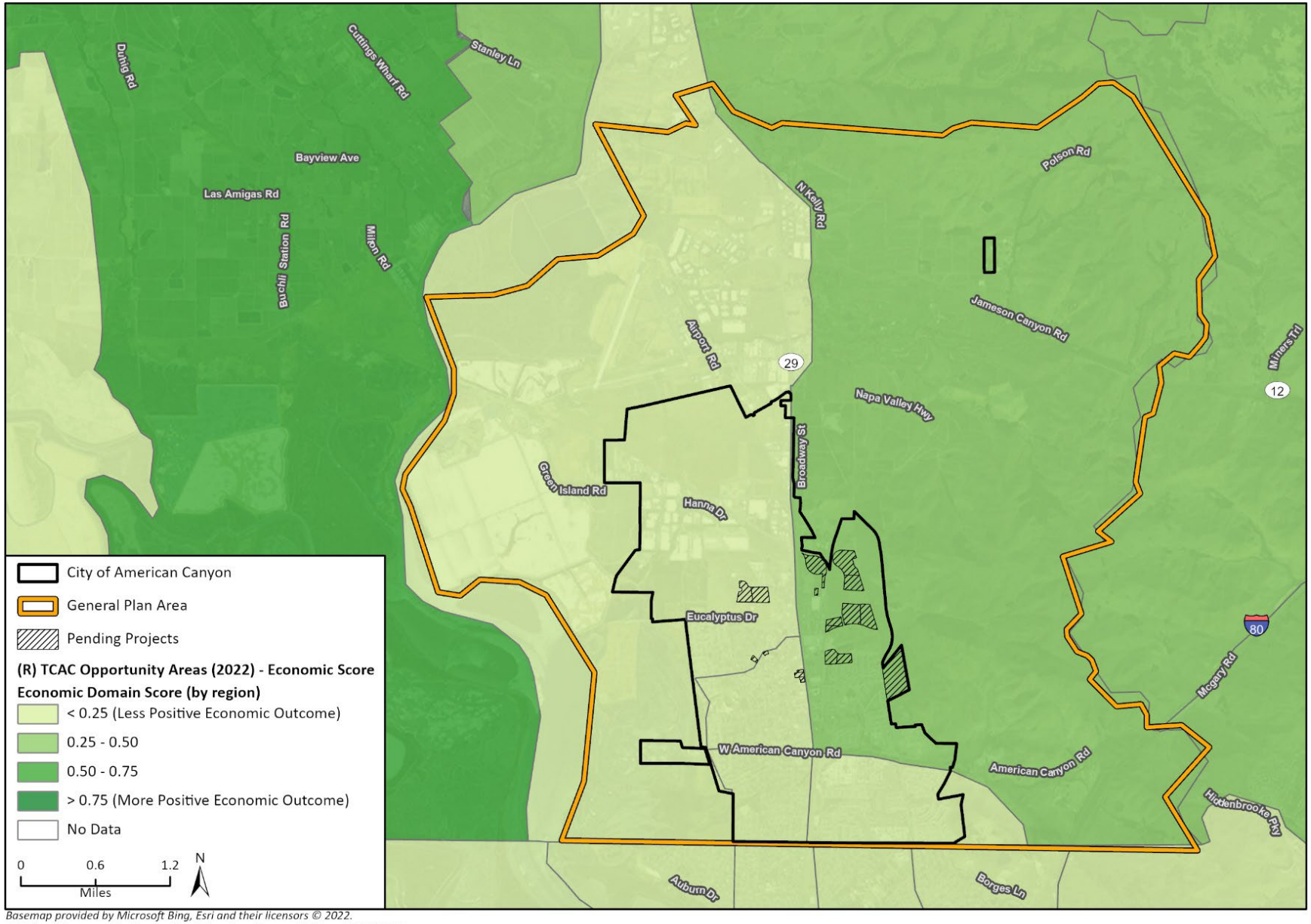
Source: AFFH Viewer, 2022

Figure 4-41 TCAC Opportunity Areas (Composite Score)



Source: California State Treasurer's Office, 2022

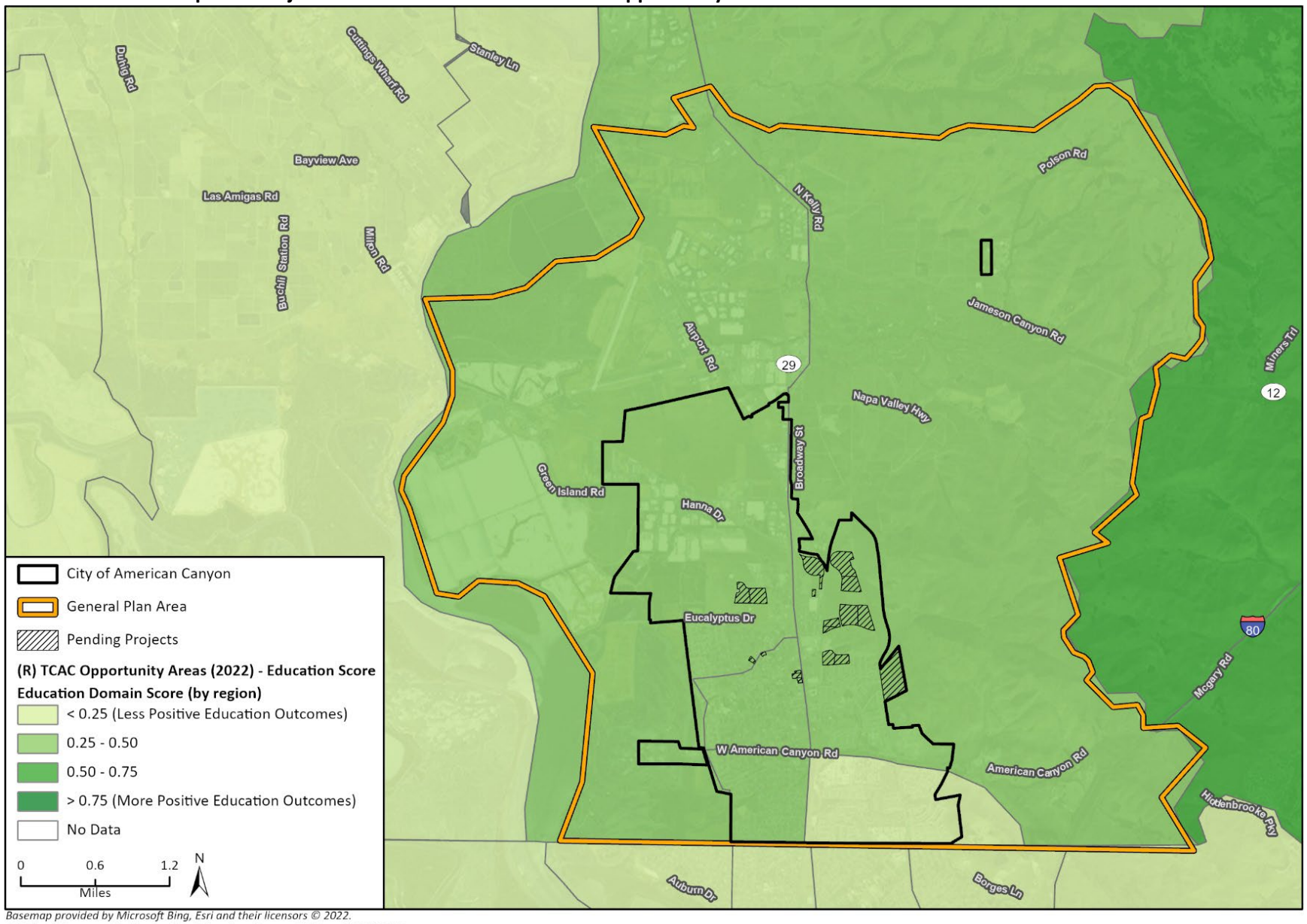
Figure 4-42 Location of Pipeline Projects in Relation to TCAC Economic Opportunity Areas



Basemap provided by Microsoft Bing, Esri and their licensors © 2022.
Additional data provided by the City of American Canyon, 2022 and AFFH, 2022.

Source: California State Treasurer's Office, 2022

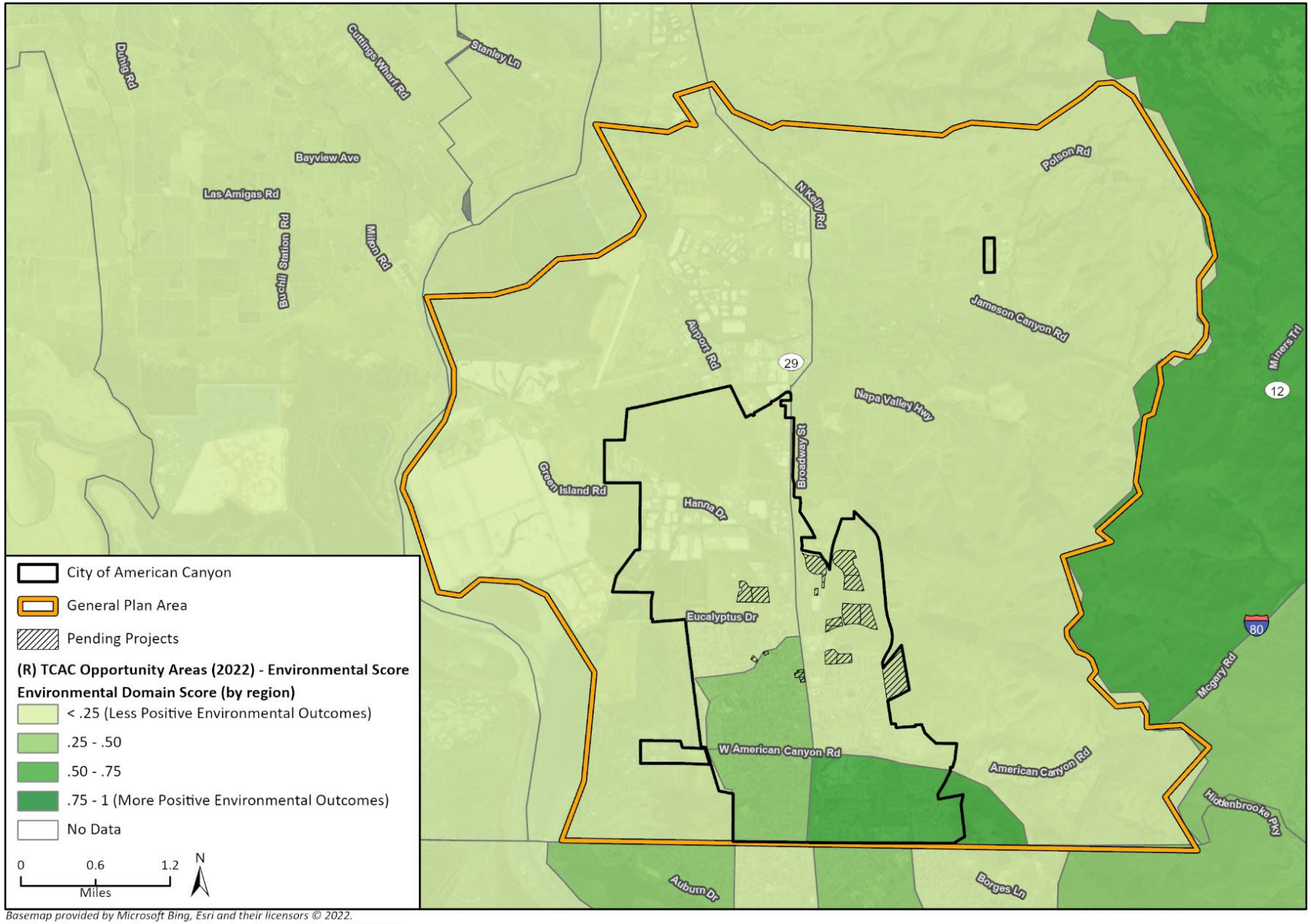
Figure 4-43 Location of Pipeline Projects in Relation to TCAC Education Opportunity Areas



Basemap provided by Microsoft Bing, Esri and their licensors © 2022.
Additional data provided by the City of American Canyon, 2022 and AFFH, 2022.

Source: California State Treasurer's Office, 2022

Figure 4-44 Location of Pipeline Projects in Relation to TCAC Environmental Opportunity Areas



Source: California State Treasurer's Office, 2022

Fair Housing Priorities and Policies

Based upon the analysis conducted in this AFFH document, Table 4-14 highlights the prominent fair housing issues and contributing factors that hinder access to safe, affordable, and vibrant housing for American Canyon residents. Furthermore, the findings of this analysis were used to develop meaningful actions and metrics and milestones that promote inclusive communities, increase housing opportunities, and address racial/ethnic and economic disparities within the city.

Table 4-14 Fair Housing Issues, Contributing Factors, and Meaningful Actions

AFH Identified Fair Housing Issue	Contributing Factors	Meaningful Actions
Outreach	• Lack of language access	• Provide housing resources in multiple languages on the City's website.
Fair Housing Enforcement and Outreach Capacity	• Lack of local private fair housing outreach and enforcement • Lack of local public fair housing enforcement	• Participate in FHNV meetings, at least once annually, to coordinate regional responses to housing discrimination issues. • At least once annually, obtain feedback through a multimedia campaign, including public surveys, focused discussions, and in-person to obtain public input and feedback on fair housing issues. • Work with the FHNV to conduct random testing at least once every five years. Specifically, with the release of the 2020 Census, determine the appropriate biases be tested in the city. • At least once a year during the 2023 – 2031 planning period, collaborate with FHNV to mutually resolve rent disputes and provide education to tenants and landlords on their rights. • Conduct at least one fair housing workshop annually with targeted populations, including mobilehome parks. • Involve neighborhood groups and other community organizations when conducting outreach and education activities. • Conduct an annual workshop and partner with local organizations including the Housing Authority and Fair Housing Napa Valley to present free homeownership education seminars in lower-income neighborhoods.
Disproportionate Housing Needs and Disparities in Access to Opportunity	**Housing Cost** • Dominance of existing single-family housing types, which are typically more expensive than multi-family housing • Location and type of existing affordable housing, especially for extremely low-income households • High rates of housing cost burden among renter and owner-occupied households • Increasing housing costs • Cost of repairs or rehabilitation **Funding** • Shortage of public (local, state, or federal) funds invested in the development of affordable housing and social services **Land Use and Zoning** • Lack of supportive housing in community-based settings • Limiting local land use policies	**Housing Cost** • Support private programs for shared living that connect those with a home and are willing to share living accommodations with those that are seeking housing, particularly persons with disabilities, seniors, students, and single person households. • At least once a year during the 2023 – 2031 planning period, review and propose updates to the City's existing Inclusionary Zoning Ordinance. • Provide rehabilitation financing assistance for at least 5 households annually during the 2023 – 2031 planning period. • Develop a targeted program or enhance existing program and assist lower-income residents with affordable homeownership and rental opportunities. **Funding** • Seek funding opportunities to facilitate lower-income housing. **Land Use and Zoning** • Throughout the 2023 – 2031 planning period, evaluate and update existing zoning to ensure compliance with state-mandated streamlining requirements (ADUs, area planning, and objective design standards). • Invest and encourage outside investment in infrastructure improvements throughout the city, particularly to increase connectivity and fill gaps. • Amend the standards for transitional housing in the Zoning Ordinance. **Alternative Modes of Transportation**

AFH Identified Fair Housing Issue	Contributing Factors	Meaningful Actions
	• Lack of services and accessible housing for senior and disable residents **Alternative Modes of Transportation** • Limited options for alternative modes of transportation	• Work with VineGo and American Canyon Transit to expand transit options in American Canyon, focusing on areas that are not within 0.5 miles of a transit stop. • Expand the bicycle and pedestrian infrastructure network throughout the city to expand bikability and walkability, especially near residential neighborhoods and commute corridors. • Provide support for the Napa-Sonoma ADU Center, which provides free education, outreach, and resources for homeowners interested in building ADUs. • By 2031, update the City's accessibility program with emphasis on improving access to public buildings, facilities and housing, and infrastructure improvements including sidewalks and pedestrian crossings to increase accessibility for all residents of the city, especially for persons with disabilities.

This page intentionally left blank.

Chapter 5
Constraints

Constraints to adequate and affordable housing can be caused by market, governmental, infrastructure, and environmental factors. These factors may constrain affordable housing and market-rate housing developers, and individuals' ability to finance home purchase and rehabilitation.

These constraints may cause housing to become unaffordable to low- and moderate-income households or uneconomical for developers. Constraints to housing production significantly impact households with lower incomes and special needs. For these reasons, State law requires that Housing Elements analyze potential and actual governmental and non-governmental constraints to the production, maintenance, and improvement of housing for persons of all income levels and disabilities.

The constraints analysis must demonstrate local efforts to remove barriers to achieve housing production goals and housing for persons with disabilities. When constraints preclude housing goals, Housing Element law requires jurisdictions address and, where appropriate and legally possible, remove governmental constraints to maintenance, improvement, and development of housing. When housing production constraints are caused by City regulations or land use controls, appropriate programs to mitigate these constraints are included in the Housing Plan.

Key Findings

- Several Zoning Ordinance provisions constrain housing and/or are inconsistent with state laws passed since the last Housing Element update. These include accessory dwelling units, emergency shelters, low-barrier navigation centers, floor area ratio standards, density bonus law, manufactured housing, and transitional and supportive housing.
- Growth management policies in the Land Use Element that constrain housing in ways that are inconsistent with State Law will be removed as part of a planned General Plan update.
- Subjective design requirements constrain housing development. For example, the Zoning Code requires all manufactured homes to be designed and located in a way that is considered aesthetically harmonious with the surrounding houses and neighborhood. Design requirements such as exterior siding material must be compatible with adjacent residential structures, and the prohibition of shiny or metallic

finishes. These design requirements are subjective in the permitting decision-making process.

- In stakeholder interviews conducted for this Housing Element update,[1] developers reported that lack of available private, state, federal and local funding, combined with the cost of building infrastructure or conducting studies, are major constraints to development of affordable housing. Developers also expressed openness to reduced parking standards to facilitate higher-density housing.

Governmental Constraints

Actions by the City may impact the price and availability of housing in American Canyon. Policies and regulatory actions such as land use controls, site improvement requirements, building codes, fees, and affordable housing policies may impact the price and availability of housing in the city. The following section describes these governmental constraints.

Transparency in Development Regulations

To increase transparency in the development process, the City's website publishes resources that help developers and homeowners navigate the residential development and home improvement processes. The majority of the information is located under the Community Development Services Department webpages[2] which include the following:

- Application and forms for building and planning permits and code enforcement complaints
- Documents such as the Zoning and Subdivision ordinances
- Planning documents such as the General Plan and specific plans
- Fee schedule

Land Use Controls

The City regulates the type, location, density, and scale of residential development primarily through its General Plan and Zoning Ordinance. The General Plan Land Use Element outlines the community vision through land use designations. Land use designations categorize regions of the city with designated allowable densities and uses. Land use designations are implemented by the Zoning Ordinance, which identifies zoning district development standards. Zoning districts are parcel-specific identifications that provide allowable height, required setback, densities, and more (discussed further in *Residential Development Standards*).

[1] Stakeholder interviews, March 14, 2022
[2] https://www.cityofamericancanyon.org/government/community-development/planning-zoning

General Plan

The General Plan includes designations that permit a range of residential development types from low-density development (one to two units per gross acre) to high-density residential (20 units per gross acre). Multifamily residential uses are allowed in the Neighborhood Commercial (CN) and Community Commercial (CC) land use designations. (Table 5-1)

State law[3] established the following "default" density standards in estimating potential units by income range:

- A density standard of up to 15 units per acre (primarily for single-family homes) is assumed to facilitate housing that can accommodate above moderate-income households.
- A density standard of 16 to 19 units per acre (primarily for medium-density multi-family developments) would facilitate housing that can accommodate moderate-income households.
- A density standard of 20 or more units per acre (primarily for higher-density multi-family developments) that can accommodate lower-income households.

Based on the established assumptions regarding affordability, Residential High (RH-2) is the only General Plan designation that can be assumed to accommodate development of housing appropriate for lower-income households. There are 15.59 acres of RH-2 land and of that, 0.62 acres is vacant. While there is a limited amount of land available to facilitate affordable housing by default, the City has adopted a series of specific plans which include requirements for the provision of affordable units. As a result, the City is meeting its share of the Regional Housing Needs Allocation (RHNA) through pipeline projects, so the availability of land is not a constraint to meeting the City's RHNA. Through Program A, the City will monitor the progress of pipeline projects toward meeting the RHNA, and the amount of appropriately zoned land to ensure availability of sites appropriate for higher-density and affordable housing.

The Neighborhood Commercial (CN), Community Commercial (CC), and Special Study (SS) designations have floor area ratio (FAR) requirements as opposed to maximum unit per acre allowances. FAR regulates how large the floor area can be in a development (Figure 5-1). It is determined by dividing the development floor area by the parcel area. For example, an FAR of 1.0 equals allows for development area that is equivalent to the area of the parcel. If the development is multiple stories, the total area of all floors must not surpass that of the parcel.

[3] https://www.hcd.ca.gov/grants-funding/active-funding/iigp/docs/ab2348stat04ch724.pdf

Table 5-1 General Plan Land Use Designations

General Plan Designation	Allowable Residential Uses	Allowable Density (du/ac) or Floor Area Ratio (FAR)
Residential Estate (RE)	• Single-family detached dwelling units • Single-family semi attached ("0-lot line") if clustered to preserve open space	1-2 du/ac
Residential Low (RL)	• Single-family detached dwellings units • Single-family semi attached ("0-lot line") if clustered to preserve open space	2-5 du/ac
Residential Low-1 (RL-1)	• Single-family detached dwellings units • Multifamily dwelling for a maximum of 15 percent of the total units allowed on prescribed density, if clustered to preserve open space	2-5 du/ac
Residential Low- 2 Multifamily (RL-2)	• Single-family detached dwellings units • Multi-family dwelling units on 10 acres	• Single family: 2-5 du/ac • Multifamily: 12-16 du/ac
Residential Medium (RM)	• Multi-family dwelling units • Mobile homes	5-12 du/ac
Residential High (RH-1)	• Multi-family dwelling units	12-16 du/ac
Residential High (RH-2)	• Multi-family dwelling units	20 du/ac
Neighborhood Commercial (CN)	• Multi-family dwelling units for a maximum of 50% of the site	FAR of 0.35*
Community Commercial (CC)	• Multi-family dwelling units for a maximum of 50% of the site west of Broadway and 60% east of Broadway	FAR of 0.35 (multi-family portion 16-20 du/ac)[4]*
Special Study (SS)	• Uses determined by study and amendment of General Pan	1 du/ 40 ac
Town Center (TC)	Specific uses outlined in sub-designations within the Watson Ranch Specific Plan: • Single-family detached dwellings units • Duplexes, triplexes, and fourplexes • Multifamily dwelling • Mixed use live/work units	MDR-12: 2-12 du/ac MDR-16: 8-16 du/ac HDR: minimum 20 du/ac
Residential Overlay Zone	• Multi-family dwelling units on sites identified in the previous Housing Element*	20 du/ac

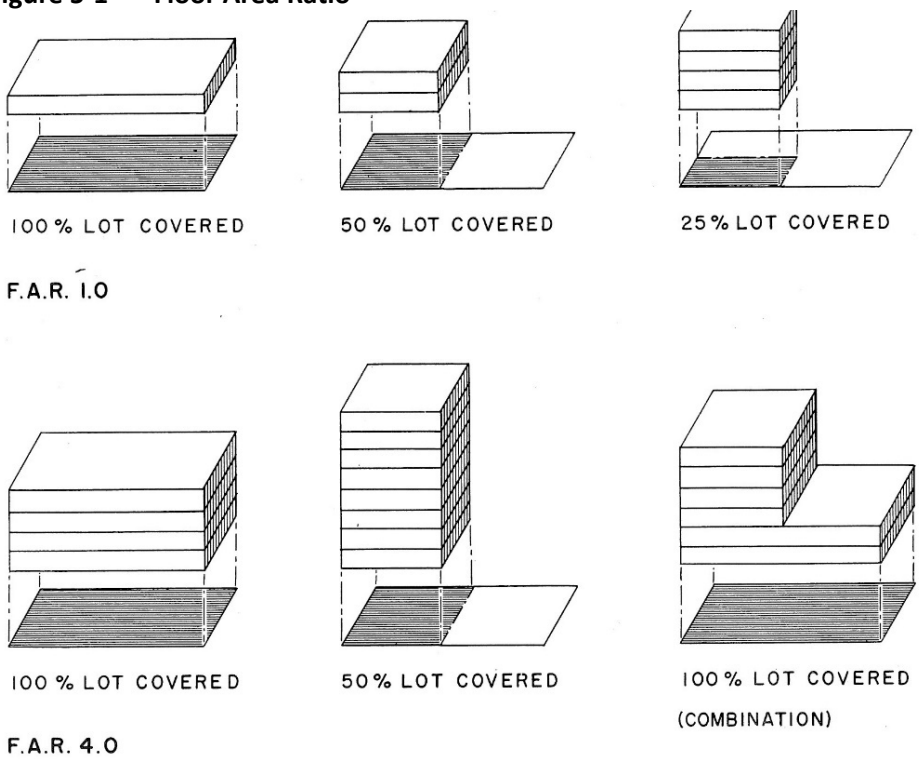
** General Plan policies that allow for varying densities or other standards for sites in the Housing Element site inventory will be modified under Program D for consistency with this Housing Element update.*

Source: American Canyon General Plan Land Use Element, 1994.

[4] American Canyon General Plan Land Use Element, Policy 1.15.1. https://lf.cityofamericancanyon.org/WebLink/DocView.aspx?id=46454&dbid=1&repo=AmericanCanyon&cr=1

There are no state standards similar to the default density standards regarding affordability and FAR. In the CN and CC designations, the FAR is 0.35, meaning the total building area may not surpass 35 percent of the parcel size. Pursuant to recent state law,[5] local agencies are not permitted to impose an FAR standard less than 1.0 on a housing development project that consists of three to seven units, or less than 1.25 on a housing development project that consists of eight to 10 units. The CN and CC districts are mostly built-out and the City has several residential and mixed use zoning districts to accommodate the City's RHNA allocation. Nevertheless, because the City's General Plan FAR limitations are not consistent with state law, they are considered a constraint to housing. Through Program C, the City will update the CN and CC land use designations to comply with state law.

Figure 5-1 Floor Area Ratio



Source: American Planning Association[6]

[5] Government Code sections 54237, 54237.7, and 54239.4.
[6] Floor Area Ratio, American Planning Association. Historic PAS Report Series, Information Report No. 11. 1958. Accessed: https://www.planning.org/pas/reports/report111.htm.

The City of American Canyon adopted its current General Plan in 1994 with amendments to several elements over the years. In early 2020, the City kicked off the comprehensive General Plan update.[7] The first phase "Technical Update" is anticipated to be completed in 2023. The update will include changes to all Elements to address internal consistency including this Housing Element Update, and comply with state housing laws. For example, the Land Use Element contains policies that allow increased density on sites in the Housing Element site inventory, which is not required for this Housing Element. Program D will address consistency issues between the updated Housing Element and the existing General Plan.

GROWTH MANAGEMENT POLICIES

General Plan Goal 1B contains several policies to pace the rate of the city's growth with infrastructure improvements. Specifically, Policy 1.3.4 states that American Canyon must limit the total additional new developments that can be accommodated in the City and Urban Limit Line[8] to the numbers of units shown in Table 5-2 below, provided that the highway improvements stipulated in the Circulation Element are implemented. Policy 1.3.5 states that the City may consider increases in the development capacity when it can be demonstrated that additional transportation improvements have been implemented or are funded, or demands have been reduced (based on level of service and vehicle trips) and such increases are consistent with community needs and desires.

Since 1994, Goal 1B has not constrained housing approvals. Nevertheless, growth management policies may become a constraint to developing housing, and the City will amend the General Plan to remove or revise growth limits to comply with State Law through Program D.

Table 5-2 Growth Management Limits

Type of Unit	Units Allowed Within City Limits	Units Allowed Within City Urban Limit Line	Total Allowed Units
Single Family	1,678	3,204	4,882
Multi Family	967	466	1,433

Source: American Canyon General Plan, 1994.

Specific Plans

A specific plan is a planning document that implements goals and policies of the General Plan for an area in the city with unique land use needs. These plans contain more detailed development standards and implementation measures to which future projects located within a specified geographic area must adhere. The City of American Canyon has three residential specific plans— the Southeast

[7] City of American Canyon, 2022. https://www.cityofamericancanyon.org/government/community-development/planning-zoning/general-plan-update
[8] The Urban Limit consists of the sphere of influence, as well as a Special Study district east and adjacent to the city limits, as well as land in the Napa County Airport Industrial Area.

Area Specific Plan (SEASP), Watson Ranch Specific Plan (WRSP), and the Broadway District Specific Plan (BDSP).

SOUTHEAST AREA SPECIFIC PLAN

Adopted in 1999, the Southeast Area Specific Plan (SEASP) is a detailed planning document which provides a land use and policy framework for the residential development of 405 acres in the Vintage Ranch and La Vigne neighborhoods. Today, except for a few isolated parcels, the SEASP is built out.

WATSON RANCH SPECIFIC PLAN

Adopted in 2018, the Watson Ranch Specific Plan (WRSP) is a detailed planning document which provides a land use and policy framework for future development of 309 acres east of Broadway, and north of the Vintage Ranch neighborhood.[9] Within the City of American Canyon General Plan, the WRSP area is designated as Town Center (TC).

The WRSP includes the following zones which allow for residential development:

- High Density Residential (HDR)
- Medium Density Residential (MDR-12 and MDR-16)
- The Napa Valley Ruins & Gardens (NVR&G): a mixed-use town center area with civic, retail, entertainment, commercial, visitor serving, and residential uses.

BROADWAY DISTRICT SPECIFIC PLAN

The Broadway District Specific Plan (BDSP) was adopted in 2019 as a land use and urban design framework for development of 345 acres on properties located on both sides of Broadway extending 2.38 miles north from the county line to Green Island Road. This area includes distinct gateway areas as well as the "core" of the Broadway District containing diverse commercial uses and residential neighborhoods. The plan reinforces Main Street as the pedestrian-oriented town center and employs a "Modern Farmhouse" and "Modern Industrial" aesthetic to create a unified character.

The Broadway District Specific Plan includes the following zones that allow for residential development:

- Downtown Core (DC)
- Broadway Residential (BR)
- Business Park (BP)
- Local Serving Mixed Use (LSMU)
- Medium Density Residential (MDR)

[9] Historically known as Broadway where it passes through American Canyon, the primary road through Napa Valley became known as Highway 29 (also referred to as State Route 29) after joining the state highway system in 1931.Broadway District Specific Plan. 2020. Accessed: https://www.cityofamericancanyon.org/home/showpublisheddocument/17886/637123528315700000

- Community Commercial (CC)
- Neighborhood Commercial (CN)

The Broadway District allows higher densities and height limitations compared to the most of the city which is discussed in the *Zoning Ordinance* section.

Broadway District Design Guidelines

The Broadway District Specific Plan includes design guidelines which may constrain housing development. The plan states that building architecture should favor a "Modern Industrial" and "Modern Farmhouse" aesthetic. This criterion requires a reinterpretation of traditional farmhouse and industrial architecture to accommodate new concepts of design that relax traditional rules while preserving utility, indoor/outdoor, and form following function objectives that gave rise to the traditional styles. The traditional styles are described below:

- **Traditional Farmhouse architecture** is unpretentious, straightforward, functional, and very efficient. This aesthetic is characterized by strong indoor/outdoor design that may feature a wraparound porch, symmetrical design, wood building exteriors, and shallow roofs.
- **Traditional Industrial architecture** is characterized by the lack of pretension and the way utilitarian surfaces, and functional materials and objects showcase the integration of form and function. Design characteristics generally include durable exterior materials such as brick, wood and metal, large skylights, "oversized" elements such as doors and windows, and exposed functional elements such as beams, duct work and pipes.

The plan also states that developments should incorporate elements that provide indoor/outdoor interface (e.g., porches, stoops, skylights/clear stories, etc., building materials that reflect local environment (e.g., wood and stone), are durable (e.g., brick, concrete, and steel) or reflect traditional farm or industrial materials, and incorporate architectural details to break-up building walls, create shadow lines and increase architectural interest.

Compliance with these design standards is determined by the Planning Commission during the design permit process. Discretionary approval processes may introduce considerable unpredictability, delays, and additional expense to the permitting process and therefore may be considered a constraint to housing development. The design permit process is discussed further in Processing and Permit Procedures below.

Zoning Ordinance

The City regulates the type, location, density, and scale of residential development primarily through the Zoning Ordinance, as well as specific plan

development codes. A zoning district is assigned to every parcel in the city and the Zoning Ordinance identifies compatible uses.

There are seven residential districts in American Canyon, each with distinct development standards such as setbacks, height limits, and lot coverages. Development standards may constrain housing development if they are too restrictive.

The City's Zoning Ordinance allows residential uses in the following districts:

- Residential Estate (RE): Provides for residential estate areas where the minimum lot size is one acre.
- Rural Residential (RR): Provides for very low-density residential uses and related activities in existing or proposed large-lot residential neighborhoods, and in the peripheral foothill areas of the city. There are three separate RR districts:
    - Rural Residential Hillside (RRH): Requires a minimum lot size of twenty thousand square feet and imposes special development standards.
    - RR-20000: Requires a minimum lot size of twenty thousand square feet.
    - RR-10000: Requires a minimum lot size of ten thousand square feet.
- Residential Suburban (RS): Provides for low-density residential uses and related activities in areas of the city predominated by subdivisions with single-family lot patterns. There are two separate RS districts:
    - RS-8000: Minimum lot size of eight thousand square feet
    - RS-6500: Minimum lot size of six thousand five hundred square feet.
- Medium Residential (RM): Accommodates multifamily residential uses in areas of minimal constraints and ready access to transportation and services, with single-family uses allowed under some circumstances in conformance with the general plan. Development in the RM district shall be within the range of five to 12 units per gross acre.
- Town Center Residential Medium 12: Accommodates single and multi-family dwelling units up to 12 dwelling units per acre.
- Town Center Residential Medium 16: Accommodates single and multi-family dwelling units up to 16 dwelling units per acre.
- Broadway District Residential: Accommodates single and multi-family dwelling units up to 20 dwelling units per acre.
- Broadway District Business Park: Accommodates single and multi-family dwelling units up to 20 dwelling units per acre.

- Broadway District Local Serving Mixed use: Accommodates single and multi-family dwelling units up to 20 dwelling units per acre. High Residential (RH): Provides for high-density multifamily residential uses in areas of minimal constraints and ready access to transportation and services, and to provide a range of housing opportunities. There are two separate RH districts:
    - RH-1: density range of 12 to 16 units per gross acre
    - RH-2: density of 20 units per gross acre.
- Broadway District Downtown Core: Accommodates multi-family dwelling units up to 35 dwelling units per acre.
- Town Center High Density: Accommodates multifamily dwelling units with no limit to density.
- Community Commercial (CC): accommodates a broad range of commercial uses that will serve local residents and the greater community and reduce the need for external trips to adjacent jurisdictions for goods and services, and provide shopping and service opportunities for commuters, visitors, and tourists. Also accommodates multifamily residential uses, especially in conjunction with a commercial use.
- Neighborhood Commercial (CN): encourages a limited range of retail and service commercial uses that are oriented to the day-to-day needs of the local residents, at a scale compatible with adjacent neighborhoods. Also accommodates multifamily residential uses, especially in conjunction with a commercial use.
- Light Industrial (LI): accommodates the continuation of existing and the development of new light manufacturing uses, research and development, offices, and similar uses. These districts allow the development of emergency shelters but no other residential uses are permitted.

Zoning for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage development of a variety of housing types for all economic segments of the population. Persons and households of different ages, types, incomes, and lifestyles have a variety of housing needs and preferences that evolve over time and in response to changing life circumstances. This includes single-family homes, multi-family housing, accessory dwelling units, mobile homes, agricultural employee housing, homeless shelters, and transitional housing, among others.

Table 5-3 summarizes the residential uses allowed by zone and permit type and is followed by a description of the residential uses that are defined in the Municipal Code.

ACCESSORY DWELLING UNITS

Under state law (Government Code Section 65852.2), an accessory dwelling unit (ADU) provides complete independent living facilities for one or more persons (i.e., living, sleeping, eating, cooking, and sanitation). It must be located on the same parcel on which a single-family dwelling or multifamily development is located. The ADU may be attached to or converted from a portion of the primary dwelling unit or separate from the primary structure (detached).

ADUs must be permitted ministerially in all zoning districts that allow residential uses. In American Canyon, ADUs are permitted in any residential zoning district and where an existing, non-conforming residential use has previously been established.

A junior ADU (or JADU) is a dwelling unit limited to 500 square feet and converted from a portion of a single-family home. It must contain a kitchen, but bathroom facilities may be shared with the primary dwelling unit. Owner occupancy of the primary dwelling unit is required, and no parking may be required. JADUs must be ministerially permitted in zoning districts that allow single-family residences. Government Code Section 65852.22 establishes minimum standards for JADUs.

The city's Accessory Dwelling Unit ordinance (American Canyon Municipal Code Section 19.39.040) was updated to comply with State Law in 2017. This ordinance defines ADU as one additional attached or detached residential dwelling unit one thousand two hundred square feet or less that is on the same parcel as a single-family dwelling, and provides permanent and independent provisions for living, sleeping, eating, cooking, and sanitation for one or more persons. An ADU also includes the following:

- An efficiency unit, as defined in Section 17958.1 of the Health and Safety Code.
- A manufactured home, as defined in Section 18007 of the Health and Safety Code.

ADUs are allowed by right in any zone where residential uses are permitted. One detached ADU and one JADU are permitted per single-family parcel. An existing multifamily dwelling is permitted up to two detached accessory dwelling units on the same lot. Section 19.39.505 contains development standards for ADUs. Since 2017, State Accessory Dwelling Unit laws now further limit the development and design standards that can be applied to an ADU, and requires that development and design standards be objective as defined in Government Code Section 65913.4(a)(5):

"Standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal."

The Accessory Dwelling Unit Ordinance contains design standards in Section 19.39.090. These standards are listed below:

19.39.090 Design standards.

Accessory dwelling units shall comply with the following design standards that are intended to maximize the compatibility of accessory dwelling units with the neighborhoods in which they are located.

A. The accessory dwelling unit shall be designed so the site appearance remains that of a single-family residence, insofar as possible.
B. Where feasible, any new entrance to an accessory dwelling unit attached to the primary residence shall be located on the side or rear of the structure.
C. The accessory dwelling unit shall be aesthetically compatible with the primary residence and the surrounding neighborhood, including coordinating colors, materials, roofing, building height, other architectural features, and landscaping.
D. The accessory dwelling unit location and orientation shall not materially reduce the privacy otherwise enjoyed by residents of adjacent parcels. The community development director shall consider, but is not limited to considering, the placement of windows, decks and balconies, landscape screening, height, and number of stories in determining if privacy will be materially reduced.
E. An accessory dwelling unit connected to an onsite water treatment system requires a percolation test completed within the last five years, or, if the percolation test has been recertified, within the last ten years. (Ord. 2020-04 § 1, 2020; Ord. 2017-05 § 2, 2017)

The Design Standards A through D meet the definition of a subjective evaluation not tied to objective criteria. For this reason, Design Standards A through D could no longer be applied to ADUs under the ministerial process required by law. Program G will modify the development standards in the Zoning Ordinance to comply with current state law.

State law requires that ADUs be considered, approved, and permitted ministerially, without discretionary action. However, ADUs that do not meet objective and ministerial development and design standards may be permitted through a discretionary process.[10] In American Canyon, ADUs that require a

[10] California Department of Housing & Community Development, Accessory Dwelling Unit Handbook, December 2020. https://www.hcd.ca.gov/accessory-dwelling-units

Table 5-3 Zones and Allowable Residential Uses

Allowable Residential Uses	MHP	TC MDR12	TC MDR16	TC HDR	Broadway Residential	Bus Park	Downtown Core	Local Serving Mixed Use	RE	RR	RRH	RR-20000	RR-10000	RS	RS-8000	RS-6500	RM	RH	RH-1	RH-2	RO	CC	CN	LI	REC
Accessory Dwelling Unit	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C		
Junior Accessory Dwelling Unit	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Emergency Shelter																	C	C				P		P	
Employee Housing									P	P	P	P	P	P	P	P									
Manufactured/Mobile Homes[1]	P	P	P		P				C	C				C											
Mobile Home Park	C																C	C							
Mixed-Use Development						P	P	P														P	P		
Multi-Family Development																	P	P	P	P	P	P	P		
• Garden Apartment		P	P	P	P	P	P	P									P	P							
• Townhouses		P	P	P	P	P	P	P									P	P	P	P		P	P		
Residential Care Facility		P	P		P				P	P		P	P	P	P	P	P	P	P	P					
Senior Citizen Housing Development[2]	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P		
Single-Room Occupancy Development																		P							
Single-Family Development	See Single Family Uses below																								
• Detached Single-Family Residential3		P	P		P				P	P	P	P	P	P	P	P	P[2]	P[2]							P
• Semi-Detached Single-Family Residential4			P	P	P	P				P		P	P	P	P	P	P	P							

Notes:

1 Manufactured homes are allowed on permanent foundations wherever single-family homes are allowed, and subject to the same development standards to which a conventional single-family residential dwelling is subject. Manufactured homes on temporary foundations are conditionally permitted as shown.

2 "Senior housing project" is defined as any project qualifying as senior housing under state or federal law that, at the time of initial city approval, received a concession or incentive (Section 19.34.030). Senior housing projects are permitted depending on the housing type (e.g., multifamily development).

3 General Plan Policy 1.8.3 precludes the development of single-family subdivisions in the RM and RH land use designations unless certain criteria are met.

4 General Plan Policy 1.7.1 allows for the development of single-family detached and semi-detached dwelling units in the RE land use designation at a density of one to two units per acre.

Source: American Canyon Municipal Code, Section 19.10.040, Permitted uses.

This page intentionally left blank.

conditional use permit must be consistent with the following required findings in Section 19.42.020(F) of the Zoning Ordinance:

1. Access separate from the on-site commercial use(s) is provided for the accessory dwelling unit(s).
2. Noise levels within the accessory dwelling unit(s) will not exceed any adopted noise standards.
3. The accessory dwelling unit(s) will be protected from any obnoxious odors generated on-site or in the immediate vicinity.

Section 19.11.040 of the Zoning Ordinance allows ADUs to be conditionally permitted in the CN and CC zones. State law requires that ADUs be ministerially permitted in all residential and mixed-use zones, broadly construed to mean any zone where residential uses are permitted by-right or by conditional use.[11] Although the CN and CC zones both allow multifamily residential uses, these districts have no multifamily uses and are mostly built-out. Nevertheless, the ADU conditional use permit requirement in these districts is inconsistent with state law. Program G would modify sections 19.11.040 and 19.42.020(F) of the Zoning Ordinance to comply with state ADU law.

EMERGENCY SHELTERS

Government Code Section 65583(a)(4) requires identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the City's need for emergency shelters.

The City allows emergency shelters by right within the LI and CC zones. After taking into account existing development, access, and availability of infrastructure, there are 38 parcels totaling over 306 acres of vacant land in the CC and LI zoning districts. Emergency shelters are also permitted within the medium density residential (RM), high density residential (RH) with approval of a conditional use permit and subject to the location restrictions identified in this section. There is sufficient land available to accommodate at least one emergency shelter, which would accommodate the city's homeless needs (see Chapter 3, Housing Needs Assessment). There were 464 individuals identified as experiencing homelessness in Napa County in 2020, with an unreported number residing in American Canyon. The availability of land for emergency shelters is not considered a constraint to the development of emergency shelters.

Housing Element law (Government Code 65583) mandates that emergency shelters may only be subject to standards that apply to residential and commercial development within the same zone, except a city may use standards to regulate the number of beds, and staff parking (provided the standards are not more stringent than other residential or commercial uses within the same

[11] California Department of Housing & Community Development, Accessory Dwelling Unit Handbook, December 2020. https://www.hcd.ca.gov/accessory-dwelling-units

zone), length of stay, and other minor standards. The American Canyon Zoning Code requires on-site parking at a rate of two spaces per staff plus one space for every six occupants allowed at the maximum capacity. This parking standard is lower than required for residential and commercial uses in the LI, CC, RH, and R zones.

The City's Emergency Shelter Ordinance (Chapter 19.38) requires a management plan for all emergency shelters to address management experience, good neighbor issues, transportation, client supervision, client services, and food services. The plan must be submitted to and approved by the community development department prior to operation of the emergency shelter. The plan shall include a floor plan that demonstrates compliance with the physical standards of Chapter 19.38. The operator of each emergency shelter shall annually submit the management plan to the planning, inspections and permitting department with updated information for review and approval.

The City's zoning and development standards for emergency shelters are consistent with state law.

Low Barrier Navigation Centers

With state adoption of Assembly Bill (AB) 101 in 2019, cities are required to allow low barrier navigation centers as a permitted use in mixed use zones and other nonresidential zones that permit multi-family residential development. Per AB 101, a low barrier navigation center is defined as:

> *"a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing."*

When compared to traditional emergency shelters, a Low Barrier Navigation Center may provide more client services and flexibility, such as allowing pets or permitting partners to share living space. AB 101 also requires local jurisdictions to act on a complete low barrier navigation center application within 60 days.

The City's Zoning Code has not been updated to permit low barrier navigation centers. The lack of an Ordinance to address this land use is a constraint to housing for unsheltered individuals. The City will revise emergency shelter provisions in the Zoning Code, consistent with AB 101 (Program C).

EMPLOYEE/FARMWORKER HOUSING

The Employee Housing Act (Division 13, Part 1 of the Health and Safety Code) requires employee (farmworker) housing for six or fewer persons be permitted by right in single-family zones. In agricultural zones, employee housing consisting of 12 units, or 36 beds must be permitted by right.

The City must allow employee housing for six or fewer persons by right in single-family zones to be consistent with the Employee Housing Act. Section 19.05.040 of the City's Municipal Code defines employee housing as follows:

> *"Housing for six or fewer employees in a single-family dwelling shall be deemed a single-family use and shall be treated the same as any single-family dwelling in districts where single-family dwellings are allowed. Employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory or other similar term that implies the employee housing differs in any way from a family dwelling and shall not constitute a change in occupancy for purposes of local building codes. It shall not be subject to any fees to which other family dwellings of the same type in the same zone are not likewise subject."*

These provisions are consistent with state law.

The City must also allow larger farmworker housing developments by right in agricultural zones. The City has no agricultural zones, but larger farmworker housing is conditionally permitted in the CC zone. Municipal Code Section 19.05.040 defines farm employee housing as "living quarters provided on agriculture district property for the use of workers employed in agricultural activities." The City conditionally permits farm employee housing in the CC zone. The CC zone is not an agricultural district, so the conditional permit requirement in that zoning district is consistent with the Employee Housing Act.

MANUFACTURED/MOBILE HOMES

A mobile home or manufactured home is defined in Health and Safety Code Sections 18007 to 18008 as a structure which is transportable in one or more sections, is eight feet or more in body width, or 40 feet or more in body length, in the traveling mode, or, when erected onsite, is 320 or more square feet. Mobile homes are defined as being constructed prior to June 15, 1976, while a manufactured home is constructed on or after the same date. Manufactured housing and mobile homes can be an affordable housing option for low- and moderate-income households. Government Code Section 65852.3 requires manufactured homes to be allowed on permanent foundations wherever single-family homes are allowed, and subject to the same development standards to which a conventional single-family residential dwelling is subject.

Manufactured homes are reviewed in accordance with Zoning Code Section 19.10.130. This section of the City's Zoning Code is meant to provide placement opportunities and general development standards for manufactured homes in single-family residential districts. Section 19.10.130 is consistent with State law because manufactured homes on permanent foundations are allowed wherever single-family homes are allowed.

Manufactured homes not on a permanent foundation are conditionally permitted in RE, RR, and RS zones. The Zoning Code requires that all manufactured homes are designed and located to be harmonious within the context of the surrounding houses. This includes design requirements such as exterior siding material compatible with adjacent residential structures, and the prohibition of shiny or metallic finishes. Applicant designs are reviewed by the Community Development Director prior to the issuance of building permits. These design requirements are subjective. Therefore, they represent a housing constraint. Program C would modify the Zoning Ordinance to apply only the requirements for a single-family dwelling unit to installation of a manufactured home.

MIXED-USE DEVELOPMENT

Mixed-use development is not defined or listed as a permitted use in the Zoning Ordinance, but mixed-use structures are allowed in the CC and CN zones. In the Broadway District Specific Plan Area, mixed-use development is allowed in Broadway Residential, Business Park, Downtown Core, and Local Serving Mixed Use zoning districts.

MOBILE HOME PARKS

Mobile home parks are defined in the City's code as "a site developed for the long-term placement of mobile homes" (Section 19.05.040). The City permits manufactured homes (on permanent foundations) in single-family districts, consistent with State law. Mobile home parks are an important source of existing affordable housing in the city. There are several mobile home parks located in the southeastern portion of the city, south of American Canyon Road and east of Broadway. Most of the manufactured home subdivisions and mobile home parks have been in existence prior to the City's incorporation. There are no current applications for additional mobile home parks.

American Canyon has a Mobile home Park Rent Stabilization Program (Zoning Code Chapter 15.04). This ordinance requires that a park owner shall not increase the rent more frequently than on an annual basis, and when they do, it cannot be greater than the Consumer Price Index. No increase of more than six percent shall be permitted unless otherwise determined by a mediation panel or an arbitrator.

Mobile home parks are allowed in the MHP Overlay District through approval of a Design Permit. A mobile home subdivision is allowed with a Conditional Use Permit.

MULTI-FAMILY DEVELOPMENT

A multi-family dwelling is defined as "three or more dwelling units on a lot. Multi-family residential units may share one or more common walls and include townhomes and garden apartments" (Section 19.05.040 of the Zoning Code). Multi-family housing is permitted in the following zoning districts:

- Town Center Residential Medium 12
- Town Center Residential Medium 16
- Broadway District Residential
- Broadway District Business Park
- Broadway District Local Serving Mixed use
- RH-1: density range of 12 to 16 units per gross acre
- RH-2: density of 20 units per gross acre.
- Broadway District Downtown Core
- Town Center High Density
- Medium Density Residential
- Community Commercial
- Neighborhood Commercial

Multi-family residential development requires a Site Plan as part of the Design Permit process. Like single-family dwellings, multi-family dwellings are permitted by-right and subject to a ministerial Design Permit review by the City Planning Commission. The Design Permit review ensures that codified development standards and applicable environmental review are addressed by the project.

Townhouses are defined as "a one-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more vertical common fire-resistant walls" (Section 19.05.040). Townhouses are allowed in the following zoning districts:

- Town Center Residential Medium 12
- Town Center Residential Medium 16
- Medium Density Residential
- Broadway District Residential
- Broadway District Business Park
- Broadway District Local Serving Mixed use
- RH-1: density range of 12 to 16 units per gross acre
- RH-2: density of 20 units per gross acre.
- Broadway District Downtown Core
- Town Center High Density
- Community Commercial
- Neighborhood Commercial

Garden apartments are a form of multi-family development defined as "a multifamily development of one or more two- or three-story structures containing up to twenty units each that has units located one over the other, with integrated off-street parking, open space and recreation" (Section 19.05.040). Garden apartments are allowed in the following zoning districts:

- Town Center Residential Medium 12
- Town Center Residential Medium 16
- Medium Density Residential
- Broadway District Residential
- Broadway District Business Park
- Broadway District Local Serving Mixed use
- RH-1: density range of 12 to 16 units per gross acre
- RH-2: density of 20 units per gross acre.
- Broadway District Downtown Core
- Town Center High Density
- Community Commercial
- Neighborhood Commercial

RESIDENTIAL CARE FACILITIES

The California Community Care Facilities Act (Health and Safety Code Section 1500) defines a residential care facility as:

> *"any facility, place, or building that is maintained and operated to provide nonmedical residential care, day treatment, adult daycare, or foster family agency services for children, adults, or children and adults, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children."*

Residential care facilities serving six or fewer persons (small residential care facilities) are defined a residential use of property, subject to the same development standards as other residential uses on that lot (Health and Safety Code Section 1566.3).

The City's Zoning Code Section 19.05.040 defines a Residential Care Home as:

> *"Provision of twenty-four-hour nonmedical care of six or fewer persons in need of personal services, supervision, protection or assistance essential for sustaining the activities of daily living, or twenty-four-hour care for six or fewer foster children. This classification includes only those services and facilities licensed by the state for such purposes. Small group homes without personal services shall have the same standards and processing as residential care homes."*

Small residential care facilities (defined in the Zoning Code as residential care homes) are permitted in the RE, RR, RS, RM, and RH zones. Program C will amend the Zoning Ordinance to permit small residential care facilities in the RRH district

to comply with requirements in state law that small facilities be allowed where single-family residences are allowed.

Title 14 of the City's Municipal Code, Sewer and Sanitation Services (Section 14.08.010), defines a Residential Care Facility as:

> *"any family home, group care facility, or similar facility which is occupied by **seven or more persons** not related by blood, which provides twenty-four-hour nonmedical care of persons in need of personal services to sustain the activities of daily living, which facility has received licensing from the state of California" (Section 14.08.010). This classification includes only those services and facilities licensed by the state for such purposes."*

This definition aligns with the definition of large residential care facility in state law, but Residential Care Facilities are not permitted in any zoning district. Program X would amend the Zoning Code to add a definition of large residential care facilities and establish a process for permitting large facilities.

SINGLE-FAMILY DEVELOPMENT

Under Section 19.05.040 of the City's Zoning Code, single-family residences are defined as:

- Single-family residential, detached: a dwelling unit located on a separate lot which has no common walls with any other dwelling unit. Detached single-family residential include mobile homes placed on a permanent foundation.
- Single-family residential, semidetached: a one-family dwelling attached to one other one-family dwelling by a common vertical wall, with each dwelling located on a separate lot.

A dwelling unit means one or more rooms with a single kitchen, designed for occupancy by one family for living and sleeping purposes. (See Definition of Family, below.)

Single-family residences are permitted by-right in all residential zones in the city except High Density in Watson Ranch. Developments of three or more single-family dwellings are subject to ministerial Design Permit review by the Planning Commission.

TRANSITIONAL HOUSING AND SUPPORTIVE HOUSING

State Housing Element law defines transitional housing as:

> *"buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance" (Government Code Section 65582(j)).*

Transitional housing is a type of housing that facilitates the movement of homeless individuals and families to permanent housing. Transitional housing may take several forms, including group quarters with beds, single-family homes, and multi-family apartments. Transitional housing residents are usually provided supportive services to assist them to achieve greater economic independence and a permanent, stable living situation (often six months to two years).

Supportive housing is defined as:

> *"housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community" (Government Code Section 65582(g)).*

Supportive housing provides housing and social services for homeless individuals and families, people with disabilities, and special needs populations. Similar to transitional housing, supportive housing may take several forms, including group quarters with beds, single-family homes, and multi-family apartments.

State law (Government Code Section 65583(c)(1)(C)(3)) requires cities and counties to permit transitional housing and supportive housing as a residential use subject only to the same restrictions that apply to other residential uses of the same type in the same zone. Supportive housing must also be permitted by right in zones where multi-family and mixed uses are permitted, subject to certain standards (Government Code Section 65651(a)).

The City amended the Zoning Ordinance on December 16, 2014, with subsequent amendments as recent as 2018, to allow transitional and supportive housing as permitted uses in zones allowing residential use, in accordance with state law, including adoption of the following definitions:

> *<u>Transitional housing</u>: a type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing. A homeless person may live in a transitional dwelling for no less than six months while receiving supportive services that enable independent living. Transitional housing units are residential uses subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zoning district.*
>
> *<u>Supportive housing</u>: permanent rental housing that provides a range of support services designed to enable residents to maintain stable housing, improve his or her health status, lead fuller lives, and when possible, work in the community. Supportive housing units are residential uses subject only*

to those requirements and restrictions that apply to other residential uses of the same type in the same zoning district.

AB 2162, which went into effect on January 1, 2019, allows supportive housing up to 50 units by-right in multi-family and mixed-use zones and precludes cities from imposing parking requirements on supportive housing developments located within one-half mile of a public transit stop.

Because AB 2162 imposes additional standards that were not required in 2018, the current ordinance is a constraint to the development of supportive housing. To achieve compliance, the City will update the Zoning Ordinance, as discussed in Program C.

The City's standards are consistent with state law, and do not present a constraint to the development of transitional and supportive housing.

SINGLE-ROOM OCCUPANCY (SRO) UNITS

Single-room occupancy (SRO) units are not defined in state law, but under Housing Element law, cities must facilitate SROs as a form of housing for special needs populations (Government Code Section 65583(c)(1)). An SRO unit usually occupies between 200 to 350 square feet. SROs are an important source of affordable private housing for lower-income individuals, seniors, persons with disabilities, and formerly homeless people. The Zoning Ordinance defines SROs as:

"a type of group residential use where there are at least five single rooms with no more than two occupants in each unit that complies with the regulations in Section 19.10.160. The single rooms are habitable rooms that may have a bathroom and/or limited cooking facilities and are intended for combined living and dining purposes."

SROs are allowed in the RH district.

Development Standards

Table 5-4 outlines residential development zoning standards. Table 5-5 outlines Watson Ranch Specific Plan zoning districts development standards. Table 5-6 outlines the Broadway District Specific Plan zoning district development

Table 5-4 Citywide Development Standards

Zoning	Min. Lot Area (square feet)	Front Setback (feet)	Side Setback, 1st Story (feet)	Side Setback, 2nd Story (feet)	Street Side Setback of Corner Lot (feet)	Rear Setback (feet)	Max. Height (feet)	Max. Dwelling Units per Acre (du/ac)	Max. Lot Coverage
RE	43,560	10% of lot depth	10% of lot width	10% of lot width	10% of lot width	25% of lot depth	35	1	30%
RRH	20,000	30	15 ft. with no less than 35 ft. between homes on adjoining parcels	20	25	30	35	1	60% of approved building envelope
RR-20000	20,000	20	10	10	10	20	35	2	30%
RR-10000	10,000	20	10	10	10	20	35	4	30%
RS-8000	8,000	15	5	8	10	20	35	6	40%
RS-6500	6,500	15	5	8	10	15	35	7	40%
RM	20,000	15	5	10	10	10	40	Per General Plan	50%
RH	20,000	20	5	10	10	10	40	Per General Plan	50%
RH-1	20,000	20	5	10	10	10	40	16	50%
RH-2	20,000	20	5	10	10	10	40	20	50%
RO	See Underlying Zoning District standards								
CC	1 acre	20	20	10	15	10	35	20 west of Broadway; 35 east of Broadway per General Plan Policy 1.15.1	50% west of Broadway, 60% east of Broadway
CN	10,000	10	10	10	10	20	30	20 per General Plan Policy 1.14.1	50% west of Broadway, 60% east of Broadway
LI	20,000	20	5	10	15	10	40	Emergency Shelter per Chapter 19.38	70%
REC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1 Dwelling Unit permitted per ACMC Table 19.15.030	N/A

Source: American Canyon Municipal Code.

Table 5-5 Watson Ranch Specific Plan Development Standards

Zoning	Min. Lot Area (square feet)	Front Setback (feet)	Internal Lot Setback (feet)	Corner Lot Side Setback – 2nd & 3rd Story (feet)	Corner Lot Covered Porch Side Setback (feet)	Rear Setback (feet)	Max. Height (feet)	FAR	Max. Dwelling Units per Acre (du/ac)	Max. Lot Coverage
MDR-12	3,200	15	5	10/15	6	15	35	0.7	12	55%
MDR-16	1,500	10	3	8/10	6	10	35	0.7	16	55%
HDR	20,000	15	10	15/15	10	10	40	1	Unlimited	50%

Source: American Canyon Municipal Code.

Table 5-6 Broadway Specific Plan

Zoning	Min. Lot Area	Setback from Broadway (feet)	Side Yard Setback (feet)	Side Corner Lot Setback (feet)	Front Setback (feet)	Rear Setback (feet)	Max. Height (feet)	FAR	Max. Dwelling Units per Acre (du/ac)	Max. Lot Coverage	Open Space Requirement
Downtown Core	1 acre	30	10	15	–	10	24 feet when setback at least 15 feet from a public right-of- way	24 feet when setback at least 15 feet from a public right-of- way	35	n/s	Ground floor Patios 100 square feet minimum 8-feet deep Balconies 50 square feet minimum 6-feet deep
Broadway Residential	1 acre	30	10	15	–	10	24 feet when setback at least 15 feet from a public right-of-way. 42 feet when setback 30 feet from a public right-of-way.	0.7	–	55%	Ground floor Patios 100 square feet minimum 8-feet deep Balconies 50 square feet minimum 6-feet deep
Medium Density Residential	20,000 square feet	15	10	15		10	40	1		50%	

Zoning	Min. Lot Area	Setback from Broadway (feet)	Side Yard Setback (feet)	Side Corner Lot Setback (feet)	Front Setback (feet)	Rear Setback (feet)	Max. Height (feet)	FAR	Max. Dwelling Units per Acre (du/ac)	Max. Lot Coverage	Open Space Requirement
Local Serving Mixed Use	1 acre	30	10	15	15	10	24 feet when setback at least 15 feet from a public right-of-way. 42 feet when setback 30 feet from a public right-of-way	–	20	N/A	Ground floor Patios 100 square feet minimum 8 feet deep Balconies 50 square feet minimum 6 feet deep
Business Park	1 acre	30	10	15	15	10	24 feet when setback at least 15 feet from a public right-of-way. 42 feet when setback 30 feet from a public right-of-way	–	–	60%	Ground floor Patios 100 square feet minimum 8-feet deep Balconies 50 square feet minimum 6-feet deep
Southeast Area Specific Plan	20,000		5 feet, 1 story, 10 feet, 2 story	10	15	10	42 feet; 15 feet accessory structure		18	50%	

Source: American Canyon Municipal Code.

standards. The Specific Plans are each identified because they regulate development through different standards. The maximum height throughout the city ranges from 30 to 40 feet, which equates to a maximum of approximately two to four stories. Maximum lot coverage ranges from 30 to 60 percent.

Parking Standards

Parking increases the cost to build housing and may reduce potential density on a site because developers must reserve land for parking or build costly parking structures. According to the Terner Center for Housing Innovation at UC Berkeley, parking can cost $25,000 to $75,000 per space to construct.[12] Requiring less parking not only reduces the project cost but allows more space to build housing units.

State Density Bonus law[13] allows a reduced parking standard. This state affordable housing parking standard is 0.5 parking spaces per unit for affordable and senior housing development and no more than 0.3 parking spaces per unit for special needs housing development.

The Parking Code (Chapter 19.21) permits reductions in parking for several circumstances. These include:

- Alternate parking requirements for uses that demonstrate parking demand comparable to another use (ACMC Section 19.21.030(A.3)).
- Parking shared with another use that generates parking needs primarily at different times, and that cooperatively establish and operate shared parking facilities (ACMC Section 19.21.030(B)).

The City's parking requirements are summarized in Table 5-7. During stakeholder interviews[14] conducted for this Housing Element update, developers commented that the City's parking requirements are not prohibitive given the context of American Canyon as a car-dependent community. However, some developers expressed a need for decreased parking requirements for certain housing types, stating that in special circumstances, parking spaces were underutilized. The City will explore additional opportunities for reduced parking standards through Programs F, K, and N.

[12] Terner Center for Housing Innovation at UC Berkeley, 2016. Available at: http://ternercenter2.berkeley.edu/proforma/
[13] Government Code Section 65915-65918
[14] Market-rate and affordable housing developer stakeholder interview. March 14, 2022

Table 5-7 Parking Standards by Residential Use

Types of Use	Number of Required Parking Spaces
Single-family residential Two-family residential	• 2 covered spaces
Multifamily residential Accessory unit	• Studio: 1 covered space • Unit with 1 bedroom: 1 covered, plus 0.5 uncovered spaces • Unit with 2 or more bedrooms: 1 covered space plus 1 uncovered space • Plus 1 guest space per 4 units
Secondary unit (ADUs)	• 1 space (covered or uncovered)
Mobilehome park	• 1 covered space plus 1 uncovered space per unit, plus 0.5 guest spaces per unit
Senior citizen housing development	• 1 space per 1.5 units
Long term care facility	• 1 space per 2 beds

Source: American Canyon Municipal Code.

Density Bonus

State Density Bonus Law (Government Code Section 65915-65918) requires the City to approve certain incentives to developers that provide affordable or senior housing. The amount of the density bonus is set on a sliding scale, based upon the percentage of affordable units at each income level, with a maximum density bonus of 50 percent.

Density bonus law also requires qualifying projects be provided up to three incentives or concessions. The number of required incentives or concessions is based on the percentage of affordable units in the project. An incentive or concession is defined as:

- A reduction in site development standards or a modification of zoning code or architectural design requirements, such as a reduction in setback or minimum square footage requirements;
- Approval of mixed-use zoning; or
- Other regulatory incentives or concessions which actually result in identifiable and financially sufficient cost reductions.

Chapter 19.27 of the City Zoning Ordinance was most recently updated to comply with state law in 2018. Since that time, Density Bonus Law has been amended. The City's density bonus ordinance is not consistent with new changes to state Density Bonus Law in the following ways:

- The highest density bonus allowed is 35 percent, instead of 50 percent as required by state law.
- Parking requirements are higher than the maximums allowed by state law. Under current Density Bonus Law, qualifying projects are automatically eligible for a ratio or 1.5 spaces per each two- and three-

bedroom unit, and no parking may be required for 100 percent affordable projects near transit stops and affordable senior housing projects. Other qualifying projects near transit are also eligible for reduced parking requirements.
- The number of concessions for which a project is eligible is based on a lower percentage of affordable units that the City's code currently allows.

Programs C and P commits the City to updating the Zoning Ordinance to meet new standards in state law.

Inclusionary Housing Program

Inclusionary housing programs require a certain percentage of units in a market-rate development be designated as affordable units. American Canyon's inclusionary housing program (Zoning Code Section 19.28.040) applies to rental and ownership projects containing 10 or more dwelling units when initial sales prices or rents will be affordable only to above moderate-income households.

In 2009, the *Palmer/Sixth Street Properties vs. City of Los Angeles* case prohibited inclusionary requirements on rental projects in California. To address this legal change, the City adopted a Housing Nexus Impact Fee in 2016. The Affordable Housing Nexus fee is assessed on new development as follows:

- A per square foot fee on each new apartment rental unit
- A per square foot fee on each new ownership residential dwelling unit if constructing on-site affordable housing as part of the project is not financially feasible.
- A per square foot fee on each new nonresidential development

Funds generated by the Affordable Housing Nexus fee are used for a variety of affordable housing programs that support needs identified in this Housing Element.

In 2017, the California Legislature passed 15 bills to facilitate all types of housing—especially affordable housing. Assembly Bill 1505 was signed into law September 29, 2017 and became effective January 1, 2018. AB 1505 superseded the Palmer decision, which allowed the City to reinstate inclusionary requirements on new rental projects. In October 2019, the City updated the Inclusionary Housing Ordinance to reinstate inclusionary requirements for rental projects.

In conjunction with reinstating inclusionary requirements, state law requires local jurisdictions to accommodate a wide variety of alternative measures to achieve affordable housing when inclusionary requirements are determined to be a barrier to affordable housing. The 2019 ordinance accommodates a wide range of alternatives.

The program requires projects provide affordable units as follows:

- Ownership projects shall provide at least 10 percent of applicable project units at prices or rents affordable to low-income households. Such inclusionary units may be either ownership units or rental units.
- Rental projects shall provide at least five percent of applicable project units at prices or rents affordable to low-income households, and five percent affordable to very low-income households.
- Where an odd number of inclusionary units are required of a rental housing project, a larger number of units affordable to very low-income households shall be provided (e.g., if the inclusionary requirement equals three units, two shall be affordable to very low-income households and one shall be affordable to a low-income household). If only one inclusionary unit is required, such unit must be affordable to a very low-income household.

The program offers alternative methods for meeting the inclusionary housing requirement:

- The developer may provide a site for the construction of affordable housing in lieu of constructing inclusionary housing units.
- Housing Nexus Fee: The developer may pay an in-lieu fee as an alternative when the construction of such units is infeasible.

In-lieu fees are deposited into the City's housing fund and are used to provide housing affordable to very low- and low-income households (Zoning Ordinance Section 19.28-050).

During stakeholder interviews[15] conducted for this Housing Element Update, market-rate housing developers commented that market-rate renters and home purchasers subsidize the cost of affordable housing. This subsidy drives up prices for market rate rents and home purchases. Additionally, developers suggested that affordable housing should not be provided by an inclusionary program (e.g., collecting a fee to fund affordable housing or infrastructure to support new housing for low-income residents).

The City of American Canyon's inclusionary requirements are similar to other jurisdictions within Napa County. In response to developer concerns that inclusionary requirements are a barrier to providing market-rate housing, the city offers in-lieu fees and other alternatives to avoid over-burdening housing costs.

The City's inclusionary requirements do not pose a constraint to residential development and are one of the key programs to assist in providing housing affordable to low- and moderate-income households. However, developers have suggested that there are policy changes that might provide more incentives to

[15] Developer stakeholder roundtable. March 14, 2022

projects providing affordable units on site rather than paying the in-lieu fee. Through Program V, the City will examine changes to the inclusionary program that would increase the supply of affordable housing.

Local Ordinances

MOBILEHOME PARK CONVERSION ORDINANCE

City Zoning Code Chapter 19.32 ensures that any proposed mobile home park conversion to any other use occurs consistent with these standards:

- adequate notice,
- evaluate social and fiscal impacts prior to consideration of a proposed conversion, and
- park residents are provided relocation and other assistance consistent with California Government Code Sections 65863.7 and 66427.4.

In addition, the conversion may also require City Council approval of a tentative subdivision map, design permit, and a use permit.

Mobile home parks provide a significant source of naturally occurring affordable housing, and their preservation ensures continued occupancy by lower-income households. This ordinance is not considered a constraint due to its protection of existing mobile home parks.

RENTAL HOUSING CONVERSION

Chapter 18.32 of the Subdivision Ordinance regulates of rental property condominium conversions.

The ordinance includes a variety of requirements. These include:

- building condition reports (Section 18.32.040)
- tenant notification (Section 18.32.050)
- tenant exclusive right to purchase (Section 18.32.050 (c))
- tentative map approval (Section 18.32.060)
- compliance with the Inclusionary Housing Ordinance (Section 18.32.090)
- payment of a fee of $5,000 per unit, which is deposited in the City's housing fund.

The condominium conversion ordinance is intended to preserve rental housing and is therefore not a constraint to the development or preservation of affordable housing.

SENIOR HOUSING CONVERSION ORDINANCE

Senior housing projects are protected under Zoning Ordinance Chapter 19.34, Conversions of Senior Housing to Non-Senior Housing, which states that no senior housing project shall convert to a non-senior housing project unless the

project first obtains a conversion permit. Conversion permits are approved by the Planning Commission, subject to a public hearing.

This ordinance provides additional protection for this housing for a special needs population to remain as such and not convert to market-rate housing.

HISTORIC PRESERVATION

There are no known designated historic resources in American Canyon that would constrain the development of housing throughout the city.

Housing for Persons with Disabilities

As discussed in *Chapter X: Housing Needs Assessment*, approximately 11.3 percent of American Canyon residents have a disability. Persons with disabilities have a wide range of housing needs which vary depending on severity and level of accessibility needed. Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for oneself. The City strives to create "barrier-free" housing, making housing more accessible to critical services and transit. American Canyon has several guidelines that it follows, such as the Federal Fair Housing Act and the California Building Code to increase accessibility and safety in housing developments.

DEFINITION OF FAMILY

Local jurisdictions may restrict access to housing for households that do not meet the jurisdiction's definition for "family." A restrictive definition of "family" that limits the number of individuals living together may illegally limit the development and siting of group homes for persons with disabilities, but not for housing families that are similarly sized or situated. The Zoning Ordinance defines "family" as "one or more individuals occupying a dwelling unit and living as a single household unit" (Section 19.04.030) This definition is not considered restrictive.

REASONABLE ACCOMMODATION PROCEDURES

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that a paved path of travel can be provided to residents who have mobility impairments.

The City adopted a reasonable accommodation ordinance (Chapter 19.52) in 2009, which contains a formal procedure for an individual with a disability seeking equal access to housing to request reasonable accommodation.

Requests for reasonable accommodation shall be made in a manner prescribed within this section.

- Requests for reasonable accommodation shall be submitted by completing the city of American Canyon Request for Reasonable Accommodation Form and submitting it to the community development department and specifying the following information:
    - Name and address of the individual(s) requesting reasonable accommodation
    - Name, address and telephone number of the property owner(s)
    - Address of the property for which accommodation is requested
    - The current actual use of the property
    - Description of the requested accommodation and the zoning code provision, regulation(s), policy or procedure for which accommodation is requested
    - The basis for the claim that the individual is considered disabled under the acts; and
    - Reason that the requested accommodation is necessary for the individual(s) with the disability to use and enjoy the dwelling.
- If the project for which the request for reasonable accommodation is being made also requires some other discretionary approval (including, but not limited to, a conditional use permit, design review, general plan amendment, zoning change, annexation, etc.), then the applicant shall file the information required by this section together for concurrent review with the application for discretionary approval.
- No application fee shall apply to a request for reasonable accommodation (unless the request is being made concurrently with an application for some other discretionary approval, in which case the applicant shall pay only the required application fee for the discretionary approval).
- Any information related to a disability status and identified by an applicant as confidential shall be retained in a manner so as to respect the privacy rights of the applicant and shall not be made available for public inspection.
- A request for reasonable accommodation in regulations, policies, practices and procedures may be filed at any time that the accommodation may be necessary to ensure equal access to housing. A reasonable accommodation does not affect an individual's obligations to comply with other applicable regulations not at issue in the requested accommodation.
- If an individual needs assistance in making the request for reasonable accommodation, the city will provide assistance to ensure that the process is accessible.

A request for reasonable accommodation may be made by any person with a disability, their representative, or an entity, developer, or provider of housing for individuals with disabilities, when the application of a land use or zoning regulation, policy, practice, or procedure acts as a barrier to housing opportunities. Those requesting reasonable accommodation must complete the Request for Reasonable Accommodation Form and submit it to the Community Development Department. There is no fee to request a reasonable accommodation. Requests for reasonable accommodations are reviewed by the Community Development Director. The City's reasonable accommodation procedure does not constrain a person's equal access to housing.

Building Code

For new construction the City's building department requires new housing to comply with the 1998 amendment to the Fair Housing Act, with multifamily development also subject to the Americans with Disabilities Act (ADFA) standards. These standards assure that all new apartment buildings are subject to requirements for unit "adaptability" on ground floor units. Adaptable units are built for easy conversion to disabled access, such as doorway and hallway widths, and added structural support in the bathroom to allow the addition of handrails.

In addition to land use controls, local building codes also affect the cost of housing. While the incorporation of these measures may raise the cost of construction, these standards are necessary to prevent much more costly damage related to a potential seismic or fire episode. No restrictions or amendments were adopted that are more restrictive than California law, however, inherently, anything that adds to the cost of housing is a constraint to housing. Enforcement of the CBC is required by California law and does not constrain the production or improvement of housing. The City adopted the following state building codes:

- 2022 California Building Code (Volumes 1 and 2)
- 2022 California Residential Code
- 2022 California Electrical Code
- 2022 California Plumbing Code
- 2022 California Mechanical Code
- 2022 California Energy Code
- 2022 California Green Building Standards Code (CalGreen) (no CalGreen tiers are adopted locally)

Code Enforcement staff respond to complaints regarding Zoning Ordinance violations which affect the safety, quality of life, and appearance of the City. Code enforcement practices are a regular function of cities and are not generally considered a constraint to the development of housing. However, code enforcement practices may create a burden for lower-income households if they

are required to rehabilitate their homes to bring them into compliance with the code. Program I will direct funds to low-cost rehabilitation loan programs for lower-income homeowners.

ENERGY CONSERVATION

As stated above, the city of American Canyon has adopted the 2022 California Energy Code. In 2012, the City adopted the Energy Efficiency Climate Action Plan.[16] The plan provides feasible strategies and measures that cost-effectively reduce energy use and energy-related greenhouse gas emissions in both municipal operations and across the community. The General Plan update underway at the time of adoption of this Housing Element will include new energy conservation strategies consistent with state law.

On and Off-Site Improvements

In most areas of the city, all utilities, such as sewer lines, water lines, stormwater mains, natural gas, and electrical service exist along at least one side of each street. Few infill parcels would require significant upgrade or extension of utilities to serve a development site. In areas where curbs, gutters, sidewalks, improved streets, and utilities exist, it is likely that off-site improvements would not be required. In unimproved areas, the City would typically require installation of utilities, curbs, gutters, and sidewalks, and upgrading the facing street to the centerline to City standards.[17]

American Canyon is not an entitlement jurisdiction. Thus, the City must compete for limited Community Development Block Grant (CDGB) funds. In the case of the 70-unit Valley View Affordable Seniors Housing Project, a wastewater main needed to be upgraded to serve the project. The City was successful in obtaining a $1 million CDBG grant to fund the wastewater main upgrade project.

In stakeholder interviews conducted for this Housing Element Update, affordable and market-rate developers reported that required infrastructure improvements constrain housing by adding cost, and participants suggested funding infrastructure through other means.

Under Program O, the City would apply for Community Development Block Grant funds that could offset the cost of on- and off-site improvements for affordable housing.

[16] American Canyon Energy Efficiency Climate Action Plan, 2012. Accessed: https://www.cityofamericancanyon.org/home/showpublisheddocument/5024/637123541056170000
[17] City of American Canyon Housing Element, 2015. https://lf.cityofamericancanyon.org/WebLink/DocView.aspx?id=46458&dbid=1&repo=AmericanCanyon

Fees

The City requires a variety of fees to cover the cost of processing development requests, providing public facilities and services to new development, and mitigating the environmental impacts of new development. Although these fees are necessary to meet City service and environmental standards, they can have a substantial impact on the cost of housing, particularly affordable housing.

In stakeholder interviews conducted for this Housing Element Update with affordable and market-rate developers working in American Canyon and nearby cities, the cost of fees was not reported to be prohibitive to building housing. Rather, the overall cost of construction and the limited funds available for affordable housing were more of a constraint. Affordable housing in-lieu fees, as discussed above, were reported to be a constraint to developing affordable market-rate housing, in that market-rate units in the same development subsidize the cost of providing units or paying the fee.

In the case of the 66-unit Napa Cove affordable housing project, the City supported the applicant with their California Tax Credit Allocation Committee (TCAC) funding application. The City also streamlined the development application review to just a few weeks, and supported the applicant's application for project-based vouchers. Reducing processing time and bringing "outside" funding for affordable housing augments the limited housing nexus fees and inclusionary housing from other residential projects.

Program U would help alleviate the impact of fees on the provision of affordable housing, by providing fee deferrals or fee reductions, or using the Affordable Housing Fund to subsidize fees, as appropriate.

DEVELOPMENT FEES

Development fees (sometimes referred to as "impact" fees) are required to offset the cost of provision of public services such as: traffic, park, water and sewer capacity, civic facilities, and affordable housing (see Inclusionary Housing Program, above). Other agencies that are independent from the City collect impact fees. These include the American Canyon Fire Protection District, and State-mandated school impact fees.

The City's most recent Affordable Housing Nexus Study[18] analyzed four residential development prototypes and identified the associated development impact fees collected by the city for all sources plus outside agencies (i.e.: Fire District and School District) (Table 5-8). The estimations show that per unit, apartments ("stacked flat apartment") have the lowest per-unit fees, at $21,899, followed by townhomes at $36,448. However, by total cost for 100 units, a townhome has the lowest fees, at $3,644,800. For the four prototypes, the

[18] City of American Canyon, Affordable Housing Nexus Study Background Report, 2016. https://www.cityofamericancanyon.org/home/showpublisheddocument/7925/637121856997970000

development fees make up 7.3 to 13.9 percent of the total development cost. Comparatively, in Napa County, based on a 2,800 square foot single-family home, the total development fees would amount to $45,322 per unit, or $16.19 per square foot. This represents a less than six percent of the average construction cost of $784,000.[19] The County fee percentage of the total development costs is smaller than the 8.5 percent cost for the same size single-family home in American Canyon. However, homes in the County often do not have access to urban services that are disproportionately needed by lower-income residents. These typically include a lack of essential potable water and sewer services that must be provided at higher cost with on-site well and septic system. Other urban services not generally available in the unincorporated County that are available in American Canyon include proximate access to public transit, parks, and civic facilities. Considering the City of American Canyon provides additional services disproportionately needed by lower-income residents, the residential impact fees are comparable to Napa County.

[19] Napa County 2022 Housing Element Public Draft. https://www.countyofnapa.org/DocumentCenter/View/25221/Public-Review-Draft-Napa-County-Housing-Element-Update-6-9-22?bidId=

Table 5-8 Development Fees

Fee	Large Lot Single Family	Small Lot Single Family	Townhouse	Stacked Flat Apartments
Prototype Square Footage	*321,000*	*268,000*	*140,000*	*181,100*
Units	*100*	*100*	*100*	*100*
School Fees	$1,373,880	$1,147,040	$599,200	$0
Water Capacity Fees	$1,246,200	$1,246,200	$1,246,200	$1,620,000
Wastewater Capacity Fees	$801,600	$801,600	$801,600	$1,042,000
Traffic Mitigation Fee	$439,400	$439,400	$439,400	$26.96
Parks and Rec Fee	$439,400	$439,400	$439,400	$878,800
Fire Facilities Impact Fee	$65,805	$54,940	$28,700	$50,326
General Plan Update Fee	$6,800	$6,800	$6,800	$13,600
Total Fees (% of total development cost)	**$4,456,585 (8.5%)**	**$4,218,880 (9.5%)**	**$3,644,800 (13.9%)**	**$4,379,726 (7.3%)**
Total Development Fees Cost	$52,701,709	$44,533,632	$26,167,570	$60,405,582
Total Fees Per Unit	**$44,566**	**$42,189**	**$36,448**	**$21,899**
Total Development Fees Cost/Unit	$527,017	$445,336	$261,676	$302,028
Total Fees Per Net Sq. Ft.	**$13.88**	**$15.74**	**$26.03**	**$24.18**
Total Estimated Development Fees Cost/ Sq. Ft.	$164.00	$166.00	$187.00	$334.00

[1] Assumes 2,000 square feet per single family unit

[2] Assumes 1300 square feet per townhome unit

[3] Assumes 800 square feet per multifamily unit

[4]Assumes 500 square feet pre ADU

[5]SFD = ITE Code 210 (9.52 trips/day)

[6]MFD = ITE Code 221 (5.44 trips/day)

[7]Townhome = ITE Code 220 (6.65 trips/day)

Source: American Canyon, 2022.

Source: City of American Canyon.

BUILDING PERMIT FEES

Table 5-9 summarizes the City's building permit fees for single family and multifamily development. Normally, permit fees would have a minimal impact on housing costs because most the fees are flat rate charges, not per unit charges, and can be spread over the entire development.

Table 5-9 Residential Building Permit Fees

Applications	Fee
Building Permit – Single Family & New Construction	
1-1,500 square feet	$1,533
1,501-3,000	$1,952
3,001-4,500	$2,349
4,501-6,000	$3,178
6,001 + square feet- additional time per 200 square feet	$113
Electrical Permit	$45
Mechanical Permit	$45
Building Permit Issuance	$30
Building Permit – Multifamily & New Construction	
1-5,000 square feet	$2,317
5,001-10,000	$3,136
10,001-15,000	$4,656
15,001-30,000	$6,262
30,001-50,000	$8.480
50,001 + square feet- Additional time per 5,000 square feet	$692
Other Inspections and Fees (including inspection of fire sprinkler systems)	
Inspections outside of normal business hours	$312 minimum, plus the hourly rate of the Building Inspector I and II for each additional hour over 2 hours
Re-inspection fees	$139 minimum, plus the hourly rate of the Building Inspector I and II for each additional hour over 1 hour
Inspection for which no fees are specifically indicated	$139 (hourly rate)

Source: City of American Canyon 2021-2022 Fee Schedule.

PLANNING FEES

Planning fees that cover the cost of reviewing and approving the entitlement plans. Once the entitlement is approved, there are planning fees to review and inspect the construction. Fees are charged to cover the costs of City staff review and processing of applications and permits related to housing development. A project's application fees are estimated upon submittal, and the developer pays a deposit covering the estimate. Actual staff time spent on the project is then deducted from the deposit amount, and any unspent remainder is refunded. Typical fees for housing projects are listed in Table 5-10.

Table 5-10 Residential Planning Permit Fees

Applications	Fee
Planning Approvals	
Design Permit, director review	$3,549
Design Permit, Planning Commission review	$7,799
Major Conditional Use Permit	$7,799
Minor Conditional Use Permit	$1,974
Other	
Pre-application	$813
Variance	$1,827
Minor Variation	$1,283
Minor Modification	$1,935
Pre-zoning/Rezoning	$3,578
Zoning Ordinance Amendment	$8,008
General Plan Amendment	$8,008
Specific Plan Amendment	$7,179
Temporary Trailer Permit	$99
Zoning Clearance	$66
Planning Plan Check (General)	$174
Classifications of Use	$158
Land Divisions	
Parcel map	$3,436
Tentative subdivision map	$7,832
Lot line adjustment	$1,753
Lot merger	$3,426
Reversion to acreage map	$1,753
Map extension	$987
Final map review	$365
Environmental Review	
Categorical Exemption	$132
Initial Study	$13,893
CEQA Document Administration and Review	$7,717
Mitigation Monitoring	$1,458

Source: City of American Canyon 2021-2022 Fee Schedule.

Processing and Permit Procedures

The evaluation and review process required by City procedures contributes to the cost of housing in that holding costs incurred by developers are ultimately reflected in the selling price of the home. The City Council and Planning Commission govern the review process in American Canyon, or depending on the project, it might be reviewed by the Community Development Director.

PERMIT TYPES

There are two basic development permits in the City of American Canyon, and any new development is subject to one or the other, but never both for the same project.

Residential development is considered "by-right" in Residential zoning districts.

The time frames, procedures, and application fees for processing both Design Permits and Conditional Use Permits are identical. The major differences are in the required findings and the fact that the Planning Commission may waive or modify development standards as a part of the Use Permit process, but a Design Permit must adhere to the development standards of the underlying Zoning District unless a Density Bonus is a part of the applicant's request.

Conditional Use Permit

In the Community Commercial and Neighborhood Commercial Districts, a Conditional Use Permit is required for farm employee housing. For projects that require a Conditional Use Permit, the following findings are required to receive approval from the planning commission:

1. The proposed use is consistent with the policies and programs of the general plan and any applicable master or specific plan.
2. The proposed use is consistent with the purpose(s) and standards of the applicable zoning district(s).
3. The proposed use complies with applicable policies of the Napa County Airport land use compatibility plan
4. The project site is physically suitable for the type and intensity of land use being proposed.
5. The proposed use will not be a nuisance or materially detrimental to the general health, safety, and welfare of the public or to property and residents in the vicinity.
6. The site for the proposed use has adequate access, and meets parking and circulation standards and criteria.
7. There are adequate provisions for water and sanitary services, and other public utilities to ensure that the proposed use would not be detrimental to public health and safety.

Findings 4 and 5 are considered a constraint to the development of farm employee housing due to the subjective nature of the requirements, and therefore, ability for bias to impact the outcome of the Planning Commission's decision. Through Program C, the city would adopt changes to the Zoning Ordinance to allow farm employee housing to be approved with a Design Permit, rather than a Conditional Use Permit, to limit discretion in the review and approval of housing development applications.

Design Permit

A Design Permit is required for any new structures, except individual single-family detached dwellings that are not part of a new subdivision. However, when a builder constructs three or more single-family dwellings in a single subdivision in one year, or on a single block in one year if the lots are not located within a subdivision, the dwelling units shall be subject to approval of a Design Permit. Additionally, any alteration of a residentially zoned parcel over one acre is subject to a Design Permit.

Design Permits for two-family dwellings and multi-family projects with fewer than five units are approved by the Community Development Director. Public hearings are not required. Planning Commission approval of a Design Permit (Chapter 19.41 of the Zoning Code) is required for any multifamily dwellings of five or more units in the Residential Medium and Residential High Districts.

The following areas of design shall be considered in reviewing design permits:

A. Site Planning.

    1. Appropriateness of setbacks, site coverage, building heights, and outdoor use areas,
    2. Adequacy of parking, and vehicular and pedestrian circulation,
    3. Relationship to abutting or adjacent sites and land uses; minimization of impacts on residential districts,
    4. Preservation of natural site amenities,
    5. Use of landscaping, outdoor lighting, and outdoor furniture,
    6. Usability of public and private open spaces.

B. Structural Design.

    1. Scale, mass, bulk, and proportions,
    2. Compatibility with the desirable qualities of the area and/or streetscape,
    3. Compatibility of building materials and detailing for all structures,
    4. Relationship to other structures and accessory elements on a site,
    5. Screening of utility and mechanical facilities,
    6. Design of fences and walls,

7. Use of architectural elements that contribute to visual interest and variety, including variation to wall planes, multiple roof lines and defined entries. (Ord. 2001-02 § 1, 2001)
8. Approval of a Design Permit application may be granted by the appropriate decision-making authority only if all of the following findings are made (Section 19.41.050):

    A. The project complies with all applicable provisions of the Zoning Ordinance and any applicable approvals granted for the project by any decision making authority.
    B. The project and its design complies with any applicable design guidelines.
    C. The project and its design complies with all applicable general plan policies.
    D. The project complies with applicable policies of the Napa County Airport land use compatibility plan.
    E. The project's quality and character are compatible with the surrounding area, unless physically deteriorated or blighted, and will not be materially detrimental to existing development.
    F. The proposed design is compatible with existing development in the area in terms of scale, height, bulk, proportion, materials, cohesiveness, color, and the preservation of privacy.
    G. The design improves the community's appearance by avoiding both excessive variety and monotonous repetition.
    H. The proposed design promotes a harmonious transition in terms of scale and character between areas of different general plan land use designations and zoning districts.
    I. The proposed design provides for adequate and safe on-site vehicular and pedestrian circulation. (Ord. 2010-03 § 3, 2010; Ord. 2001-02 § 1, 2001)

Requirements such as "compatible with existing development," "improves the community's appearance," and "harmonious transition," may allow for bias in the interpretation of the design guidelines, and therefore are considered a constraint to housing. Through Program C, the city would adopt changes to the Zoning Ordinance to limit subjectivity in the review and approval of housing development applications.

Timing

The time between application submittal and project approval varies depending on the magnitude and complexity of the development proposal. Factors that can affect the length of development review on a proposed project include a requirement to hold a public hearing, the level of environmental review required, and the completeness of the application submittal. The Permit

Streamlining Act governs the processing time for all planning applications in any jurisdiction. In American Canyon, the average time between project approval and requests for building permits is typically three to six months but varies by type of project. Single-family homes usually experience the least delay (two to four months). Multi-family housing construction tends to be more complex and usually requires more time between entitlement and building permit issuance (six to 12 months).

In stakeholder interviews conducted for this Housing Element update,[20] developers reported lack of funding for affordable housing being a greater constraint than City processes.

Non-Governmental Constraints

Many factors affecting housing costs are related to the larger housing market. Land costs, construction costs, and labor costs all contribute to the cost of housing and can hinder the production of affordable housing. Additionally, the availability of financing can limit access to homeownership for some low-income households.

Housing Market and Affordability

A variety of factors impact housing costs and can provide barriers for potential homeowners. For example, market forces on the economy and the subsequent effects on the construction industry may act as a barrier to housing production.[21] Since the 2008 recession, national construction costs for multifamily projects rose by 25 percent. This dramatic rise in construction costs can make a project financially infeasible.[22] While economic recessions can result in lower sales volumes and therefore prices,[23] the COVID-19 pandemic created a global economic recession which had a unique impact on the housing market than typical recessions in the past. Lower interest rates and households spending more time at home created a demand for housing, and homeowners were more reluctant to list their home during a pandemic.[24]

Low inventory and associated high home prices made it difficult for lower-income or first-time homebuyers to purchase homes entering the market

[20] Stakeholder interviews, March 14, 2022
[21] National Association of Home Builders. Material Cost Affect Housing Affordability. https://www.nahb.org/advocacy/top-priorities/material-costs
[22] Terner Center for Housing Innovation, The Hard Costs of Construction: Recent Trends in Labor and Materials Costs for Apartment Buildings in California. 2020. https://ternercenter.berkeley.edu/wp-content/uploads/2020/08/Hard_Construction_Costs_March_2020.pdf
[23] Joint Center for Housing Studies of Harvard University. Past Recessions Might Offer Lessons on the Impact of COVID-19 on Housing Markets. https://www.jchs.harvard.edu/blog/past-recessions-might-offer-lessons-on-the-impact-of-covid-19-on-housing-markets]
[24] Anenberg, E and Ringo, D. Housing Market Tightness During COVID-19: Increased Demand of Reduced Supply? Board of Governors Federal Reserve. July 8, 2021. https://www.federalreserve.gov/econres/notes/feds-notes/housing-market-tightness-during-covid-19-increased-demand-or-reduced-supply-20210708.htm

According to Zillow, the typical home value of homes in American Canyon is $806,879 (as of July 2022). This value represents a 15.01 percent increase over the past year.[25] This price increase is considered a constraint to purchasing a home. However, it is generally consistent with regional price increases. In Napa County, the median home value in July 2022 was $931,000. This is a 12.8 percent increase over the last year.[26] As discussed in the *Housing Needs Assessment,* American Canyon has the lowest typical home value compared to other jurisdictions in the county and is lower than the countywide average home value. (Table 5-11)

Under Program T, the City will apply for funds to help first-time or lower-income homebuyers purchase a home.

Table 5-11 Median Home Value Comparisons, 2016-2022

Jurisdiction/Region	Median Home Value 2016	Median Home Value 2022	Percent Increase
Vallejo	$352,000	$585,199	39%
American Canyon	**$517,000**	**$778,216**	**34%**
Napa	$638,000	$900,065	29%
Napa Metro	$642,000	$910,270	29%

Source: Zillow.com 2022.

Construction Costs

Construction costs depend on several factors: type of construction, custom versus tract development, cost of materials, site conditions, finishing details, amenities, size, and structural configuration

The California Construction Cost Index (CCCI) is based on the Building Cost Index (BCI). These indices provide average estimates for San Francisco and Los Angeles only and are produced by the Engineering News Record (ENR). According to the CCCI, construction costs have risen 24 percent in California since June 2016.[27]

Housing prices are influenced partly by the types of construction materials used. Homes in American Canyon are generally wood frame construction, finished with stucco, wood siding, or shingles. This type of construction is the least expensive conventional method—brick, stone, and concrete block are more costly. Composition shingle and built-up roofs, which are found on a large share of the community's homes, are also the least expensive, followed by wood shingle, wood shake, concrete tile, metal tile, and clay tile.

Hard construction costs have climbed statewide, but they are the most expensive and have risen most dramatically in the San Francisco Bay Area. While

[25] https://www.zillow.com/american-canyon-ca/home-values/
[26] https://www.zillow.com/napa-county-ca/home-values/
[27] DGS California Construction Cost Index CCCI. 2021. https://www.dgs.ca.gov/RESD/Resources/Page-Content/Real-Estate-Services-Division-Resources-List-Folder/DGS-California-Construction-Cost-Index-CCCI

normalized statewide costs increased 25 percent between 2008-2009 and 2018, costs for projects in the Bay Area rose 119 percent over the same period, reaching more than $380 per square foot in 2018. A number of factors are likely contributing to the rapid escalation of construction costs in the Bay Area. For one, wages are higher in the region, reflecting higher costs of living. In 2018, the San Francisco and San Jose Metropolitan Statistical Areas had the two highest hourly median wages in the state, which could contribute to comparatively higher construction costs overall.[28]

According to the California Homebuilding Foundation, formerly the Construction Industry Research Board, construction costs on lots with steep slopes or other environmental constraints can run as high as $425,000 for a 1,700-square foot home ($250 or more per square foot).

AFFORDABILITY GAP

The affordability gap refers to the capital subsidy required to develop housing affordable to families at various income levels. The most recent Residential Nexus Analysis for American Canyon was completed 2016, American Canyon completed a Residential Nexus Analysis. The affordability gap analysis compares the cost of developing housing in the City to the amount very low-, low-, and moderate-income households can afford to pay for housing. According to the analysis (Table 5-12, there are significant affordability gaps for all prototypes for very low- and low-income households, which shows that cost of construction is a constraint to the development of affordable housing. Given the relatively high median income for Napa County, there are no gaps for some unit sizes and prototypes at the moderate-income level. [29]

Table 5-12 Development Affordability Gap

Income	Large Lot SFD	Small Lot SFD	Townhome	Apartment
Very Low Income	$385,700	$306,400	$135,500	$234,800
Low Income	$309,700	$231,300	$65,100	$209,500
Moderate Income	$88,200	$12,300	($139,500)	$82,500

Source: American Canyon Affordable Housing Nexus Study: Background Report, 2016

Table 5-13 provides more detail on the development costs associated with the four selected prototypes, as well as the market rate sale prices as of 2015.

[28] A number of factors are likely contributing to the rapid escalation of construction costs in the Bay Area. For one, wages are higher in the region, reflecting higher costs of living.23 In 2018, the San Francisco and San Jose Metropolitan Statistical Areas had the two highest hourly median wages in the state, which could contribute to comparatively higher construction costs overall.
[29] American Canyon Affordable Housing Nexs Study. 2014. https://www.cityofamericancanyon.org/home/showpublisheddocument/7925/637121856997970000

Table 5-13 Development Costs and Sale Prices in American Canyon

Prototype	Avg. Square Feet	Units per acre	Land Sq. Ft.	Units	Total Costs Total/Per Unit	Average Sale Price/Rent (2014)
Large Lot SFD	3,210	4.3	1,013,023	100	$52,701,709/ $527,017	$530,000 $165/SF
Small Lot SFD	2,680	5.5	2,680	100	$44,533,632/ $445,336	$454,000 $169/SF
Townhomes	1,400	15.0	1,400	100	$26,167,570/ $261,676	$269,000 $192/SF
Stacked Flat Apartments	906	22.0	906	200	$60,405,582/ $302,028	$2,000/Mo. $2.20/SF/Mo.

Source: American Canyon Affordable Housing Nexus Study: Background Report, 2016

Cost of Land

Developable land is expensive throughout the Bay Area. Higher land costs mean that projects must be able to fetch high sales prices or rents to justify the high cost of purchasing land. These factors often push developers to build housing projects with high sales and rent prices to maximize the developer's return on investment. Land costs are affected by such factors as zoning density, the availability of infrastructure, the existence of environmental constraints, and the relative supply of similar land available for development.

Based on a review of undeveloped properties listed for sale in April 2022, asking prices for vacant single-family lots in American Canyon ranged from $118,000 to $1,149,000 per acre.[30] Vacant land zoned for multi-family use is scarce and typically more expensive per acre than vacant land zoned for single-family residential use. As the city becomes increasingly built out and future development becomes more reliant upon the acquisition of underutilized parcels and demolition of existing structures, the cost of a finished residential site will increase.

The cost of residential land in the American Canyon area has been relatively low in comparison to the greater Bay Area market. However, land values have started to rise such that they are comparable to Vallejo and Vacaville. Land cost is not a significant constraint to developing housing in American Canyon but all costs constrain the development of affordable housing. Implementation of Program O would allow the use of City funding to offset the cost of land acquisition for affordable housing development.

[30] https://www.loopnet.com/search/commercial-real-estate/american-canyon-ca/for-sale/ Accessed April, 2022.

Availability of Mortgage and Rehabilitation Financing

The availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The primary purpose of this review of lending activity is to determine whether home financing is accessible to residents of American Canyon. The data presented in this section include the disposition of loan applications submitted to financial institutions for home mortgages, home improvement, and refinance loans in American Canyon. (Table 5-14)

According to HDMA data from 2017, approximately 11 percent of Federal Housing Administration (FHA), Farm Service Agency (FSA) or Rural Housing Service (RHA) and VA loans, and 16 percent of conventional home purchase loans were denied by the financial institution. Eight percent of refinancing loans and 18 percent of home improvement loans were denied.[31]

In Napa County, the highest loan origination rates tend to be in the more urbanized southern areas, either in and around the City of Napa and American Canyon or along the 101 corridor in Sonoma County. The rural areas of Napa County have the lowest loan origination rates. The census tract with the highest rate of loan originations in the county (over 125 per 1,000 units) includes eastern portions of American Canyon and the City of Napa. There does not appear to be any correlation between race/ethnicity and loan origination rates in Unincorporated Napa County.[32]

Due to the relatively low percentage of denials, this is not considered a constraint.

[31] Source: Home Mortgage Disclosure Act, MSA/MD Aggregate Reports
[32] Public Review Draft, Napa County Housing Element. Accessed June 2022. https://www.countyofnapa.org/DocumentCenter/View/25221/Public-Review-Draft-Napa-County-Housing-Element-Update-6-9-22?bidId=

Table 5-14 Disposition of Loan Applications in 2017 for American Canyon, 2017

Action Taken	Home Purchase Loans				Refinancing		Home Improvement	
	FHA, FSA/RHS & VA		Conventional					
	Number	Amount	Number	Amount	Number	Amount	Number	Amount
Loans Originated	4 (45%)	$1,396,000	26 (53%)	$7,862,000	269 (57%)	$92,315,000	147 (51%)	$59,625,000
Application Approved but not Accepted	1 (11%)	$424,000	1 (2%)	$15,000	20 (42%)	$7,359,000	12 (4%)	$4,516,000
Application Denied by Financial Institution	1 (11%)	$304,000	8 (16%)	$612,000	4 (8%)	$1,505,000	51 (18%)	$11,141,000
Application Withdrawn by Applicant	3 (33%)	$1,010,000	8 (16%)	$2,835	108 (23%)	$31,166,000	25 (7%)	$7,957,000
File Closed for Incompleteness	0	-	4 (8%)	$420,000	45 (9%)	$14,946,000	15 (5%)	$2,776,000
Loan purchased by the Institution	0	-	2 (4%)	$515,000	30 (6%)	$11,138,000	39 (13%)	$16,925,000
Total Applications Received	**9**	**$2,893,000**	**49**	**$122,259,000**	**476**	**$193,625,000**	**289**	**102,940,000**

Source: Federal Financial Institutions Examination Council Home Mortgage Disclosure Act Data Browser

NIMBYism

"Not In My Backyard" (NIMBYism) is a social and political movement that opposes housing or commercial development in local communities. NIMBY complaints often target new affordable housing, with reasons including traffic concerns, environmental concerns, preservation of neighborhood character, and, in some cases, thinly veiled racism. NIMBY objections to housing development can add time and cost to developments, and lawsuits add legal costs and risk.[33] Strong enough objections can result in developers withdrawing a project or redesigning it to be smaller and less dense.[34] Fortunately, American Canyon residents have been supportive of new housing. Staff works closely with the community on new residential projects. As a result, there are no known instances where resident concerns were so significant that a developer withdrew a residential project.

Environmental Constraints

A community's environmental setting affects the feasibility and cost of developing housing. Environmental issues range from the availability of water to the suitability of land for development due to potential exposure to seismic, flooding, wildfire, and other hazards. If not properly recognized and accommodated in residential design, these environmental features could potentially endanger lives and property.

Environmental factors could pose a housing constraint if they have the potential to limit the density and location of housing and can greatly impact the feasibility and cost of development. The city is located to the east of the Napa River and adjacent estuary site. This river has been prone to flooding in the past, which has affected some of the adjacent cities and county developments. Although flooding has been an issue for American Canyon for these areas adjacent to the Napa River and estuary, recently built neighborhoods have been constructed outside of the flood hazard areas, and none of the vacant or underutilized sites in the Housing Element Sites Inventory are within a flood hazard area.

Federal and State Environmental Protection Regulations

Federal and state regulations require an environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Fees charged by local government agencies and private consultants to reimburse the cost to

[33] Tim Iglesias, Managing Local Opposition to Affordable Housing: A New Approach to NIMBY, 12 J. Affordable Housing 78, 81 (Fall 2002)
[34] California Public Interest Law Project, Affordable Housing Law Project (PILP), California Housing Element Manual (3rd Ed. 2013) at p.2, available at: http://pilpca.org/wpcontent/uploads/2013/11/California-Housing-Element-Manual-3rd-Ed.-November-2013.pdf

complete the environmental analysis are passed on to the consumer as part of the cost to build new housing. However, these costs ensure regulations are satisfied, help preserve the environment, and ensure safe and sound housing for American Canyon residents.

Regional plans and programs related to public safety included the State Seismic Hazards Mapping Act, California Environmental Quality Act (CEQA) Statute and Guidelines, California Noise Insulation Standards (Title 24), and the Federal Emergency Management Agency (FEMA) Flood Insurance Program, among others. Pursuant to CEQA, residential development that requires discretionary approval from the City also requires environmental review concurrent with the approval process. The preparation, review, and certification of CEQA documents may add time to the development process and is therefore considered a constraint to the development of housing. However, most of American Canyon's vacant, developable land has already been reviewed by a Program Environmental Impact Report (PEIR) consistent with CEQA through the Specific Plan process. A PEIR streamlines the environmental review process for subsequent residential projects because the environmental mitigation measures have already been evaluated and identified. Other projects that deviate from what is contemplated in the specific plans may tier off existing CEQA documents.

Pursuant to state law, in conjunction with incorporated jurisdictions and Fire District agencies, Napa County developed and adopted the Napa County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) in 2020. This plan addresses hazard vulnerabilities from natural and human-caused hazards, including flooding, drought, wildfire, landslides, severe weather, terrorism, cyber threats, pandemic, and the impact of climate change on hazards, as well as other hazards. While mitigation measures identified in the MJHMP are necessary to reduce the level of injury, property damage, and community disruption that might otherwise result from such events, requirements may be a constraint to housing development. For example, fire-resistance housing construction features, , wider building setbacks, and fire-resistive landscape buffers in fire hazard zones, building setbacks from earthquake or landslide areas may increase costs of development and limit available land. Many of these requirements are mandated by state law, and while they increase housing costs, will save lives and property.

Geologic and Seismic Hazards

American Canyon is bisected by West Napa fault line, which runs diagonally from the northwest to southeast corner of the city. Like many communities in the Bay Area, the potential of significant seismic activity caused by earthquake can influence development patterns including the location of where residential housing may be placed. The West Napa Fault is within American Canyon city limits, while the Concord-Green Valley and Rogers Creek Faults are within 10

miles. The probability of one or more earthquakes of magnitude 6.7 (Richter scale) or higher occurring in the project area has been evaluated by the U.S. Geological Survey (USGS). Based on the results of the USGS evaluation, there is a 63 percent likelihood that such a major earthquake event will occur in the Bay Area between 2022 and 2036.

Several of the regional faults can cause liquefaction. The General Plan Geology Element notes that only limited portions of the planning area are at risk of liquefaction because most of the city is underlain by bedrock. The Geology Element contains policies intended to avoid growth in areas with liquefaction risk, when possible. For development to occur in areas of liquefaction risk, that risk must be mitigated. As noted in the Geology Element, the potential for landslides is present within City limits, and policies require projects in areas where there is a risk of landslide to contain mitigation measures. Generally, projects at risk are on land with 10 percent or greater grade. Construction on sloped sites is typically more expensive than on flat sites throughout the state.

While the risk of seismic hazards requires increased safety measures to be built into developments, these requirements are necessary and established across the state. Therefore, seismic hazards are not considered a constraint to the development of housing. Additionally, the General Plan update anticipated to be completed in 2023 will include an update to the Safety Element, which will further identify and mitigate the seismic risk to residential development.

Wildfire

Wildfire risk is indicated by presence in an area determined by the California Board of Forestry and Fire Protection (CalFire) to be high-risk. State Responsibility Areas are those where CalFire is the primary emergency response agency responsible for fire suppression and prevention. CalFire is also required to classify the severity of fire hazards based on vegetation, topography, climate and other risk factors. Those areas are classified as moderate to very high Fire Hazard Severity Zones (FHSZs).

Small portions of American Canyon are located within FHSZs. The undeveloped northeast corner of the city is in a moderate FHSZ, and the area east of Newell Drive is a high FHSZ. There are no State Responsibility Areas (SRA), or land where the State of California is financially responsible for the prevention and suppression of wildfires within the city boundaries.

Flood Hazards

FEMA maintains and updates data through flood maps and risk assessments. Flood maps show how likely it is for an area to flood. Any place with a one percent chance or higher chance of experiencing a flood each year is considered to have a high risk. Those areas have at least a one-in-four chance of flooding

during a 30-year period. In the city of American Canyon, areas adjacent to the Napa River are considered flood zones. These regions are a small percentage of the city.

The National Flood Insurance Program (NFIP) adopted under the National Flood Insurance Act of 1968 makes federally subsidized flood insurance available to property owners within communities who participate in the program. Areas of special flood hazard (those subject to inundation by a 100-year flood) are identified by FEMA through regulatory flood maps titled Flood Insurance Rate Maps. The NFIP mandates that development cannot occur within the regulatory floodplain (typically the 100-year floodplain) if that development results in a more than 1-foot increase in flood elevation. In addition, development is not allowed in delineated floodways within the regulatory floodplain.

The General Plan includes policy 10.1.5 which prohibits the development of structures designed for human occupancy within the 100-year floodplain, unless flood hazards are adequately mitigated. Mitigation can be accomplished by building foundations a minimum of one foot above the 100-year flood elevation, or by other means approved by the City Engineer.

Pursuant to state law, the city of American Canyon has a floodplain administrator.

Due to the small percentage of land identified as a flood zone, as well as the available mitigation measures, this is not considered a constraint.

Hazardous Materials

Hazardous materials, as defined by the California Code of Regulations, are substances with certain physical properties that could pose a substantial present or future hazard to human health or the environment when improperly handled, disposed, or otherwise managed. Hazardous materials are grouped into the following four categories, based on their properties:

- Toxic—causes human health effects
- Ignitable—has the ability to burn
- Corrosive—causes severe burns or damage to materials
- Reactive—causes explosions or generates toxic gases

The State Water Resources Control Board (SWRCB) maintains an online database (GeoTracker) that provides information about hazardous materials sites. There are three sites identified on this list that are cleanup program sites, all of which have been closed. There were eleven leaking underground storage tank (LUST)

sites listed, however all of these cases have been closed as well. Due to the lack of active hazardous waste sites, hazardous materials are not a constraint.[35]

Infrastructure Constraints

Another factor that may be a constraint to the development of housing is the capacity of existing infrastructure to accommodate increased demand.

Wastewater Collection and Disposal

The City of American Canyon owns and operates the American Canyon Wastewater Treatment Plant (WWTP) commissioned in 2001, which treats domestic and industrial wastewater flows. The WWTP is a secondary/tertiary treatment plant and was one of the first WWTPs in the country with Membrane Bio Reactor (MBR) and ultraviolet light (UV) disinfection. The Sewer Collection crew maintains 34 miles of sanitary sewer mains that connect residents and businesses to the WWTP. They respond to reports of sewer spills and back-ups and monitor compliance with environmental compliance and water quality regulations. The plant was designed to treat an average flow of 2.5 million gallons per day (MGD) and a peak flow of 3.75 MGD. The average flow in dry water conditions was 1.9 MGD in 2011, with an excess capacity of 0.6 MGD. Therefore, wastewater infrastructure is not a constraint to the development of housing.

Water Service

The City of American Canyon provides potable and recycled water service to commercial and residential customers within the American Canyon city limits and nearby portions of unincorporated Napa County. American Canyon obtains its water supply from a variety of sources, all of which (except for recycled water) are imported from outside of the City. All of the City's imported water comes through the North Bay Aqueduct (NBA) system. A significant portion of the City's supply is obtained through various indirect contracts for water from the State Water Project (SWP). The Napa Flood Control and Water Conservation District (Napa FCWCD) is the State Water Contractor with the California Department of Water Resources (DWR), and the City receives its water through subcontracts with the Napa FCWCD.

In the draft 2020 Urban Water Management Plan, a significant portion of the City's supply availability was reviewed under a single dry year and a five-consecutive year drought, in addition to a drought risk assessment from 2021 through 2025. The City anticipates it can supply all its water demands by

[35] California State Water Resources Control Board GeoTracker. Accessed: June 27, 2022. https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=American+canyon#

purchasing supplemental imported water through existing agreements through the planning horizon (2045) for all water year scenarios.

Furthermore, in 2019, consistent with California Senate Bill 1087 (SB 1087), the City modified the Municipal Code (Chapter 13.10.020 "Priority of Service") to prioritize water and sewer services to proposed affordable housing development projects (Ordinance 2019-09). As a result, affordable housing development projects are the top priority for water and sewer service. All other priorities are prioritized one tier below affordable housing.

Therefore, water infrastructure is not a constraint to the development of housing.

Solid Waste

American Canyon Recology provides garbage, recycling, and compost pick-up for all residents and businesses pursuant to a franchise waste hauling agreement with the City of American Canyon. Roll-off service is also available. Additional services include curbside recycling and a Household Hazardous Waste Collection Center. The Potrero Hills Landfill, located southeast of Suisun City, is a regional facility that serves American Canyon and numerous other jurisdictions within a 150-mile radius. In 2005, the County of Solano approved a 260-acre expansion that increased landfill capacity to 83.1 million cubic-yards. Following the issuance of a permit by the San Francisco Bay Conservation and Development Commission and several rounds of litigation, the expansion was cleared to proceed in 2014. The estimated closure date of this facility is 2048.[36] Therefore, solid waste infrastructure is not a constraint to the development of housing.

[36] City of American Canyon Broadway Specific Plan EIR. 2019. https://www.cityofamericancanyon.org/home/showpublisheddocument/15045/637123526964000000

Chapter 6

Resources

This chapter documents the methodology and results of the housing sites inventory analysis to demonstrate the City of American Canyon's ability to satisfy its share of the region's future housing need. Infrastructure, services, and financial and administrative resources that are available for the development, rehabilitation, and preservation of housing in the city are also discussed in this section.

Key Findings

- The City has land with appropriate zoning capacity to facilitate its entire share of the regional housing need through planned or approved projects ("pipeline projects").
- Most of the pipeline projects are in the Watson Ranch Specific Plan or the Broadway District Specific Plan areas.
- Accessory dwelling units (ADUs) can also count toward the City's share of the regional housing need, although not required in order for the City to meet its obligations.
- There is adequate infrastructure to serve all pipeline projects.

Future Housing Needs

State law requires each community to play a role in meeting the region's housing needs. A jurisdiction must demonstrate in the Housing Element that land inventory is adequate to accommodate its share of the region's projected growth needs. This section assesses the adequacy of American Canyon's land inventory in meeting future housing supply needs.

Regional Housing Needs Allocation

Local Bay Area region jurisdictions must plan to accommodate their share of the region's overall housing needs for the 6th Cycle Housing Element Planning Period, from January 31, 2023, through January 31, 2031. The California Department of Housing and Community Development (HCD) determines the number of housing units needed to meet each region's needs based on population projections and other factors including overcrowding, cost-burden, and vacancy rates. Each region allocates a share to every local government within the region. This is referred to as the Regional Housing Needs Allocation (RHNA). The Association of Bay Area Governments (ABAG) is responsible for allocating the RHNA to individual jurisdictions within the nine counties that

make up the Bay Area. The City of American Canyon must identify an adequate land supply with appropriate zoning density and development standards to accommodate the City's share of the RHNA.

American Canyon's share of future regional housing needs is a total of 622 units, approximately 16 percent of Napa County's total RHNA. The City has the second largest allocation of any jurisdiction in the County, behind the City of Napa which is responsible for 69 percent of the region's total. The total number of housing units allocated to American Canyon is distributed among five income categories, extremely low-, very low-, low-, moderate-, and above moderate-income, shown in Table 6-1.

Table 6-1 American Canyon Housing Needs, 2023-2031

Income Category (% of Napa County AMI*)	Number of Units	Percent of Total Units
Extremely Low (< 30% of AMI)*	81	12.8%
Very Low (30 to 50% of AMI)	88	12.7%
Low (51 to 80% of AMI)	109	16.5%
Moderate (81% to 120% of AMI)	95	18.9%
Above Moderate (> 120% of AMI)	249	39.1%
Total	622	100%

**The RHNA does not project the need for extremely low-income units, but pursuant to state law (Government Code Section 65583), the City must project its extremely low-income housing needs based on Census income distribution or assume 50 percent of the very low-income units required by the RHNA as extremely low-income units. The City's very low-income requirement is 169 units. The number of extremely low-income units that the City must plan for shown here uses Census income distribution which shows 47.7 percent of very low-income households are extremely low-income. Therefore, 47.7 percent of the very low-income need will be allocated to extremely low-income units. For purposes of identifying adequate sites for the RHNA allocation, state law does not mandate the separate accounting for the extremely low-income category.*

Source: Final Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area, 2023-2031, 2022.

Units Planned or Approved

Residential developments approved and permitted, but not yet built ("pipeline projects") can be credited towards the City's RHNA for the 6th Cycle Housing Element, provided it can be demonstrated that the units can be built within the 6th cycle planning period. Similarly, units within completed projects which have not received a certificate of occupancy as of June 30, 2022, can also be credited towards the RHNA. Affordability (the income category in which the units are counted) is based on the actual or projected sale prices, rent levels, or other mechanisms establishing affordability of the units within the project. Single-

family homes are usually sold at market-rate prices, with no affordability covenants attached to the land. Multifamily or single-family developments that use density bonuses, public subsidies, or other mechanisms that restrict rents or sales prices would be restricted to specified below market-rate prices affordable to households in the various income categories described above. Local, state, or federal rules would regulate which income categories must be served by each development.

Of projects currently in the pipeline, eight consist of market-rate units affordable to above-moderate households, while four projects have an affordability component. These affordable projects are generally clustered in the northwestern and central areas of the city. All projects with affordability components have restricted rents or sales price resulting from a development subsidy, negotiated land disposition agreement, or in compliance with Chapter 19.28 of the Municipal Code, Inclusionary Housing Requirements.

Appendix C, Assessment of Fair Housing, discusses the fair housing impacts of the development of the pipeline projects discussed here. The projects are well distributed across the northern and central part of the city, and do not result in an over-concentration of affordable housing in any one area. The city's five census tracts are all considered low resource, according to metrics discussed in more detail in the Assessment of Fair Housing. The northern and central part of the city has lower environmental outcome scores, but higher educational outcome scores. Lower economic outcomes and lower incomes are more prevalent in the southern part of the city, where no pipeline projects (affordable or market rate) are located. Therefore, development of the pipeline projects, scattered throughout the northern and central parts of the city, does not result in an overconcentration of affordable or market-rate housing in low- or high-resource areas or an increased risk of displacement.

Table 6-2 identifies the approved or pending projects credited towards meeting the City's RHNA. The locations of these projects are symbolized with the corresponding Map ID numbers in Table 6-2

Table 6-2 Planned, Approved, and Pending Projects, 2021

Map ID	Project Name	ELI* Units	VLI* Units	LI* Units	MI* Units	AMI* Units	Total Units	Entitlement Status
1	Oat Hill Parcel A	–	–	–	–	206	206	Approved
2	Oat Hill Parcel B	–	–	–	–	85	85	Approved
3	Sun Square	–	–	20	–	–	20	Pending Approval
4	The Residences at Napa Junction	-	46	-	406	–	452	Pending Approval
5	Watson Ranch: Lot 7, 9	–	–	–	–	165	165	Pre-Application
6	Watson Ranch: Lot 10	–	–	–	–	219	219	Approved
7	Lemos Point	19	103	62	2	-	186	Approved
8	Watson Ranch: Lot 14, 15	–	–	–	–	98	98	Approved
9	Canyon Estates	–	–	–	–	35	35	Approved
10	Napa Cove	13	13	39	0	1	66	Approved
11	219 Rio Del Mar Subdivision	–	–	–	–	3	3	Approved
12	West Carolyn Subdivision	–	–	–	–	4	4	Approved
Total		**32**	**162**	**121**	**408**	**816**	**1,539**	

Notes: ELI = Extremely Low Income; VLI = Very Low Income: LI = Low Income; MI = Moderate Income; AMI = Above Moderate Income

Watson Ranch Specific Plan

The Watson Ranch Specific Plan (WRSP), adopted on April 25, 2019, implements the Town Center General Plan Designation, and details the development of 309 acres in the northeast area of the city. Future development includes a mixed-use Town Center surrounding the Napa Valley Ruins & Gardens, new residential neighborhoods of varying housing types, 50 acres of parks and open space, and a community trail system that connects to the Napa Valley Vine and River to Ridge Trails. The project involves infrastructure improvements including an extension of Newell Drive and Rio Del Mar, a grade-separated crossing under the Union Pacific Rail Line at Rio Del Mar, and improvements to water distribution, sanitary sewer, and storm water drainage systems to serve the WRSP area. At build out, it is projected that the entire WRSP can accommodate approximately 1,253 housing units, 200,00 square feet of commercial and retail space, and a

200-room hotel. The number of housing units developed at final build out may exceed these projections through the utilization of density bonuses under state law.

Within the WRSP, four projects at various stages of the entitlement process represent the first phase of the specific plan and include the development of 668 housing units. These projects include:

- **Lemos Pointe Apartments**: This project includes the development of eight three-story buildings on a vacant 6.77-acre site with a total of 186 deed-restricted affordable housing units. Nineteen of these units will be affordable to extremely low-income households, 103 units will be affordable to very low-income households, 62 units will be affordable to low-income households and two units, designated for onsite property managers, will be affordable to moderate-income households. The project includes units of various types ranging from 400 square foot studios to 1,050 square foot, three-bedroom units. On-site amenities include an open turf area, basketball half-court, tot lot, picnic area, dog park, and 0.72 acres of open space. The project is located in the Watson Ranch Specific Plan area, adjacent to the Napa Valley Ruins and Gardens.
- **Watson Ranch Lot 10:** This project includes the subdivision of a 27.2-acre site and construction of 219 single-family homes, ranging from three to four bedrooms. These homes will be sold at market rate and for the purposes of the Housing Element are considered above moderate-income housing units. The project was approved by City Council on September 21, 2021. Grading and building permits have been submitted to the City and are currently under review.
- **Watson Ranch Lots 14 and 15:** This project includes the subdivision of a 42.24-acre parcel into 101 lots for the development of 98 single-family residences, ranging from three to five bedrooms, three vacant lots, and over an acre of open space. The project was approved by the City Council on December 15, 2020. Grading and building permits have been submitted and are currently under review.
- **Watson Ranch Lots 7 and 9:** The City is working with a developer to facilitate the subdivision of a 29.9 acre site and the development of 165 above moderate-income units.

Napa Cove

The Napa Cove Project is located west of Highway 29 in the Broadway District Specific Plan (BDSP) area. The project includes a lot line adjustment and the development of three two- and three-story buildings for a total of 66 multi-family housing units and 0.48 acres of open space on a vacant 3.48-acre site. The project is funded by Low Income Housing Tax Credits and includes 13 units affordable to extremely low-income households, 13 units affordable to very low-

income households, 39 units affordable to low-income households and one market-rate manager's unit. This project was approved by the Planning Commission on December 21, 2021.

Residences at Napa Junction

The Residences at Napa Junction Project is located in the Broadway Specific Plan area, east of Highway 29 and north of Canyon Ridge Apartments. The project proposes to develop a vacant 15-acre parcel with a total of 452 housing units and 22,000 square feet of shared open space including two community centers, a community pool, and athletic facilities. Forty-six of the units (15 percent of the total units) would be affordable to very low-income households and 406 units would be affordable to moderate-income households. The development application was submitted to the City in September of 2021 and is pending approval.

Sun Square

The Sun Square project is located at 425 Napa Junction Road, east of Highway 29 and south of Napa Junction Road within the Broadway District Specific Plan. The project proposes to redevelop an underutilized one-acre site containing two existing single-family residences with a mixed-use building. The project includes 9,521 square feet of office and training space, 20 one-bedroom units, a rooftop garden, a fitness center, and laundry facilities. All 20 units would be affordable to low-income households. The development permit was submitted to the City in August of 2021 and is pending approval.

Canyon Estates

The Canyon Estates project site is located east of Newell Drive, within the eastern portion of City. The project includes the subdivision of a 112-acre parcel to establish 35 single-family lots, four open space lots, and a 74-acre conservation easement. The single-family and open space lots are located on approximately 38 acres within City limits and the remaining 74 acres of the site are in the unincorporated area of the county. The project was approved by City Council on February 16, 2016, and as of June of 2022 major site improvements (utility infrastructure and streets) are under construction. All 35 parcels would be for sale at market rates for the construction of individual custom homes.

Oat Hill

The Oat Hill project proposes a lot line adjustment and the construction of a multi-family housing complex on two adjacent, vacant parcels totaling 20 acres. The project is located west of Highway 29, on Oat Hill adjacent to Napa Junction Road. Development of Parcel A would include construction of 13 buildings with a total of 206 residential units, ranging from one to three bedrooms, a recreation

center/leasing office, and a community pool. Parcel B would be developed with five buildings with a total of 85 housing units, ranging from one to three bedrooms and a recreation center/leasing office. The development permit application was approved September 2021.

Accessory Dwelling Units

Accessory dwelling units (ADUs) anticipated to be built between 2023 and 2031 are also credited towards the City's RHNA. An ADU is a secondary dwelling unit located on residentially zoned property that has an existing single-family or multi-family residence. Due to its small square footage, it could provide affordable housing options for family members, friends, students, the elderly, in-home health care providers, the disabled, and others.

On Average the City of American Canyon approves 3.3 applications to construct an ADU per year, and over the last three years, an average of two ADUs were built per year. Therefore, the City assumes a total of 16 ADUs would be constructed in this 8-year RHNA projection period between 2023 and 2031. Based on the City's ADU rental price survey (which asks ADU permit applicants to disclose the rental price for the proposed unit), all ADUs are assumed to be affordable to low and very low-income households.

Remaining Share of RHNA

After counting anticipated units from projects at various stages of the entitlement process and projected ADU development within the 6th cycle planning period, the City must demonstrate its ability to meet its remaining RHNA (if any) through the identification of sites suitable for housing development. Table 6-3 shows the remaining RHNA after accounting for units that are pending or approved as of June 30, 2022, and the number of ADUs assumed to be permitted between 2023 and 2031.

Adequacy of Residential Sites Inventory in Meeting RHNA

After accounting for planned and approved units and projected ADU development, the City has fully satisfied its total allocation for the 2023-2031 planning period with an 933-unit buffer. (Table 6-3)

Table 6-3 Summary of American Canyon's Ability to Satisfy RHNA

Income Category	RHNA Allocation	Units Pending, Approved, or Under Construction	Estimated ADUs	Remaining RHNA
Very Low	169	194	8	0 (33 unit buffer)
Low	109	121	8	0 (20 unit buffer)
Moderate	95	408	0	0 (313 unit buffer)
Above Moderate	249	816	0	0 (567 unit buffer)
Total	**622**	**1,539**	**16**	**0 (933 unit buffer)**

While the City is not obligated to identify additional sites for housing development beyond the units in the development pipeline, there remains a remaining capacity for the development of approximately 1,247 dwelling units within the Broadway District and Watson Ranch Specific Plans. Build out projections of the BDSP include the construction of a total of 1,200 dwelling units at densities of 20 to 35 dwelling units per acre. After accounting for projects planned and approved within the BDSP, there is capacity for an additional 662 dwelling units. Similarly, after accounting for projects planned and approved within the WRSP, there is remaining capacity for approximately 585 residential units at densities ranging from two to over 20 dwelling units per acre.

Availability of Infrastructure and Services

The City's budget for all operations provides funding for the development and maintenance of the infrastructure resources needed to support sustainable growth of the City. This includes development, operation, and maintenance of the city's parks and open space, streets and transportation network, utilities including water, sewer, storm drainage, and solid waste management, police and fire departments, schools, libraries, and recreational programs etc. Approved pipeline projects have undergone environmental review to consider impacts of the projects related public infrastructure and resources. All planned and approved projects have available infrastructure or include the construction of infrastructure to support the new development.

Wastewater System

The City's sewer system includes approximately 53 miles of sewer mains, five pump stations, and five miles of sewer force main. The collection system is divided into three primary sewer basins: the Main Basin, Sunset Meadows, and Industrial Area. The sewer system service area encompasses the City limits and sphere of influence including a portion of the Airport Industrial area north of

the city and unincorporated parts of the county northeast of the city. The City's Sewer Master Plan was adopted in 2016 and evaluates the capacity of the collection system for existing and future buildout and serves as guidance for planning and implementing sewer system improvements to accommodate planned growth.

Buildout conditions incorporated in the system capacity evaluation included development under the Watson Ranch Specific Plan, Broadway District Specific Plan, approved projects, and additional development anticipated under the General Plan. The existing sewer system was evaluated under peak dry weather flow and peak wet weather flow conditions. The analysis showed there are hydraulic deficiencies in existing pipelines and peak flows exceed the capacity of the Main Basin, Sunset Meadows, and Green Island Pump Stations. The Sewer Master Plan identifies near-term and long-term capital improvement projects to address hydraulic deficiencies and accommodate planned growth that target minimizing flow entering the collecting system and replacing undersized pipes and pumps with larger facilities. With implementation of the recommended capital improvement projects, the sewer system has the capacity to accommodate growth planned under the General Plan[1]. Considering there are no zoning changes required under the proposed 6th Cycle Housing Element Update, buildout under the previous General Plan assessed by the Sewer Master Plan adequately captures future growth anticipated in the Housing Element Update.

Potable Water System

The City's water supply system consists of approximately 82 miles of water mains, three storage tanks, two booster pump stations, 831 fire hydrants and 2,080 valves. Water is supplied by the State Water Project, water from the cities of Vallejo and Napa, and recycled water produced at the City's Water Reclamation Facility. The City's potable water service area includes the City limits, sphere of influence, as well as the industrial/commercial area north of the City, including the Napa Airport Industrial Park, the area west of the City to the Napa/Solano County line to the east, and from the Napa/Solano County line to the south to Soscal Ridge north of the airport.

The 2015 Urban Water Management Plan outlines planning for water supplies to support City growth through the year 2040. The plan evaluates supply and demand in five-year increments, outlines water shortage contingency planning, and provides water conservation and demand reduction measures. The City has adequate water supply to meet existing and future demands during normal water year conditions and multiple-dry water year conditions through the year

[1] American Canyon, City of. 2016. Sewer Master Plan. American Canyon, CA. May 2016. https://www.cityofamericancanyon.org/home/showpublisheddocument/9733/637123638634130000

2040. Under single-dry water year conditions, the water supply is sufficient throughout 2030, after which shortfalls begin to appear.[2]

The 2016 Potable Water Master Plan evaluates hydraulic performance of the existing potable water distribution system, analyzes existing and projected future potable water demands, and identifies and prioritizes capital improvement projects to address system deficiencies and meet projected future growth. Future buildout assumed in the analysis includes development projects in the planning and approval stage such as the Watson Ranch Specific area and Broadway District Specific Plan as well as the development of all land consistent with the Zoning and Land Use Maps (as of December 2015). The evaluation of the existing system under existing and buildout conditions identified there is insufficient water storage capacity, pipeline deterioration, and pipelines that are undersized for the current conditions and fire flow requirements. Capital improvement projects to address the system deficiencies include construction of new potable water tanks, replacement of leaking and deteriorating water pipelines, and construction of new water pipelines. With implementation of these projects, the City's potable water system should support anticipated future buildout.[3] Additionally, projects such as the Watson Ranch Specific Plan include construction of on-site and off-site improvements for water infrastructure to support the new development.

The City also relies on recycled water as a portion of its overall water supply. The City's Recycled Water Master Plan, adopted in 2016, outlines implementation of the water reuse program and identifies capital improvement projects to complete distribution and storage infrastructure to support planned growth. The recycled water system includes the Water Reclamation Facility (constructed in 2000), pump station, one million-gallon elevated storage tank, and 14 miles of distribution pipelines. The plan assesses the capacity of the recycled water system based on existing and future demands and found a deficit in pumping capacity. Future demands from projected growth assumed under the analysis included anticipated development within the Watson Ranch Specific Plan area, Broadway District Specific Plan, other known development projects, and development of undeveloped parcels. Under projected buildout conditions, annual demand is anticipated to utilize 43 percent of annualized dry weather flows and 85 percent of recycled water production during the summer. The Recycled Water Master Plan identifies capital improvement projects to upgrade the recycled water system to serve projected buildout, including upgrades to the pump station, new transmission mains, and constructing recycled water pipelines to connect existing and future customers.

---

[2] American Canyon, City of. 2015. Final 2015 Urban Water Management Plan for City of American Canyon. American Canyon, CA. June 14, 2016. https://www.cityofamericancanyon.org/home/showpublisheddocument/17856/637123637363600000

[3] American Canyon, City of. 2016. Potable Water Master Plan. American Canyon, CA. May 2016. https://www.cityofamericancanyon.org/home/showpublisheddocument/17957/637123637178300000

The City's Zero Water Footprint program offsets new potable water demand by conserving potable elsewhere in the water delivery system through conservation projects, such as converting existing customer and public landscape irrigation to recycled water, fixing pipeline leaks, extending the recycled water pipelines to new areas of the City, and expanding recycled water use for toilet flushing and other programs to reduce potable water demands and achieve maximum potential of the recycled water program.[4]

Storm Water and Drainage

The City of American Canyon is responsible for the City's drainage facilities. Drainage originates in the hills of the Sulfur Spring Mountains flows east to west across the City. The City's storm drain system includes about 12.5 miles of storm drain, 350 manholes, and 890 catch basins. Outfalls discharge to creeks, wetlands, and the Napa River. The City currently operates under the 1996 Final Draft Storm Drain Master Plan and is in the process of updating the Storm Drain Master Plan to plan for storm drain system and stream management over the next 20 years. The 1996 Storm Drain Master Plan evaluated the capacity of the City's storm drain system over the course of 15 years to the year 2011.[5] The development anticipated under the pipeline projects surpasses the scope of the 1996 plan; however, every project will be required to construct improvements to the system to accommodate runoff from the project. Multiple projects include construction of storm drainage infrastructure to adequately serve the proposed development. For example, the Watson Ranch Specific Plan includes new detention basins to collect on-site drainage and use of a former mine Quarry Lake as a detention basin to minimize downstream drainage volumes.[6]

Circulation System

The City's Department of Public Works constructs and maintains transportation infrastructure and streets within the City, including approximately 55 miles of streets, 927 street lights, and six traffic signals. The Circulation Element of the General Plan, updated in October of 2018, guides infrastructure growth for the City's transportation system, including travel by automobile, transit, walking, and cycling. The City adopted a Pedestrian Master Plan in May 2017 and updated the Bicycle Plan in February 2020 with the goal of completing the City's pedestrian and bicycle network and connecting to the bicycle networks of the surrounding communities in the County. The Vine Transit bus network is the only transit available in American Canyon with several routes through the city. However, not all areas of the City are adequately served by available bus routes.

[4] American Canyon, City of. 2016. Recycled Water Master Plan. American Canyon, CA. May 2016. https://www.cityofamericancanyon.org/home/showpublisheddocument/9735/637123637560170000

[5] American Canyon, City of. 1996. City of American Canyon Storm Drainage Master Plan. American Canyon, CA. May 2016. https://www.cityofamericancanyon.org/home/showpublisheddocument/15292

[6] American Canyon, City of. 2018. Watson Ranch Specific Plan. American Canyon, CA. November 6, 2018. https://www.cityofamericancanyon.org/home/showpublisheddocument/15740/637123523109630000

Highway 29 runs north-south in American Canyon and divides the city in two. This road provides local north-south connection within the city as well as interregional connection to the rest of Napa County to the north, City of Vallejo to the south, and Counties of Marin and Sonoma to the west. Commuters, travelers, and truck traffic frequently pass through American Canyon via Highway 29 for access throughout the region.

Dry Utilities

PG&E supplies electricity and natural gas in the City. Marin Clean Energy supplies electricity with a higher percentage of renewable energy than PG&E. Other dry utilities such as telephone and data services and cable television are serviced by contracted providers within the city, including Xfinity and AT&T.

Environmental Constraints

The County of Napa in partnership with local jurisdictions and agencies, including the City of American Canyon Fire Protection District, developed and adopted the Napa County Operational Area Multi-Jurisdictional Hazard Mitigation plan in 2020. This plan provides the framework for hazard mitigation planning for the entire county and identifies and prioritizes hazards specific to local jurisdictions, including American Canyon. The entire City is located in a severe earthquake probability zone due to the City's proximity to multiple faults including the West Napa Fault, San Andreas, Green Valley Fault, and Hayward faults. Portions of the southern areas surrounding American Canyon Creek are within the 100-year and 500-year flood zone and dam inundation zones; however, none of the pipeline projects are within the flood or dam inundation zones. Small areas in eastern parts of the City are in the high fire hazard severity zone and a portion of the northeast area of the City. The Watson Ranch Specific Plan Area is located in the moderate fire hazard severity zone. The City implements programs to mitigate earthquake and wildfire hazards, such as requiring new development comply with the latest California Building Code and the City's Fuel Reduction Program.[7]

Financial Resources for Affordable Housing

Affordable housing development programs in American Canyon include inclusionary units developed pursuant to the City's Affordable Housing Ordinance, the City's Affordable Housing Impact Fee, public-private partnerships, critical residential maintenance, and rental rehabilitation

[7] Napa, County of. 2020. 2020 Napa County Muti-Jurisdictional Hazard Mitigation Plan. Napa, CA. August 13, 2020. https://mitigatehazards.com/napa-county-mjhmp/documents/

programs. American Canyon partners with the Housing Authority of the City of Napa to administer certain housing programs.

Community Development Block Grant (CDBG)

The Community Development Block Grant (CDBG) Program is administered by HUD and provides federal funding through annual grants to states, cities, and counties for community development and housing projects. Projects must meet one of the following national objectives of the program to be eligible for funding. The national objectives include the following:

- Benefiting low- and moderate-income persons
- Preventing or eliminating slums or blight
- Addressing community development needs having a particular urgency because existing conditions pose a serious or immediate threat to the health or welfare of the community for which other funding is not available

The City of American Canyon is a non-entitlement jurisdiction and applies for CDBG funds to assist low- and moderate-income families with first time homebuyer down payment assistance and housing rehabilitation.

HOME Investment Partnership Program (HOME)

The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for households with incomes not exceeding 80 percent of area median income. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low-income households, including:

- Building acquisition
- New construction and reconstruction
- Moderate or substantial rehabilitation
- Homebuyer assistance
- Rental assistance
- Security deposit assistance

Local Funding Sources

The City's Inclusionary Housing Ordinance requires developers pay in-lieu fees for projects that do not include affordable housing. These fees are directed toward the Affordable Housing Fund to support affordable housing programs in the City.

The City has an Affordable Housing Impact Fee for nonresidential development. The fee is assessed per square foot of new non-residential development. The Impact fee is updated annually for inflation. The current 2022 Calendar Year fee schedule is listed in Table 6-4 below.

Table 6-4 Affordable Housing Nexus Fee

Type of Use	2022 Affordable Housing Nexus Fee Per Gross Sq Ft
Residential, Single Family, Townhouse	$3.36
Residential, Stacked Flats, Apartment	$3.90
Office	$0.85
Hotel	$0.85
Retail	$0.85
Warehouse	$0.56
Industrial	$0.56
All Other Nonresidential	$0.85

Administrative Resources

This section describes administrative resources available to the City of American Canyon. These include the Building Division, Code Enforcement, Planning Division, housing programs, and partnerships with nonprofit organizations and other agencies that help the City achieve the goals and objectives laid out in this Housing Element.

City of American Canyon Planning Division

The Planning Division of the Community Development Department provides development and planning services to the public and supports the objectives of the City Council by implementing the General Plan and Zoning Ordinance. The Planning Division also processes applications for land development, subdivisions, and annexations and coordinates inter-agency and regional planning.

The Planning Division is responsible for ensuring land uses and new development comply with City codes, the General Plan, City Council, and Planning Commission policies, and California law. Approval of projects through the planning process is required before the City issues grading or building

permits. Advanced planning programs provided by the division include a comprehensive General Plan update (including periodic update of the Housing Element), preparing and amending specific plans and design guidelines, and conducting special land use studies as directed by the City Council.

County of Napa

The Napa County Housing Authority (NCHA) provides housing programs, including addressing housing needs for farm workers throughout the County, particularly for migrant/seasonal workers; homelessness services; and the Homebuyer's Assistance Program.

City of Napa

The City of Napa Housing Authority operates a variety of affordable housing programs and administers rental assistance programs throughout the county. The City of American Canyon contracts with the City of Napa Housing Authority for management of the Section 8 Housing Voucher Program, the City's housing rehabilitation loan program, housing grant applications, annual monitoring of income-restricted residential units, and other housing services in American Canyon.

Affordable Housing Providers

Affordable housing providers are a critical resource for accomplishing the goals and objectives of this Housing Element. This can be accomplished through private/public partnerships. Affordable housing developments are shown in Table 6-5, below.

Table 6-5 Affordable Housing Providers in American Canyon

Organization	Name of Development	Address	Type
The Pacific Companies	Lemos Pointe	100 Fran Lemos Lane	Multifamily
CRP Affordable Housing	Napa Cove	3805 Broadway	Multifamily
	Napa Junction	North of eastern terminus Napa Junction Road	Multifamily
	Sun Square	425 Napa Junction Road	Multifamily
SAHA	Valley View	100 Natalie Lane	Senior
MidPen Housing	Vineyard Crossings	200 Tapestry Lane	Multifamily

This page intentionally left blank.

Chapter 7
Community Engagement

The Housing Element must reflect the values and preferences of the community. Accordingly, community participation is an important component of the development of this Element. Section 65583(c)(8) of the Government Code states that the local government must make "a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element." This process not only includes community members, but also participation from local agencies and housing groups, community organizations, and housing sponsors.

American Canyon provided opportunities to solicit input from stakeholders and community members through stakeholder interviews, community pop-up events, workshops, a housing survey, a project-specific website, and public hearings.

Public Noticing

To reach the largest and broadest spectrum of community members and stakeholders, Hayward utilized the following notification methods throughout the update to the Housing Element.

1. Advertisement in the City Manager's Update, which has 13,543 subscribers.
2. Regular posts to the City's social media accounts, including NextDoor (7,225 members) and Facebook (5,159 followers) announcing the housing survey and community workshops.
3. Regular "e-blasts" to list of 2,070 stakeholders, including organizations, businesses, housing managers, and community members.
4. Community workshops were advertised on the community calendar events and public meeting agendas.
5. Distributed printed flyers and postcards at pop-up-up events, as described below.

Housing Survey

The project website hosted an online housing survey for 127 days (from January 10, 2022, to May 16, 2022) that allowed the public to provide feedback on housing needs, current housing conditions, and opportunities for housing programs. The survey was available in Spanish translation. There were 166 survey participants. Forty percent of the respondents from the digital survey

stated that they own a home in American Canyon. Nearly sixty percent of the respondents from the digital survey stated that lack of affordable housing options to buy is their top concern. Thirty-six percent of the respondents from the digital survey stated that lack of affordable housing to rent is their top concern.

The input provided by the participants included the following major themes:

- The biggest housing needs facing American Canyon are lower-priced housing and opportunities for first-time homebuyers.
- The future of American Canyon's housing needs are primarily more housing options priced so that younger families can afford to live in the city and repairs for older homes.
- Respondents found a need for promoting equal access to fair housing choice as well as fair housing education and landlord/tenant counseling services.
- Respondents reported a need for down payment assistance programs, as well as low-cost home repair programs.
- Accessory dwelling unit programs desired include advice on planning an ADU and financial assistance.
- Down payment assistance was identified as the most needed housing assistance service.
- Advice on ADU types and financial assistance were the most requested ADU assistance service.

Additionally, a second mini-survey was distributed during community pop-up events conducted between January and August 2022, including Pride, Juneteenth, Meet Me In The Street, and National Night Out. The mini-survey was available in digital and print versions that allowed the public to provide feedback on the most important housing issue. Fifty-five percent of the respondents stated that they own a home in American Canyon, and 32 percent stated that they rent a home in American Canyon. One question asked respondents to name the most important housing issue, and respondents were able to choose more than one answer. Fifty-seven percent of respondents stated that the most important housing issue is a lack of affordable housing options to buy, and about 40 percent stated that a lack of affordable housing options to rent is a priority. A third reported that challenges maintaining existing housing is an issue, and 13 percent stated that a lack of housing options near transit is a priority.

City staff surveyed seniors at the City's Senior Center on May 23, 2022. The majority of respondents lived in single-family homes. When asked the most important living issues seniors could face, the majority responded high housing costs; the second most common answer was more variety of smaller housing options.

City staff also surveyed high school students on May 13, 2022. When asked what housing types are needed in American Canyon, the majority of respondents said single-family homes. About 40 percent responded "apartments," and about 30 percent responded "condominiums/townhomes."

The surveys provided local and qualitative context to quantitative data collected for the Housing Needs Assessment and Assessment of Fair Housing, and informed program design.

Project Website

To further facilitate the distribution and gathering of information, the City created a separate project website dedicated to the General Plan Update, including the Housing Element update. The project website provided detailed background information on the Housing Element, frequently asked questions, educational videos and articles, and a calendar of meetings and events. Project materials associated with the Housing Element update were regularly posted on the project website, including documents from the community survey and information before and after community workshops. A link on the website enabled people to sign up for project email updates and a City staff contact to provide comment at any time throughout the project process. Website content was available in English and Spanish. The project website is available at: https://stories.opengov.com/americancanyonca/published/oD3fjKDBX

Stakeholder Interviews

To gather local expert-level knowledge and input on the Housing Element Update, three small group interviews were conducted on March 14, 21, and 25, 2022. The City contacted 168 stakeholders, including organizations, businesses, housing managers, and community members. The following organizations serve special needs households or renters, providing affordable housing, or offer fair housing services, and participated in stakeholder interviews:

- Affordable Housing and Market-Rate Housing Developers Working in American Canyon and Napa and Sonoma Counties (March 14, 2022)
    - Charles Durrett, Architect
    - Rick Hess, RH Hess Development
    - Andrew Killeen, Executive Director, Sonoma Napa Habitat for Humanity
    - Adam Lind, Project Manager, DR Horton
    - Erica Roetman Sklar, CEO, Napa Valley Community Housing

- Fair Housing Providers, Interest Groups, and Representatives of Special Needs Populations (March 21, 2022)
    - Elaine Clark, Executive Director Napa/Solano Area Agency on Aging
    - Tracy Lamb, Executive Director, NEWS Domestic Violence & Sexual Abuse Services
    - Pablo Zatarain, Executive Director, Fair Housing Napa Valley
- Housing and/or Service Providers Working in American Canyon (March 25, 2022)
    - Lark Ferrell, City of Napa (staff to the Housing Authority of City of Napa which contracts with American Canyon for housing services)
    - Ali Gaylord, MidPen Housing, Director of Housing for North Bay
    - Renee Schomp, The Napa Sonoma ADU Center

Each stakeholder interview consisted of at least five guided discussion questions to solicit input from participants on housing topics the groups is most acquainted with. Interview notes are available in Appendix A.

The input provided by the stakeholder interviewees included the following major themes:

- There is a need for more areas that allow a mix of uses. Locating housing near services can help affordable projects compete for state funding.
- Development standards should allow for more flexibility.
- Funding is a bigger barrier than zoning in getting affordable housing built. State funding programs are competitive, and local funding can help projects compete.
- Parking requirements are seen as necessary given the community context (still largely auto dependent), but those same requirements can prevent projects from achieving the maximum density.
- One way to facilitate building housing is to publicly fund or build infrastructure or conducting studies to assist developers.
- All special needs populations struggle to find housing (homeless, those with mental or physical disabilities, large families, seniors, farmworkers, and very low-income households). Participants noted that much progress has been made on providing homes for homeless veterans.

Stakeholder interviews provided additional context to the data gathered for the Housing Needs Assessment, the Assessment of Fair Housing (Appendix C), and informed policy and program design.

Community Pop-Up Events

At all community pop-up events, the City promoted the Housing Element survey, and responses to the survey were incorporated into the Housing Needs Assessment, the Assessment of Fair Housing, and other relevant sections of this Housing Element.

American Canyon Middle School Event

On April 21, 2022, City staff hosted an educational, interactive pop-up event at the American Canyon Middle School. The pop-up event materials included posters explaining the General Plan Update and Housing Element Update, flyers to advertise a workshop, hard copies of the housing survey, comment cards, and a sign-in sheet. An additional 35 housing surveys were completed. Public comments identified lack of affordable housing as the largest housing issue.

April 21, 2022 American Canyon Middle School Event

American Canyon High School Classroom Visit

On May 13, 2022, City staff visited American Canyon High School and gave the senior students an informational presentation about the Housing Element update. Students were able to ask questions of City staff and fill out the Housing Element survey.

"Meet Me in the Streets" Events

Meet Me in the Streets is a monthly summer event hosted by the American Canyon Chamber of Commerce and held at Northampton Park. Events include food trucks, live music, and informational booths hosted by nonprofits or public agencies.

City staff attended the June 8, July 13, and August 10 events. As a result of the July 13 event, 42 survey responses were received.

City of American Canyon booth at July 13 Meet Me in the Street event

Juneteenth

City of American Canyon booth at Juneteeth event

City staff hosted a booth at the City's Juneteeth event on June 18, 2022, at Main Street Park. City staff answered questions about the General Plan and Housing Element update and encouraged visitors to complete the Housing Element survey. As a result of the event, 29 survey responses were received.

City of American Canyon Juneteenth banner

June 18 Pride Pop Up

The City's Pride Pop-up event was held at Community Park 2 in American Canyon. Twelve responses to the survey were received as a result of this event.

Juneteeth Event at Main Street Park

Senior Center Event

City staff facilitated a workshop at the Adult Activity Center on May 23, 2022. The event was attended by eight people, and volunteers kept information and surveys for a week following the event. This resulted in a total of 22 survey responses.

Public Meetings

City staff gave informational presentations on the Housing Element update during the Planning Commission's February 24, 2022, meeting. On March 1, 2022, staff of the Napa Sonoma Collaborative (a consultant team affiliated with the Association of Bay Area Governments that provides housing element technical assistance to all Napa and Sonoma County jurisdictions) gave an informational presentation to the City Council. The meeting was held virtually and shown live on Napa Valley TV Channel 28. The presentation was also

available for viewing after the fact on the City's YouTube page, with subtitles available in multiple languages.

City staff and the consultant team presented to a joint session of the Planning Commission and City Council on October 18. The presentation was a summary of the housing element update process, community outreach conducted, findings of the housing element, and policies and programs developed to address findings. Commissioners and councilmembers asked questions and provided comments, and members of the public had an opportunity to provide comments.

Community Workshops

Workshop 1 – Introduction to the Housing Element

On April 13, 2022, a virtual workshop was hosted via Zoom, and live on Napa Valley TV Channel 28. The workshop was also available for viewing after the fact on the City's YouTube page, with subtitles available in multiple languages. The workshop consisted of a presentation from the consultant team, overviewing the project, and garnering feedback from participants on key topics. The objective of the workshop was to present introductory information on the Housing Element, examine current housing needs and conditions, and gather input. The presentation was organized as follows:

- General Plan
- What is a General Plan?
- Housing Element
- What is a Housing Element?
- Housing Element Chapters
- Regional Housing Needs Assessment (RHNA)
- Community Profile
- Housing Constraints: Types & Examples
- Housing Sites Inventory
- Polling Questions
- Conclusion
- Question and Answer Session
- Next Steps
- How to Stay Involved

A series of polling questions and guided discussion periods were provided throughout the length of the workshop, along with an open question and answer session after the presentation was concluded.

The input provided by the workshop attendees included the following major themes:

- Concerns regarding increased traffic associated with new development, and ensuring new development has adequate parking for residents.
- When discussing accessory dwelling units, there were concerns of potential impacts to existing infrastructure, including street parking, traffic, and additional noise.
- Questions about the City's and community members' goals regarding whether they prefer to expand or maintain the small-town atmosphere, which would impact the appropriate types of housing.
- Questions about the role of the City, community members, and the state when planning future housing and other items such as toll roads on highways.
- Questions as to what the City could do to encourage housing affordability, given the increase in housing costs statewide. Local policies can allow for balance to support open space and preserving biological resources.
- Question as to whether the Housing Element allows opportunities for traffic calming measures. Questions regarding transportation planning and the General Plan update.
- Expression of a desire to maintain open space while implementing housing.
- Question as to how to provide housing that is affordable for employees who work in American Canyon.
- Question as to whether corporations are allowed to buy housing to use for timeshares.
- Question as to how more housing could be built in drought conditions, which would ultimately increase cost of water.

The workshop was also available for viewing on the City's YouTube page. The input received at this workshop was incorporated into the Assessment of Fair Housing and the constraints analysis and informed program design.

Workshop 2 – Affirmatively Furthering Fair Housing

On April 27, 2022, a virtual workshop was hosted via Zoom, and live on Napa Valley TV Channel 28, and live on Napa Valley TV Channel 28. The workshop was also available for viewing after the fact on the City's YouTube page, with subtitles available in multiple languages. Approximately five participants attended the workshop. The workshop was also available for viewing after the fact on the City's YouTube page. The workshop consisted of a presentation from the consultant team, overviewing the project, and garnering feedback from participants on key topics. The objective of the workshop was to present introductory information on the Housing Element, examine current fair housing

conditions in American Canyon, and gather input on opportunities to improve fair housing practices. The presentation was organized as follows:

- General Plan
- What is a General Plan?
- Housing Element
- Housing Element Chapters
- Regional Housing Needs Assessment (RHNA)
- Community Profile
- Affirmatively Furthering Fair Housing
- What is Affirmatively Furthering Fair Housing (AFFH)?
- Fair Housing Legislation
- Summary of New Housing Element Requirements
- Assessment of Fair Housing
- Fair Housing and Outreach
- Current Conditions in American Canyon
- Integration and Segregation Patterns
- Current Conditions in American Canyon
- Racially and Ethnically Concentrated Areas of Poverty
- Current Conditions in American Canyon
- Disparities in Access to Opportunities
- Current Conditions in American Canyon
- Disproportionate Housing Needs
- Current Conditions in American Canyon
- Polling Questions
- Conclusion
- Question and Answer Session
- Next Steps
- How to Stay Involved

The workshop featured an interactive discussion using a tool called Mural Board, which allows notes to be taken and shared with workshop participants in real time on a virtual white board. The discussion identified current conditions and opportunities for improvement based on all five AFFH categories of analysis. The input provided by the workshop attendees included the following major themes:

- Desire to connect health and equity in the Housing Element. Desire to define quality housing, specifically multi-unit housing, to include considerations of proximity to grocery, transit, physical activity opportunities, and smoke-free protections for residents.
- Residentials feel informed through forums such as the City Manager's newsletter, NextDoor and other forms of social media, and the City's website and email lists.
- Lack of pedestrian infrastructure and connectivity. In particular, areas located along Highway 29 have gaps in sidewalks and participants noted

that empty lots create an incomplete pattern of development and infrastructure.
- Concerns regarding public safety and traffic if more housing is built.
- Identified a recent project on Melvin Road as one where reduced parking requirements were allowed.
- Desire to establish more wellness and entertainment activities within the community.
- Concern about water quality.
- Concerns about long commutes because of lack of jobs and services.

The input received at this workshop was incorporated into the AFFH analysis and informed program design.

Public Review Draft

The Housing Element was published for public review on September 27, 2022. The draft was made available for the statutorily required 30 days, until October 27.

The Planning Commission and City Council conducted a joint Housing Element public workshop on October 18, 2022.

Following conclusion of the public review period on October 27, 2022, over the next 10 business days, the City considered all comments received during the public review period, before submitting the draft to HCD for consideration on November 11, 2022.

Comments Received

The City received the following comments during the public review period. Table 7-1 describes aggregated comments received through surveys, in writing during the public review period, and at the October 18 Planning Commission / City Council study session.

Table 7-1 Summary of Comments Received and Responses

Comment	Response
Concern about the water supply during drought conditions and traffic congestion on the State Highway.	The City prioritizes water service to affordable housing projects. The city has a water conservation ordinance that addresses water conservation requirements during periods of drought conditions. New development must comply with the City's Zero Water Footprint policy that requires new development to contribute to water conservation programs. Traffic congestion on the State highway is a responsibility of Caltrans and outside the City's control.

Comment	Response
Commenters asked for more support for ADU construction	Program F will adopt additional programs and incentives encouraging ADU development and remove subjective design criteria to allow ADUs in the CN and CC zones by-right
Commenters expressed support for more smaller homes for seniors and first-time homebuyers	Program T offers low-income homebuyers assistance in purchasing a home.
Some of the biggest housing issues for seniors is the high cost of housing and lack of housing options	Program Z will provide targeted outreach to seniors to inform them of the Residential Rehabilitation Loan Program, PACE Program, and other resources available to assist with home rehabilitation. Program C will update the Municipal Code to provide zoning to accommodate a variety of housing types, including small residential care facilities.
There is a lack of affordable options to buy and rent	Programs L, M, and P are intended to assist in the construction of affordable housing and offer incentives/concessions for affordable development. Program Y will offer rental assistance programs to low-income renters.
Assistance for repairs for older homes is needed	Program FF will implement meaningful actions to begin to proactively address factors contributing to fair housing barriers. Programs GG and HH will expand the distribution of fair housing information and conduct fair housing workshops.
Down payment assistance programs is needed	Program T offers low-income homebuyers in purchasing a home. Program actions include down-payment assistance or the establishment of a mortgage credit certificate program. Program H will offer deferred interest loans to low-income homeowners to finance home repairs.
There is a need for accessory dwelling unit programs, including advice on planning an ADU and financial assistance.	Program F will create an informational guide for ADU development. This guide will be made available on the City website.

Community Outreach Materials

The following pages contain reproductions of materials used in community engagement efforts, summarized in prior subsections.

American Canyon Housing Element

LOVE WHERE YOU LIVE.
AMERICAN CANYON GENERAL PLAN WWW.AMCAN2040.ORG

What is a Housing Element?

The Housing Element is a required component of a City's General Plan mandated by the State of California. The Housing Element serves as a guide to assess what types of housing exists within a city and identify what types of housing and housing programs are needed to support the community.

What is included in a Housing Element?

How is the City's Housing Need Determined?

CA DEPT OF HOUSING & COMMUNITY DEVELOPMENT

Determines statewide and regional housing need

↓

ASSOCIATION OF BAY AREA GOVERNMENTS

Allocates regional distribution of housing need

↓

CITY OF AMERICAN CANYON

Decides how to meet its share of the regional need

↓

622 UNITS

American Canyon General Plan

LOVE WHERE YOU LIVE.
AMERICAN CANYON GENERAL PLAN WWW.AMCAN2040.ORG

What is a General Plan?

A General Plan is a long-range policy document that establishes a framework for development and growth over the next 20 to 30 years.

What topics or "Elements" are addressed in a General Plan?

- Land Use
- Circulation
- Housing
- Conservation
- Open Space
- Noise
- Safety

Why Update the General Plan?

The City of American Canyon last updated its General Plan 30 years ago. As the community has evolved and requirements have changed, the collective vision for the City has developed with it. The General Plan update will allow the City of American Canyon to shape its future growth with thought and intention in alignment with local and regional goals.

New State Requirements

The updated General Plan will align with new State requirements:

- Environmental Justice
- Tribal Consultation
- Complete Streets
- Vehicle Miles Traveled
- GHG Emissions
- Climate Change Adaptation
- Wildfires & Flooding
- Housing Sites & Streamlining

American Canyon General Plan

LOVE WHERE YOU LIVE.
AMERICAN CANYON GENERAL PLAN WWW.AMCAN2040.ORG

What is a Housing Element?

The Housing Element is a required component of a City's General Plan mandated by the State of California. The Housing Element serves as a guide to assess what types of housing exists within a city and identify what types of housing and housing programs are needed to support the community.

What is included in a Housing Element?

How is the City's Housing Need Determined?

CA DEPT OF HOUSING & COMMUNITY DEVELOPMENT
Determines statewide and regional housing need

↓

ASSOCIATION OF BAY AREA GOVERNMENTS
Allocates regional distribution of housing need

↓

CITY OF AMERICAN CANYON
Decides how to meet its share of the regional need

↓

622 UNITS

LOVE WHERE YOU LIVE.

AMERICAN CANYON GENERAL PLAN #AMCAN2040

Join Us For An Interactive Community Workshop

AMERICAN CANYON, Calif., Wednesday, April 6, 2022, at 6:00pm - The City of American Canyon invites you to attend a virtual community workshop on the City's Housing Element Update for the Planning Period 2023-2031. Please join us to learn more about the update process and existing housing conditions and trends, and participate in interactive exercises where you can share your values and vision for thefuture of the city. The meeting will be held via Zoom at 6 PM (links to the meeting can be found on the City's website www.amcan2040.org).

The Housing Element addresses challenges and solutions to community housing needs. State law requires the Housing Element be updated every eight years. State Law also requires the City to accommodate housing locations for all income groups from low and very low income to moderate and above, and policies to facilitate housing for residents with special housing needs. The Housing Element is included in the American Canyon General Plan and outlines the City's plan to meet existing and projected future housing needs for all economic segments of the community.

For additional information, contact:

Jen Kansanback, Communications Manager
jkansanback@cityofamericancanyon.org
(707) 647-5355

American Canyon is updating its Housing Element – *and wants you to be involved!*

Over the next year, American Canyon will be embarking on an important process to **update its citywide housing plan**. Community input is important so please JOIN US virtually on **Wednesday, April 27, 2022, at 6:00pm**, to learn what goes into a Housing Element and how you can help shape our city. We will give an overview of:

- Planning for housing in American Canyon
- Housing needs in American Canyon
- How you can stay involved and give input

Join on Zoom!
By link https://zoom.use/join
Or by phone (408)638-0968
Webinar ID: 836 7527 0533
Passcode: 776748

www.amcan2040.org

LOVE WHERE YOU LIVE.
AMERICAN CANYON GENERAL PLAN WWW.AMCAN2040.ORG

American Canyon Housing Element Workshop 2 - Discussion Activity

Identify and discuss opportunities to improve fair housing programs in American Canyon

Overview

The City of American Canyon wants to improve fair housing practices as part of its Housing Element Update. We appreciate your perspective on current conditions and opportunities for the future.

30 - 60 minutes

Category 1: Fair Housing Enforcement and Outreach

Are there opportunities to create additional or expanded housing rights programs in American Canyon?

We know the environments people live in direct health. Are there opportunities to incorporate health in the housing element? Could we define quality housing (specifically multi-unit housing) to include considerations of proximity to grocery, transit, physical activity opportunities, and smoke-free protections for residents?

What forums and events do you use to stay informed of American Canyon's programs?

I stay informed through the City Manager newsletter, Next Door, Facebook "American Canyon Happenings"

The AmCan website, email updates, and Facebook

Category 2: Integration and Segretation Patterns/ Category 3: Racially Concentrated Areas of Poverty

What areas in American Canyon, if any, appear to have less investment in infrastructure and housing?

Not sure if there are areas of AmCan that include less investment in infrastructure. You sometimes see missing links for sidewalks and crosswalks. This is particularly common in Highway 29. You see empty housing tracts that lack infrastructure.

Infrastructure related to traffic and continued increase in crime

How would you describe the housing conditions surrounding Highway 29?

Empty housing tracts; mixture of development along Highway 29. No good sidewalk conditions. There is no connected sidewalk network. Intersection of Highway 29 and Donaldson is a good example. When looking into the future of pedestrian access,

Empty housing tracts with new housing coming: Rio Del Mar Mixed use; Watson Ranch development; off of Melvin Road with new housing; current conditions include a giant gravel lot; City Hall

The Melvin Road housing project did not meet the city's parking parameters for high density housing based on the number of units and number of tenants. Allocating Melvin Road for overflow parking for tenants seems unconventional, or not? Also the new road to be opened along the city tennis courts as a second access to the new housing complex will increase the already heavy traffic on Melvin.

Melvin is not the answer... Is there going to be a relevant traffic study as we discussed in our community meeting in February?

Category 4: Disparities in Access to Opportunities

How do you or your neighbors access good jobs or schools in American Canyon?

In terms of school access, as a former American Canyon High School student. I lived nearby and would walk. Accustomed to driving when living in a suburban area. A lot of work is being done for infrastructure improvements to prioritize pedestrians and bike facilities. We are a small town where walking and biking may be accessible if there is infrastructure. So much car congestion at Donaldson and Highway 29 during morning and evening.

Are there opportunities to improve access for public transit, bikes, and walking?

Completing sidewalk network

Priorities for pedestrian and bicycle infrastructure in the future

Suburban environment encourages use of automobiles, but issues with traffic congestion

I would like to highlight the County Bicycle Plan and AmCan Bicycle Plan; in terms of bike facilities 5-6% of bicyclist commuters are comfortable using unprotected bicycle lanes. We see unsafe infrastructure is not used by cyclists and pedestrians. Opportunities in ATP grant funding to improve bike and pedestrian infrastructure in American Canyon.

Need for traffic calming measures in the city

Concerns with parking and traffic

Are there any areas in American Canyon that have environmental issues (for example, air or water quality) that could impact people living there?

We tend to grocery shop elsewhere. We commute for our jobs because there are not many local opportunities. This week we received notice of a water quality issue in November. There is an issue with timely communication.

It would be nice if there was community emphisis and activities centered around wellness and entertainment. Aside from Safeway, Walmart and a very few restaurants there is not much to do in AC.

Category 5: Disproportionate Housing Needs

Do current housing options meet the needs of a variety of family sizes in American Canyon?

Interested in the RHNA allocation and what it looks for American Canyon. There are many people who live here but do not work here. Current conditions for single family homes and concerns for parking. Some communities reconsider parking requirements because of development cost. The Watson Ranch and Lemos Point seems to be mostly or entirely single family homes with starting point of $800,000. I would recommend the City and its future housing location, consider housing types, traffic levels, and housing costs. Transit-oriented development and mobility hubs could present good opportunities.

I believe there should be a mix of housing options to have diversity. As we learned from the pandemic, open space (publicly and your house) is key.

Are there areas of American Canyon that might have overcrowding or poor housing quality?

Not knowledgeable of overcrowding in apartments. Vintage Ranch area apartment complex has a parking issue. Seen residents put cones in front of their house to save parking spots.

Do you have any recommendations to maintain a stable housing supply in American Canyon?

Additional Miscellaneous Comments

My understanding is the affordable housing parameters established by the State were met or exceeded. There are new numbers for those programs moving forward. Need clarity for new numbers and status of meeting existing numbers. Question of the article for the growth plan.

By adding a larger population, what is the plan for safety?

Can someone talk to Napa Valley Register article last week addressing AMC City wanting to go beyond and increase the prior plan through 2030? If traffic, crime and an emphasis on the quality of life offered in AMC, should we modify/ increase growth?

More community involvement. Surrounding cities have heavy attendance to council meetings and other forums. What is AMC City doing to get more community heard?

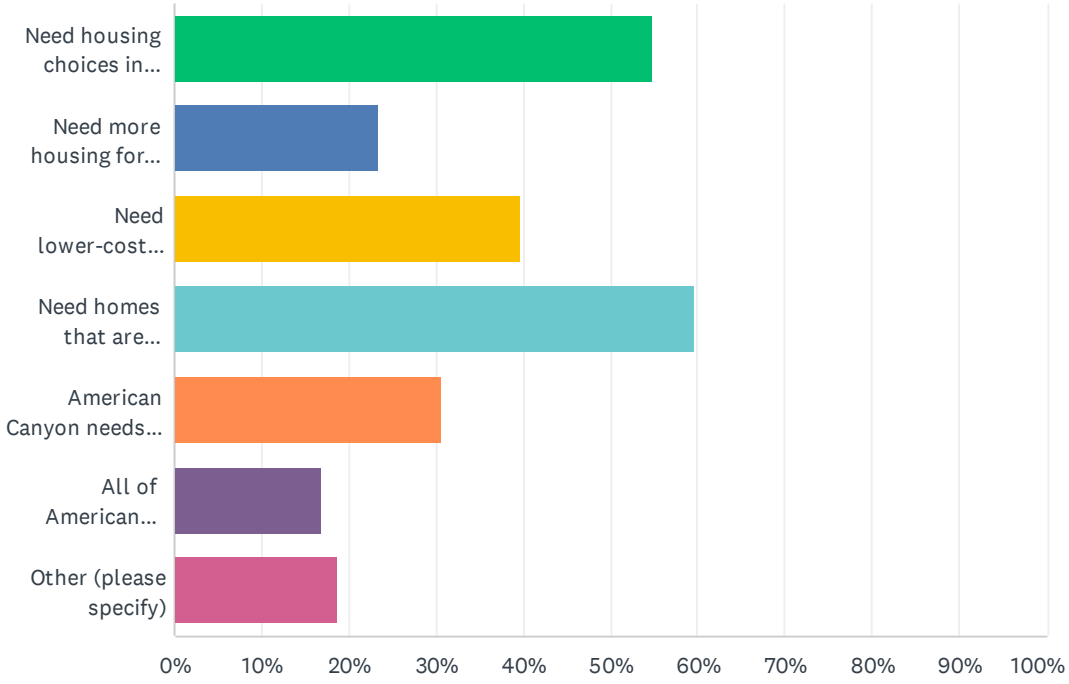
Not to worry, the parking guidelines can be waived and you too can have 160 units w/tenants parking in front of your home.

Traffic Calming Workshop coming soon.

Are our community NEEDS being prioritized? The existing citizens would like to see improvements to decrease traffic and crime making AMC a fun and healthy living experience. Too much "build out" focus not enough quality of life focus. "build out meaning more and more housing bringing more and more traffic

Q1 The biggest housing needs facing American Canyon today are (check all that apply):

Answered: 166 Skipped: 0



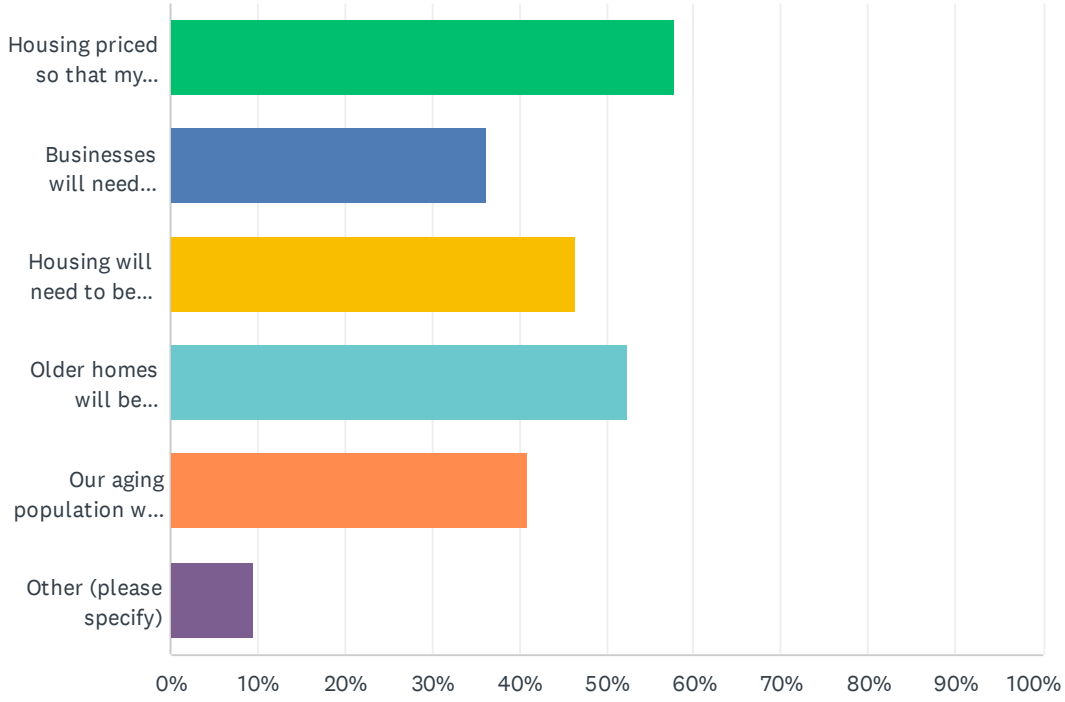
ANSWER CHOICES	RESPONSES	
Need housing choices in lower price range	54.82%	91
Need more housing for seniors	23.49%	39
Need lower-cost rental housing	39.76%	66
Need homes that are affordable to first-time homebuyers	59.64%	99
American Canyon needs housing for people who work here	30.72%	51
All of American Canyon's housing needs are being met	16.87%	28
Other (please specify)	18.67%	31
Total Respondents: 166		

#	OTHER (PLEASE SPECIFY)	DATE
1	Housing Rental for Single Mothers/Fathers or Families first time buyers	5/8/2022 12:13 AM
2	Low income housing programs and grants to support hospitality workers in Napa County for EXISTING LOW INCOME PROJECTS. Follow existing 2030 Expansion Plan approved by Napa County. No Diversion from existing 2030 Napa County approved General Plan Housing Element.	5/5/2022 12:00 AM
3	Please do not ad more homes and people if you don't have a plan for traffic to accommodate a higher population.	4/26/2022 8:22 AM
4	Housing should not be viewed in isolation. You can't just build new units when critical infrastructure (good roads, good schools, connected communities) to support renters and homeowners is missing.	4/24/2022 11:43 PM
5	Please stop over crowding the city. We like our small town. If we wanted an over crowded town we would live in San Francisco.	4/21/2022 6:34 PM
6	There will be enough homes when the Watson Ranch project is done. Please scale back to Napa Cove Apartments to 33 instead of 66. Please don't go through with the Oat hill Project. Remember just because you can doesn't mean you should.	4/19/2022 6:36 PM
7	Should we not ask the community what our goals are first for American Canyon? This would provide context as to whether or not housing needs are currently being met or not met (e.g. keeping a small community, expanding, protecting open space, etc)	4/13/2022 5:28 PM
8	unsure/don't know	4/11/2022 10:11 PM
9	Traffic dictates American Canyon cannot manage more housing without first creating more road space.	4/7/2022 10:58 PM
10	Adequate parking and roadways to accommodate more homes	4/3/2022 12:19 PM
11	No more low income housing. Do you want to be another vallejo	4/2/2022 2:49 PM
12	Where can American canyon residents sign up for housing assistance? Email me at wmur861@gmail.com	3/31/2022 7:53 AM

13	Would love to see an updated senior living community facility	3/17/2022 11:29 AM
14	Need better traffic control to accommodate housing	3/13/2022 9:45 AM
15	No more housing AC is overcrowded	3/11/2022 6:28 PM
16	all housing needs better ecologic/economc integration with passive solar, proper siting, rainwater catchment (esp w/ metal roofs), look at Leed certification for best progressive approach	3/9/2022 6:26 AM
17	"Missing Middle" Homes arranged around a Courtyard	3/4/2022 5:29 PM
18	Ensuring sustainable, minimal growth that maintains small town atmosphere and protection of open spaces	3/2/2022 6:02 PM
19	Please no more apartments	3/2/2022 2:36 PM
20	Needs housing for middle class people.	3/1/2022 10:42 PM
21	No more Apartments	3/1/2022 1:57 PM
22	American Canyon is over crowded. Control the crime before your bring in more homes	3/1/2022 1:32 PM
23	I have watched the market here for 10 years. Properties that have been empty for ages and cost 1/2 just 7 years ago ... are still empty and have been raised in price and rezoned for apartments now. Update, dreams are not made in apartments. My family wants a yard, plants, pets ... I can't stay here if I can't have real roots in this city. This is a temporary space for us at the moment.	2/28/2022 10:54 AM
24	Continue building homes, not apartments	2/26/2022 10:31 PM
25	Houses for low income single parent	2/26/2022 10:17 AM
26	Townhome/condos	2/26/2022 6:42 AM
27	Lack of infrastructure (walkability, restaurants and shopping) for those who live here	2/25/2022 7:25 PM
28	Need more businesses to support new residences this does not include gas stations.	2/25/2022 3:19 PM
29	Need rent to own housing.	2/25/2022 2:16 PM
30	Need traffic solutions for all the housing we have now.	2/25/2022 1:55 PM
31	LOWER RENT on the existing apartments.	2/24/2022 7:57 AM

Q2 American Canyon's housing needs in the coming 10 years will include (check all that apply):

Answered: 166 Skipped: 0



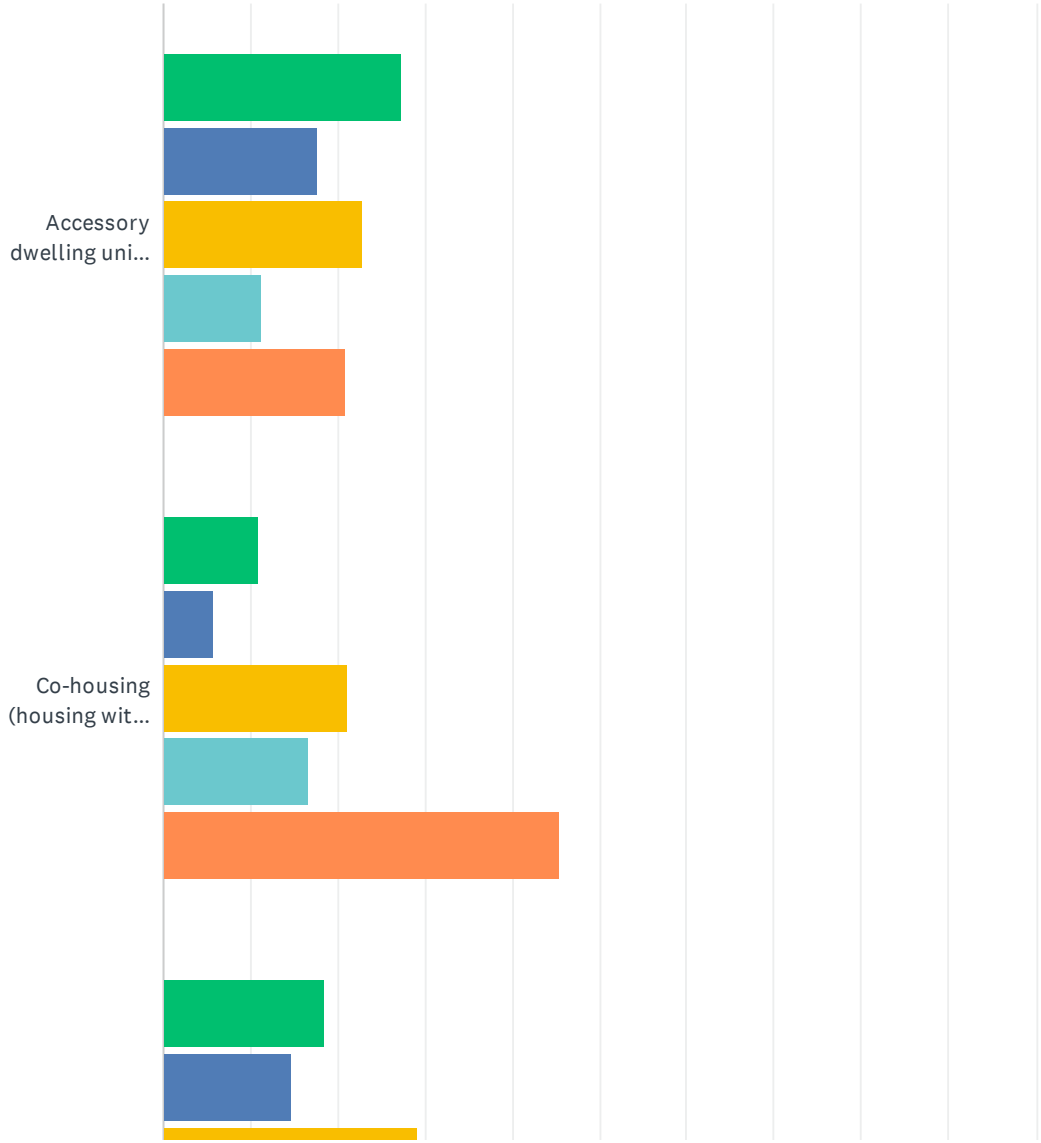
ANSWER CHOICES	RESPONSES	
Housing priced so that my children can afford to live here	57.83%	96
Businesses will need housing affordable to their workers	36.14%	60
Housing will need to be priced to attract new families to American Canyon	46.39%	77
Older homes will be deteriorating and in need of repair	52.41%	87
Our aging population will need accessible, well-designed housing options	40.96%	68
Other (please specify)	9.64%	16
Total Respondents: 166		

#	OTHER (PLEASE SPECIFY)	DATE
1	Prioritize Traffic, Crime & the AMC Quality of Life before more expansion.	5/5/2022 12:00 AM
2	Watson Ranch should cover housing needs with the 1000 homes/apartments being built. Please stop building more apartments (especially without sufficient parking)	4/21/2022 6:34 PM
3	There will be enough homes when the Watson Ranch project is done.	4/19/2022 6:36 PM
4	See answer in question 1	4/13/2022 5:28 PM
5	No more apartments or townhouses	4/12/2022 9:56 AM
6	Adequate parking and roadways to accommodate more homes	4/3/2022 12:19 PM
7	housing also needs more attention to grading & drainage that promotes replenishing the aquifers and not letting the rainfall runoff into the street or storm drains	3/9/2022 6:26 AM
8	"Missing Middle" Homes arranged around a Courtyard	3/4/2022 5:29 PM
9	need to be affordable	3/3/2022 9:11 AM
10	Housing Element and other planning documents/processes should incorporate health equity and high quality housing considerations as they apply to Multi-Family Housing. For example, new MUH should include smoke-free air protections, common outdoor space for physical activity, and proximity to services.	2/28/2022 11:21 AM
11	there is senior housing everywhere ... how about family housing, that is not apartments. We currently live in apartments in this area. Our management doesnt care. We dont even have the security of a lease currently due to the pandemic. 2k a month ... I cant have plants/pets ... yet every neighbor has plants/pets. There are no safety protocols for the pandemic. I don't want more apartments; I want to escape the hell of an apartment I am currently trapped in. My housing could put my family in desperate need soon, no one cares, and I left desperate to fix this.	2/28/2022 10:54 AM
12	Affordable prices for a single parent who are struggling in life and can’t afford the rent here so we don’t have to move out in this area.	2/26/2022 10:17 AM

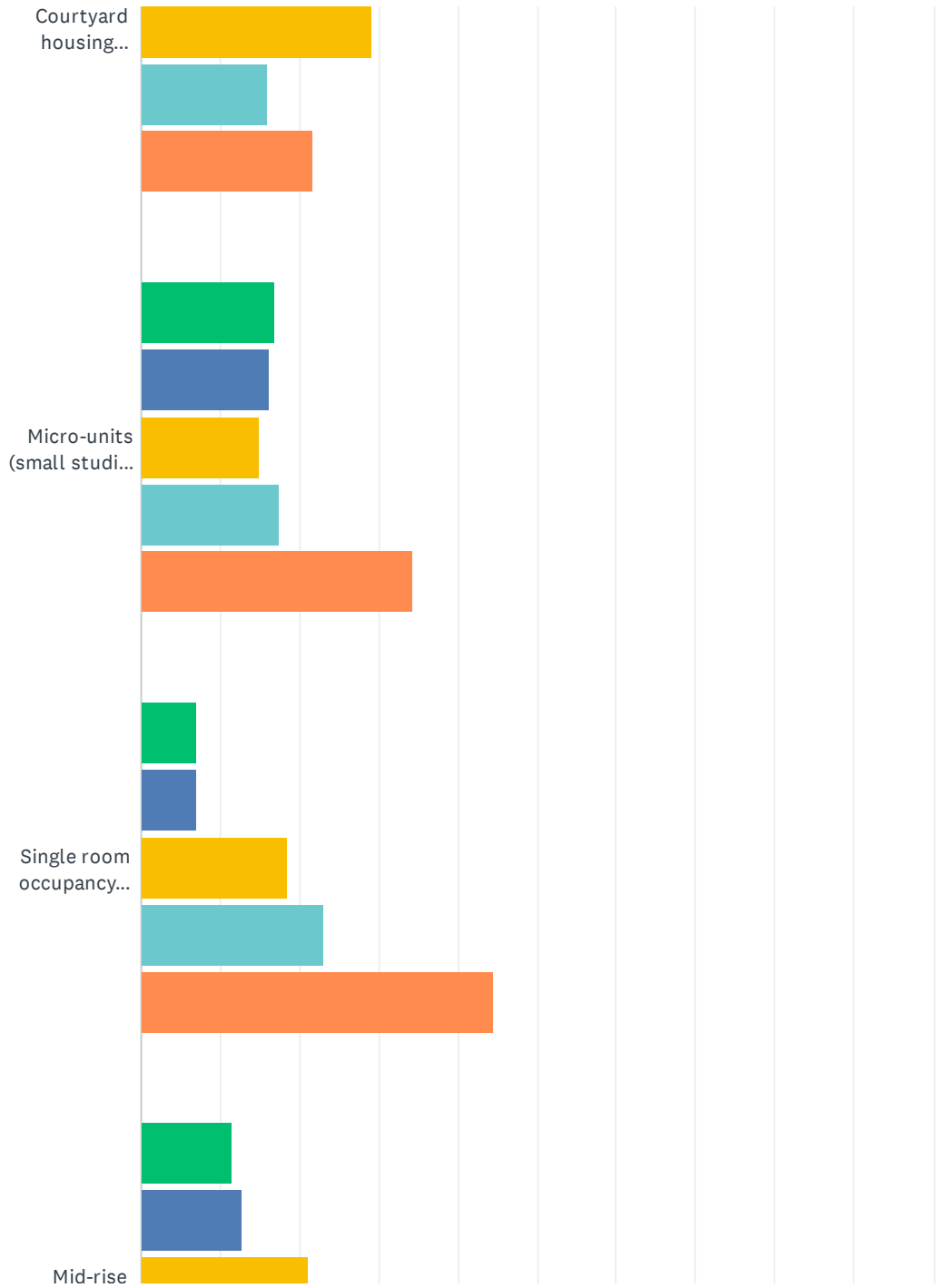
13	Making American canyon into more than a community of homes where people work and shop elsewhere	2/25/2022 7:25 PM
14	Many of us who grew up here have to move out as it is too expensive	2/24/2022 7:57 AM
15	No more "affordable" or senior housing or subsidized housing so that neighborhoods keep top re-sale value and taxes stay lower.	2/23/2022 8:56 PM
16	Working with Immigration and Customs Enforcement to locate and deport illegal aliens who are living in homes they are not entitled to.	2/23/2022 5:35 PM

Q3 Please rank what you feel are the types of new housing that would be most successful in American Canyon today (1 is most successful and 5 is least successful):

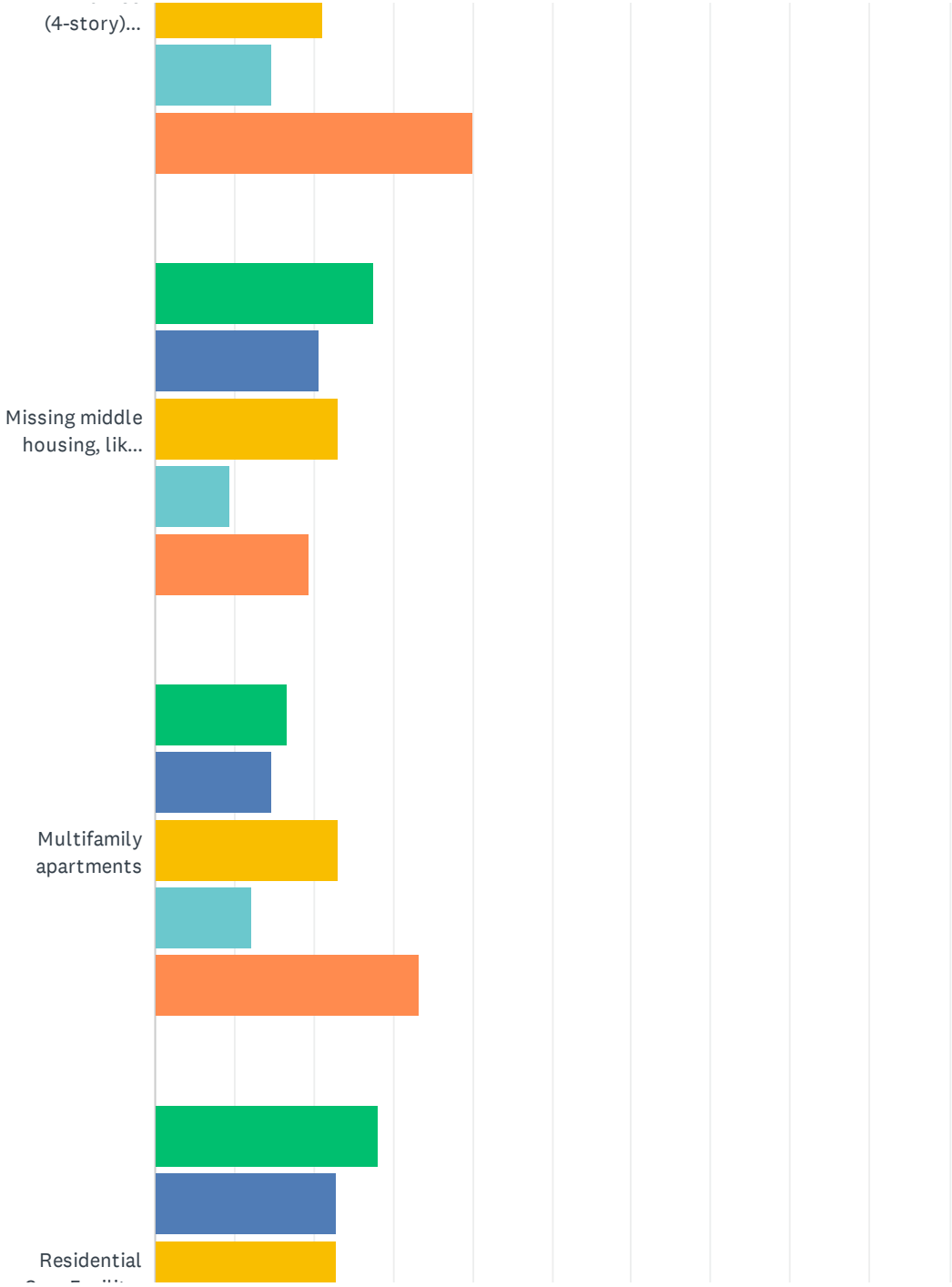
Answered: 166 Skipped: 0



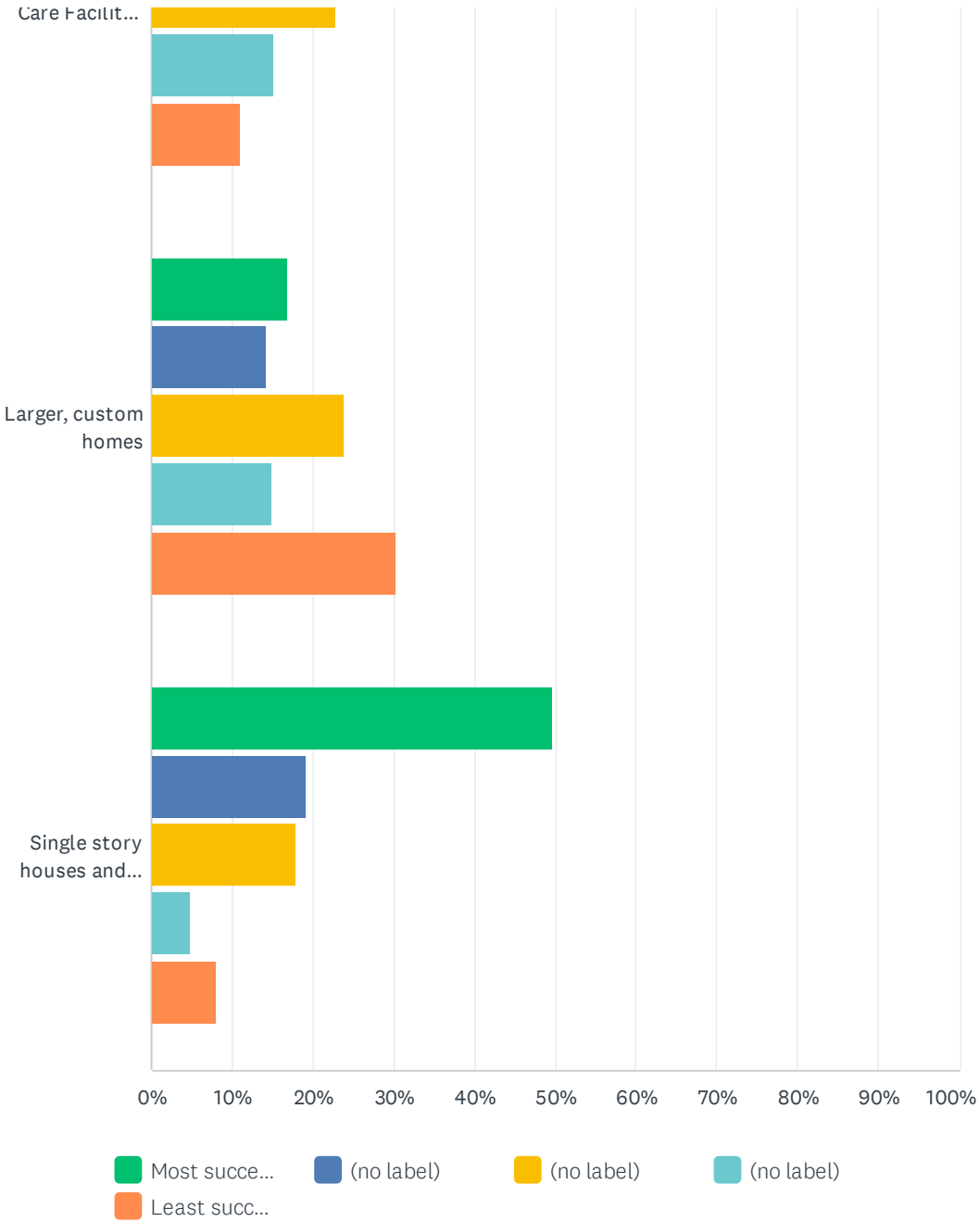
What are our Housing Element Issues and Opportunities?



What are our Housing Element Issues and Opportunities?



What are our Housing Element Issues and Opportunities?

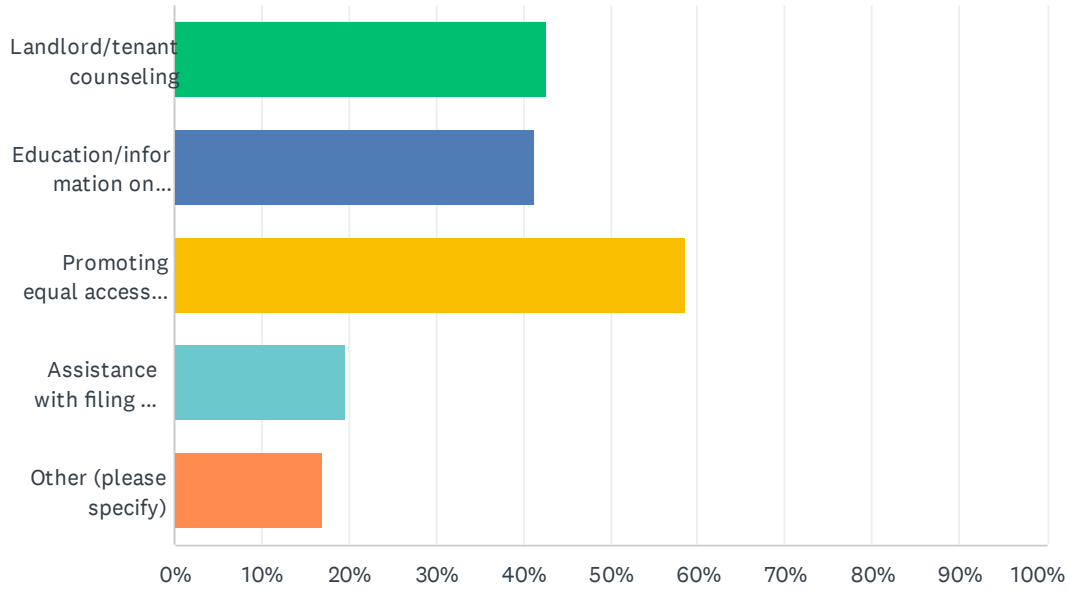


What are our Housing Element Issues and Opportunities?

	MOST SUCCESSFUL	(NO LABEL)	(NO LABEL)	(NO LABEL)	LEAST SUCCESSFUL	TOTAL	WEIGHTED AVERAGE
Accessory dwelling units (second units/granny units/junior units)	27.22% 43	17.72% 28	22.78% 36	11.39% 18	20.89% 33	158	2.81
Co-housing (housing with an emphasis on community living ie: shared open spaces, or kitchens)	10.90% 17	5.77% 9	21.15% 33	16.67% 26	45.51% 71	156	3.80
Courtyard housing (housing arranged around a common courtyard) ,	18.47% 29	14.65% 23	29.30% 46	15.92% 25	21.66% 34	157	3.08
Micro-units (small studio apartments with full kitchens, Murphy beds, drop-down surfaces like tables or desks and more design features)	16.88% 27	16.25% 26	15.00% 24	17.50% 28	34.38% 55	160	3.36
Single room occupancy (small apartment that may have a common kitchen)	7.01% 11	7.01% 11	18.47% 29	22.93% 36	44.59% 70	157	3.91
Mid-rise (4-story) apartments	11.46% 18	12.74% 20	21.02% 33	14.65% 23	40.13% 63	157	3.59
Missing middle housing, like townhouses and low-rise multiuse buildings	27.50% 44	20.63% 33	23.13% 37	9.38% 15	19.38% 31	160	2.73
Multifamily apartments	16.67% 26	14.74% 23	23.08% 36	12.18% 19	33.33% 52	156	3.31
Residential Care Facilities for Seniors or Persons with Disabilities	28.10% 43	22.88% 35	22.88% 35	15.03% 23	11.11% 17	153	2.58
Larger, custom homes	16.77% 26	14.19% 22	23.87% 37	14.84% 23	30.32% 47	155	3.28
Single story houses and condominiums	49.69% 80	19.25% 31	18.01% 29	4.97% 8	8.07% 13	161	2.02

Q4 Which Fair Housing Napa Valley services do you feel are most needed in our community?

Answered: 164 Skipped: 2



ANSWER CHOICES	RESPONSES	
Landlord/tenant counseling	42.68%	70
Education/information on tenant rights	41.46%	68
Promoting equal access to housing choice for all residents	58.54%	96
Assistance with filing a housing discrimination complaint	19.51%	32
Other (please specify)	17.07%	28
Total Respondents: 164		

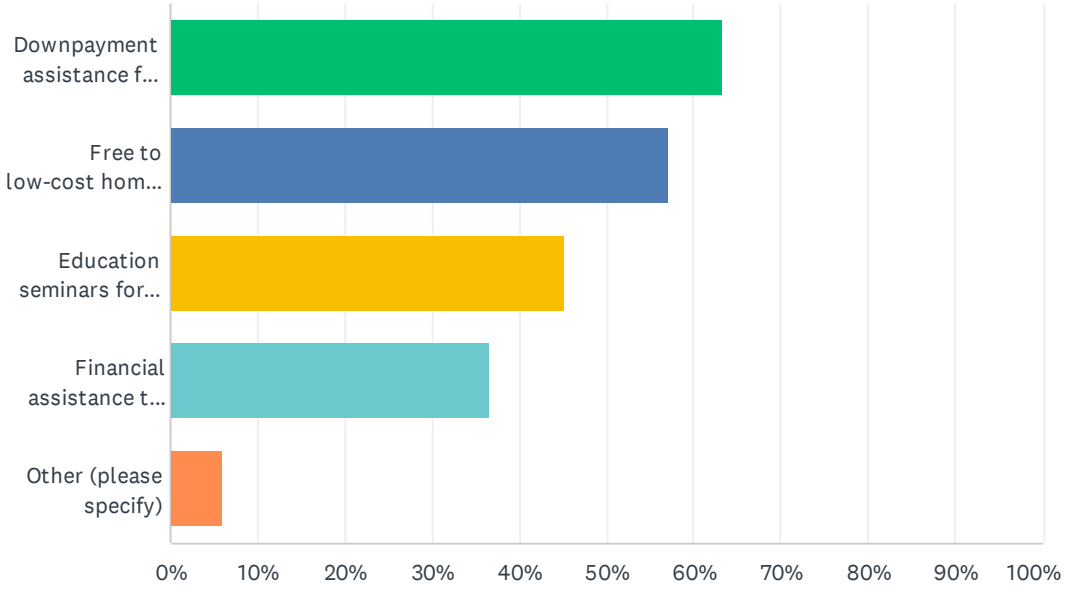
#	OTHER (PLEASE SPECIFY)	DATE
1	Create Low Income Project specifically for Full Time Hospitality Workers - Winery, Restaurants, Resort & Destination	5/5/2022 12:00 AM

	Properties - including all hospitality service based employees.	
2	Homeless resources	5/1/2022 12:09 AM
3	Short term rental options.	4/26/2022 7:19 AM
4	Proper notice from the city on housing projects	4/21/2022 6:34 PM
5	Proper notification for all American Canyon Residents of any housing projects, gas stations, stores, restaurants, etc.	4/19/2022 6:36 PM
6	Not sure. Need context and understanding about what services are currently being used.	4/13/2022 5:28 PM
7	accountability for tax dollars	4/12/2022 9:56 AM
8	citate illegal dumping and not picking up pet waste	4/11/2022 10:11 PM
9	Information campaign about what Fair Housing Napa Valley's purpose is.	4/7/2022 10:58 PM
10	Allow pets to live with seniors for companionship	4/3/2022 12:19 PM
11	Landlord friendly laws passed	4/2/2022 2:49 PM
12	Somewhere to turn in emergencies to save home from being taken for for unpaid property taxes. Especially since I had already filed a claim against pge for damages incurred house suffered do to heavy construction by pge themselves.. other family members came to the house and grabbed paperwork needed to keep houses needs and essentials current. Again contact me at wmur861@gmail.com. Due to pandemic legal assistants failed to return phone calls. Urgent Matter*.	3/31/2022 7:53 AM
13	traffic control prior to more housing!	3/13/2022 9:45 AM
14	None	3/11/2022 6:28 PM
15	Resources and grants for home improvement to go green.	3/6/2022 9:21 AM
16	Unsure	3/2/2022 6:02 PM
17	proper notice of homes planning to be built. the city is getting to crowed with everything being shoved in the center of the city.	3/2/2022 1:27 AM
18	Middle class option	3/1/2022 10:42 PM
19	???	3/1/2022 12:44 PM
20	.	2/28/2022 5:34 PM
21	N/A	2/28/2022 2:37 PM
22	help local people become homeowners and make real roots in your town. I have been here 7 years now. People dont want to know each other, people dont want to communicate ... they just want to fuss on nextdoor and facebook, have zoom meetings about accomplishing nothing. Kindness is barely promoted. I actually want to help my town and my hands are tied at every try.	2/28/2022 10:54 AM
23	Descrimination of low income family who can't afford the rent here and not even enough income to survive and have to do multiple jobs	2/26/2022 10:17 AM

24	Low income legal aid for tenants	2/25/2022 3:27 PM
25	None	2/25/2022 3:01 PM
26	Application assistance and housing resource center.	2/25/2022 2:16 PM
27	Code enforcement to keep neighborhoods safe.	2/23/2022 8:56 PM
28	Finding out WHY people are "low income" and getting them to find better jobs or finding out what they are mis-spending their money on.	2/23/2022 5:35 PM

Q5 Which Housing Assistance Services do you feel are most needed in our community?

Answered: 166 Skipped: 0



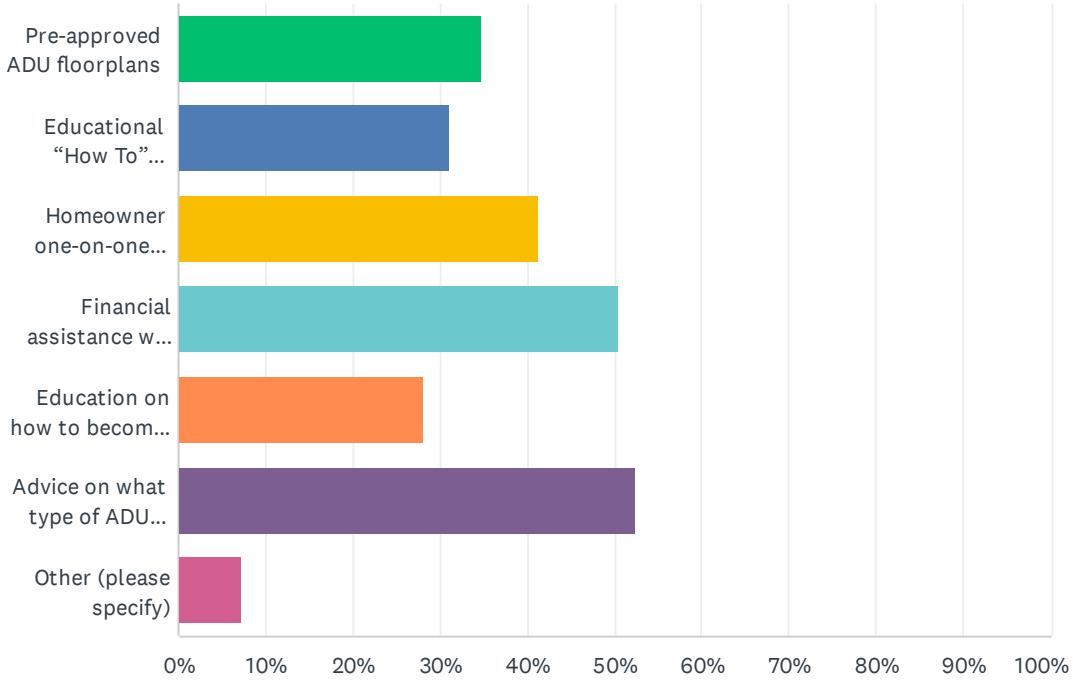
ANSWER CHOICES	RESPONSES	
Downpayment assistance for lower-income First Time homebuyers	63.25%	105
Free to low-cost home repair loans for Low-income homeowners	57.23%	95
Education seminars for aspiring homeowners	45.18%	75
Financial assistance to build an accessory dwelling unit	36.75%	61
Other (please specify)	6.02%	10
Total Respondents: 166		

#	OTHER (PLEASE SPECIFY)	DATE
1	For existing homeowners with buildout parcels.	5/5/2022 12:00 AM

2	Financial assistance to all homeowners for upkeep and upgrade to energy efficiency	4/12/2022 9:56 AM
3	Allow pets to live with seniors for companionship	4/3/2022 12:19 PM
4	None. If you cant afford it, go somewhere else	4/2/2022 2:49 PM
5	Representative to assist people's with with special needs on housing issues.	3/31/2022 7:53 AM
6	Enlighten city leaders with traffic issues prior to building	3/13/2022 9:45 AM
7	.	2/28/2022 5:34 PM
8	Low-cost home repair loans for middle class homeowners that live paycheck to paycheck. All the assistance goes to low-income. Think about the middle class that are having a hard time keeping up.	2/28/2022 2:19 PM
9	stop price gouging on apartments 2k is too high ... make your current apartment housing accountable for their properties, actually inspect that people are being treated fairly in local apartments. THEY AREN'T. I love my town, and hate my home ... at some point I believe I will have no choice but to leave here. It seems noone cares about residence, only the businesses lining the pockets with money. I also have dreams to have a viable business here, but the people who own properties literally talk you out of using their facility and wont talk about you putting a business there. I have seen some of these building empty for 10 years now and I cant put a real business there or live there. This makes 0 sense. Let us use these empty places. Let us clean up places that are unusable.	2/28/2022 10:54 AM
10	None	2/25/2022 3:01 PM

Q6 Which Accessory Dwelling Unit Assistance services are most important?

Answered: 164 Skipped: 2

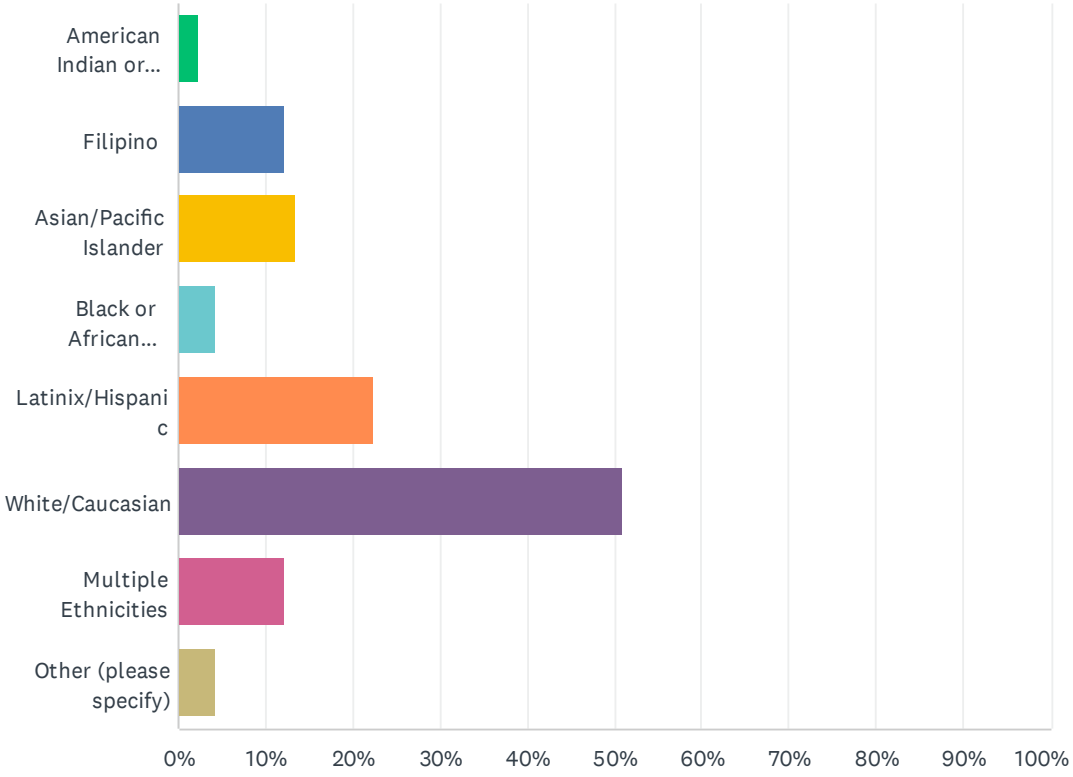


ANSWER CHOICES	RESPONSES	
Pre-approved ADU floorplans	34.76%	57
Educational “How To” Webinar series	31.10%	51
Homeowner one-on-one consultations with an ADU expert	41.46%	68
Financial assistance with construction expenses	50.61%	83
Education on how to become a landlord	28.05%	46
Advice on what type of ADU will work best for your situation	52.44%	86
Other (please specify)	7.32%	12
Total Respondents: 164		

#	OTHER (PLEASE SPECIFY)	DATE
1	Allow pets to live with seniors for companionship	4/3/2022 12:19 PM
2	Ensuring the integrity of our neighborhoods and preventing over crowded street parking. Making sure ADUs do not directly or indirectly impact their neighbors	3/2/2022 6:02 PM
3	N/A	3/2/2022 10:27 AM
4	Idk	3/1/2022 3:14 PM
5	We don't have many homes with lots sized big enough for this type of housing.	3/1/2022 3:08 PM
6	This is not a realistic answer to the housing shortage.	3/1/2022 12:54 PM
7	.	2/28/2022 5:34 PM
8	create buiz buildings with housing units on top?? I would love to own a place where I can work and live. We need more combination zoning of this sort. Less apartment zoning. Help homeowners become more self reliant, encourage gardening, kindness, neighborly interaction. People in this town are rude and dont communicate well. We dont need to zoom about zooming ... pick up your phones, call someone you love, engage in a real moment and real care. Thats what our community needs.	2/28/2022 10:54 AM
9	I feel there should be an emphasis put on home ownership, not bringing more renters in.	2/26/2022 10:31 PM
10	None	2/25/2022 3:01 PM
11	None	2/25/2022 2:51 PM
12	Quicker permit process for ADU’s	2/25/2022 2:16 PM

Q7 How would you best describe your race/ethnicity? Select all that apply

Answered: 165 Skipped: 1

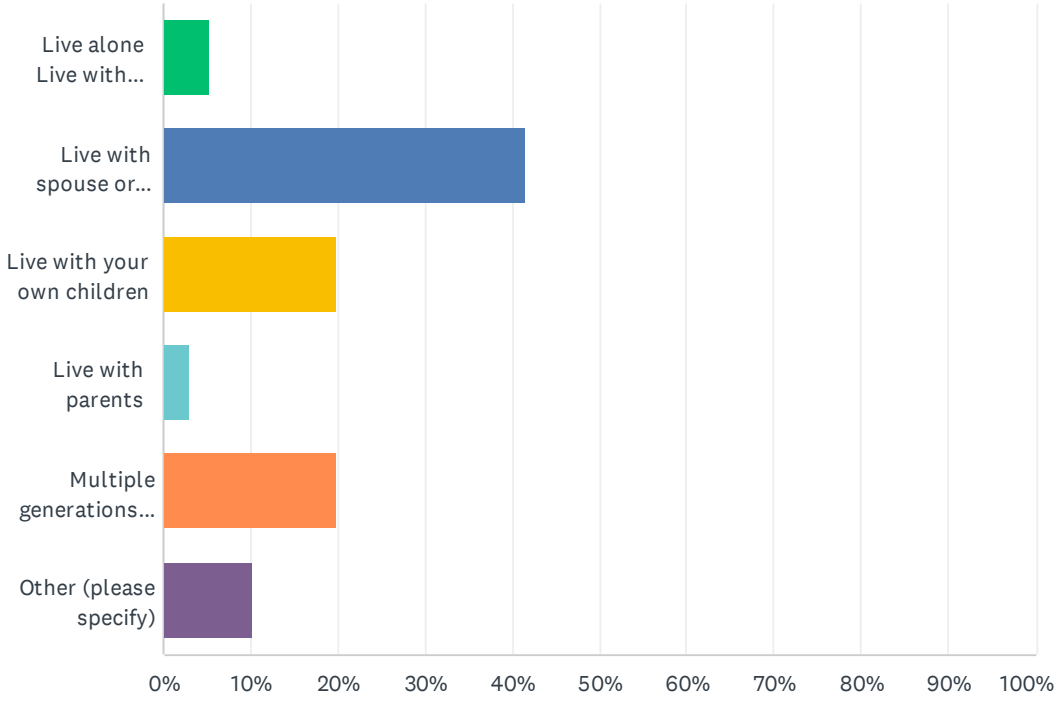


ANSWER CHOICES	RESPONSES	
American Indian or Alaskan Native	2.42%	4
Filipino	12.12%	20
Asian/Pacific Islander	13.33%	22
Black or African American	4.24%	7
Latinix/Hispanic	22.42%	37
White/Caucasian	50.91%	84
Multiple Ethnicities	12.12%	20
Other (please specify)	4.24%	7
Total Respondents: 165		

#	OTHER (PLEASE SPECIFY)	DATE
1	Not applicable	4/13/2022 5:28 PM
2	Other	4/7/2022 10:58 PM
3	None of your business	3/1/2022 4:31 PM
4	.	2/28/2022 5:34 PM
5	N/A	2/28/2022 2:37 PM
6	N/a	2/27/2022 4:35 PM
7	American Indian (Mexico)	2/25/2022 7:14 PM

Q8 Which best describes your current living situation?

Answered: 166 Skipped: 0

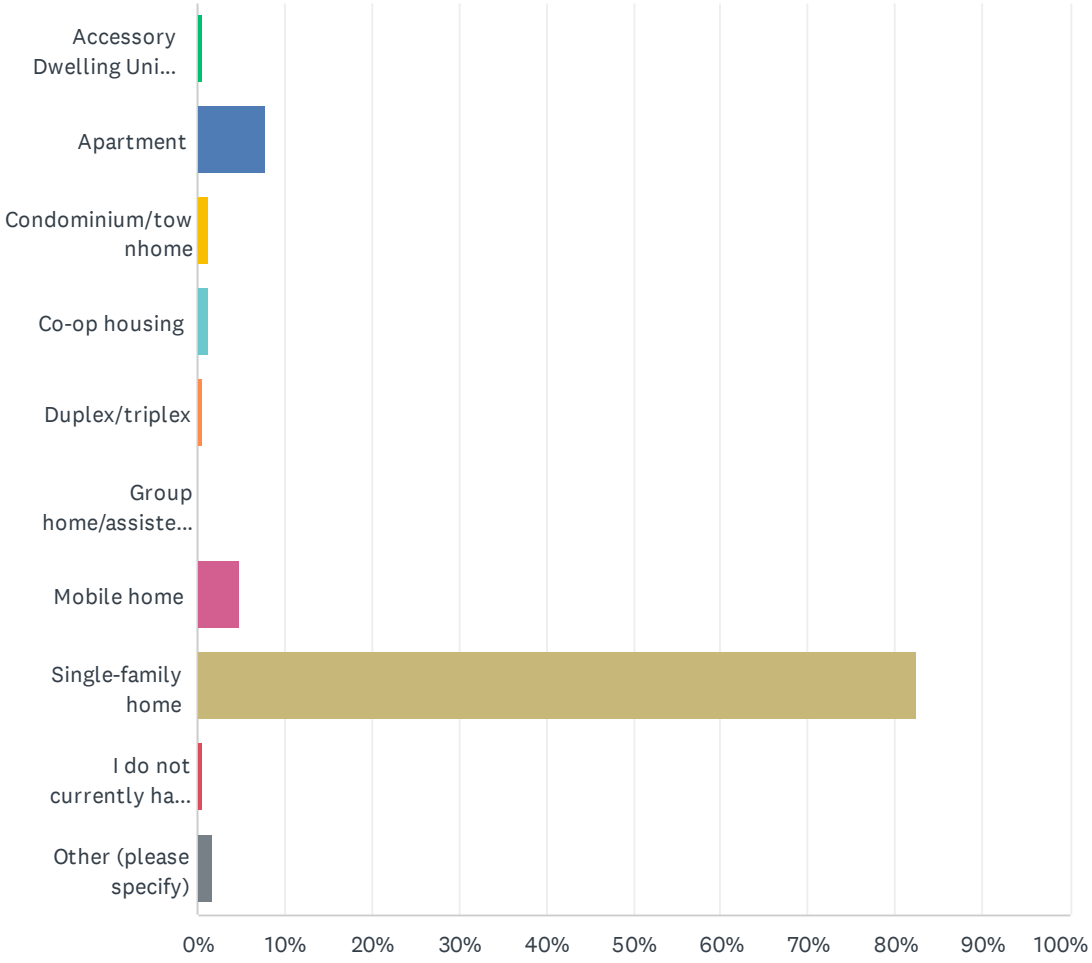


ANSWER CHOICES	RESPONSES	
Live alone Live with roommates	5.42%	9
Live with spouse or significant other	41.57%	69
Live with your own children	19.88%	33
Live with parents	3.01%	5
Multiple generations living together (adult children, parents, grandparents, etc.)	19.88%	33
Other (please specify)	10.24%	17
TOTAL		166

#	OTHER (PLEASE SPECIFY)	DATE
1	Outside	5/1/2022 12:09 AM
2	Spouse and minor aged children	4/26/2022 9:22 AM
3	Live with spouse and children	4/19/2022 1:49 PM
4	live with spouse and young children	4/4/2022 7:21 PM
5	live alone	3/13/2022 9:45 AM
6	live alone (note your 1st option says "Live alone Live with roommates" which is contradictory)	3/9/2022 6:26 AM
7	2-adult children and their spouses had to move back home due to high rents and a housing market that is out of reach	3/7/2022 10:57 AM
8	Live with spouse and young children	3/2/2022 8:50 PM
9	Live with spouse and children	3/2/2022 2:36 PM
10	live with my spouse and 4 kids	3/2/2022 1:27 AM
11	live alone	3/1/2022 9:54 PM
12	Single Family, spouse and children	3/1/2022 3:08 PM
13	Spouse and children	3/1/2022 12:43 PM
14	Live with spouse and children	3/1/2022 11:41 AM
15	Spouse and children	2/27/2022 4:35 PM
16	live with husband and children	2/25/2022 1:57 PM
17	rent from parents	2/24/2022 7:57 AM

Q9 Which type of housing do you currently occupy?

Answered: 166 Skipped: 0

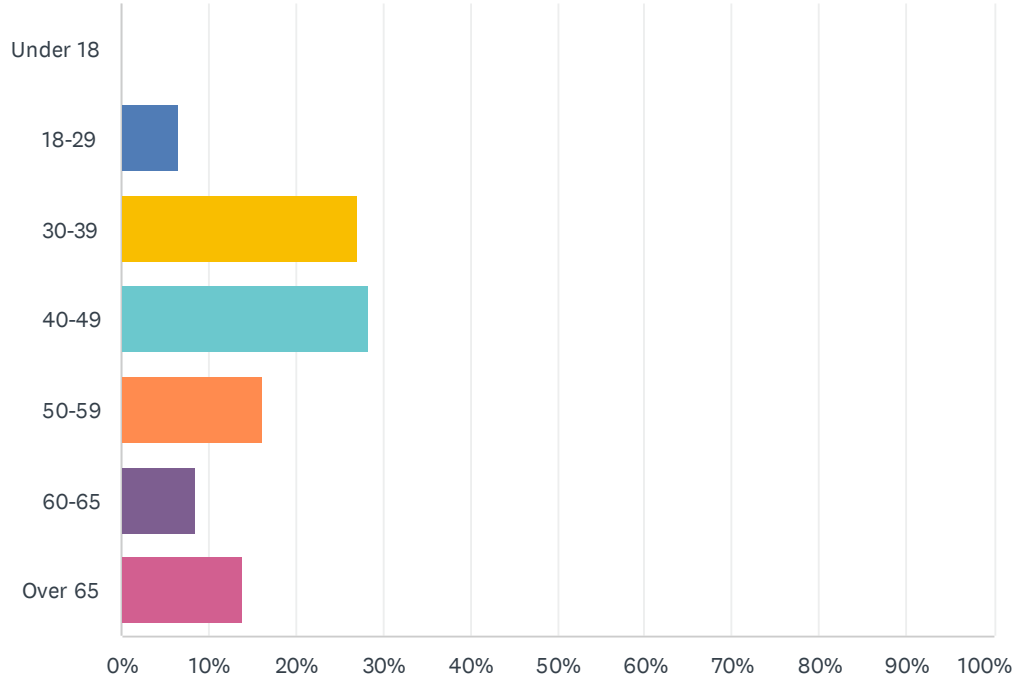


ANSWER CHOICES	RESPONSES	
Accessory Dwelling Unit (granny flat/guest house)	0.60%	1
Apartment	7.83%	13
Condominium/townhome	1.20%	2
Co-op housing	1.20%	2
Duplex/triplex	0.60%	1
Group home/assisted living	0.00%	0
Mobile home	4.82%	8
Single-family home	82.53%	137
I do not currently have a permanent home	0.60%	1
Other (please specify)	1.81%	3
Total Respondents: 166		

#	OTHER (PLEASE SPECIFY)	DATE
1	I rent a bedroom.	3/31/2022 7:53 AM
2	I would love to be able to afford a home in american canyon. But i also love the small town feel. Please do not over crowd our town, crime is already an issue	3/1/2022 1:32 PM
3	Affordable senior apartment	2/26/2022 6:42 AM

Q10 What is your age group?

Answered: 166 Skipped: 0



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-29	6.63%	11
30-39	27.11%	45
40-49	28.31%	47
50-59	16.27%	27
60-65	8.43%	14
Over 65	13.86%	23
Total Respondents: 166		

Q11 Let us know if there is anything we missed! Below, please let us know if there is another housing type you desire that wasn't mentioned previously that you believe the City needs more of.

Answered: 43 Skipped: 123

#	RESPONSES	DATE
1	I would love to see some kind of assistance for first time home buyers or atleast affordable options for apartments.	5/12/2022 7:36 PM
2	Again, I disagree with updating the approved General Plan through 2030. This is not an UPDATE, it is a DIVERSION from the approved Napa County Plan. If AMC public were ask to prioritize community needs, housing expansion would fall below Traffic, Crime, and a long list of Quality of Life CURRENTLY offered in AMC.	5/5/2022 12:00 AM
3	Please relay to the community about the nature of the housing element as part of the general plan. Sometimes our community feels super surprised when a development comes in that they don't like but it's been in the General Plan for many years. If there is a significant change in the GP land use for the housing element, the nearby community (at least 500 feet buffer) should be notified and told what is changed that may affect them. Perhaps an interactive GIS (arcgis online) map that someone can enter in the address to see highlighted areas of change? (Before/after)	4/26/2022 9:22 AM
4	ADU options need very clear details for development.	4/26/2022 7:19 AM
5	Please don't build more housing like Oat Hill Apartments and scale back the Napa Cove Apartments to 33 instead of 66 apartments. Please make sure there is 2 parking spaces per apartment plus guest parking for all apartment/condo/townhouse projects. Please keep speed limits at reasonable numbers. Donaldson Way should be 25 m.p.h. from end to end. Newell Drive should be 30 m.p.h. (even if/when an extension is make to Watson Ranch) , there is a lot of pedestrian traffic (primarily children walking to school).American Canyon road should be 35 m.ph. from Newell Drive to Wetlands edge. There is too many close calls in this area.	4/19/2022 6:36 PM
6	More parking space in front of home because current parking spaces get occupied by: residents with boats, shuttle buses or RV's that park in neighborhood making it difficult to park in front of own home.	4/16/2022 12:25 PM
7	Live work units to purchase. Loft type housing	4/15/2022 6:00 PM
8	See response to question 1. Understanding goals of community members is critical before these questions can be adequately answered.	4/13/2022 5:28 PM
9	It would be nice to know the current zoning in AC and if that would change in the future to accommodate more housing.	4/13/2022 9:31 AM
10	1-The traffic flow and improved roadways need to be addressed NOW! 2-Allow senior residents to have pets for mental health companionship.	4/3/2022 12:19 PM
11	Dont turn this city into a crap place to live with all this affordable/low income housing	4/2/2022 2:49 PM
12	What to do about urgent housing matter when it was taken at start of pandemic. I called all legal representatives listed on pamphlet given to me from the sheriff's department. Nobody would return my phone calls. Again you can contact me at wmur861@gmail.com.	3/31/2022 7:53 AM

13	Please address traffic issues prior to more building!	3/13/2022 9:45 AM
14	Need single level homes with additional mini apartment type unit attached for a family member. So e if these homes were built on Mare Island but they were 2 story. Had a small hallway to left after you entered in the front door of home which led to a mini apartment type home with small kitchen open to a small living space, 1 bedroom and own shower and laundry room	3/12/2022 10:46 AM
15	again, all housing needs the best practices for efficient homes... passive solar & building siting where the sun naturally enters the living space for additional light & heat in the winter months, yet proper awning widths give shade when the sun is higher in the summer, etc Also, need to utilize skylights, solar tubes, rooftop solar electricity and even solar hot water. That would allow for no natural gas needs	3/9/2022 6:26 AM
16	Down payment assistance for first time homebuyers is greatly needed but only goes so far when the cheapest houses you can find are $600k or more. Realistically you would need a down payment of $200k to bring it down to a price most people can afford to pay monthly. So unless other government programs are offered with down payment assistance or housing somehow stops rising, a large percentage of potential home buyers are still being left behind.	3/2/2022 2:46 PM
17	N/A	3/2/2022 10:27 AM
18	Please don't build anymore overpriced homes or apartments. Apartments starting at $2500 a month are not affordable, my mortgage is cheaper than that. This is my my oldest child is still living at home. Please STOP building everything in the city center making traffic far worse than it already is. Please keep speed limits in residential areas (especially with schools near by) to 25 mph through housing and 30mph on main streets like Newell Drive (its a dangerous place for pedestrians)	3/2/2022 1:27 AM
19	Housing that attracts the type of residents we want in American Canyon. We don't want to become Vallejo.	3/1/2022 10:42 PM
20	Maybe some laws to stop landlords raising rents in a pandemic	3/1/2022 5:18 PM
21	First home buyer program	3/1/2022 3:51 PM
22	Apartment prices need to be lowered. Stop building homes with no yards. Build homes in an affordable way so that they aren't over priced. I'm an Interior Designer and would love to help provide affordable finishes for this to happen. Even i want To move back to AC but prices literally make no sense with the quality home .	3/1/2022 3:14 PM
23	Starter homes/apartments for young adults. My 22 year old son can't afford to live in his own (or even with a roommate) when he works full time.	3/1/2022 3:08 PM
24	¡Necesitan mejorar la traducción!	3/1/2022 2:50 PM
25	They're actually needs to be more apartments and houses that are catered to the people that make minimum wage and to let us know that not everybody that lives in American Canyon makes $100,000 or Plus and you know that we can all afford 2500 plus dollars a month for rent it needs to be more affordable	3/1/2022 1:57 PM
26	American Canyon used to be a small town with stables and families. Now its crazy with crime from neighboring cities and within. Low income apartments are bringing in people who are no good for our town. Please stick to family homes to bring in families who fit in with the american canyon life style.	3/1/2022 1:32 PM
27	Home ownership is not for everyone. It requires stable income and constant maintenance. American Canyon wild be best to avoid low income housing and additional apartments as we are a small community that has already outgrown our roads and infrastructure. It's okay to maintain well what we are and not keep adding more congestion and overcrowding.	3/1/2022 11:41 AM

28	Bring more entertainment, food, parks and Recs. We need men and womens softball/basketball.	3/1/2022 9:46 AM
29	None	2/28/2022 10:15 PM
30	I feel that we do not need more housing. The highway is already over crowded. I moved here to live in a small community not a big city	2/28/2022 5:34 PM
31	Impact of additional housing/residents on future water shortages	2/28/2022 12:46 PM
32	I want my city to care, not zoom about caring, actually care. I want to be able to live and work in the same place. This is completely viable for many people, and you should accommodate this lifestyle. Make property owners do something with properties that have been empty and unused for ages. they are an eye sore at the least. Encourage our town to do a facelift on itself and its personality. Stop with all the apartments; apartments are the life suckers of all finances. We need happy people, financially flourishing people ... housing is the place to start.	2/28/2022 10:54 AM
33	Affordable Housing projects for a single parent who needs assistance because it’s too expensive for rent an apartment or buy a house here. We are here for long years but still can’t afford it. My children needs some spaces because we’re living with a lot of different families here in the house because income isn’t enough to pay for the rent, pay bills, food, gas and etc. we don’t want to move out in a different state because my kids love his school and like to be stable when it comes to his education.	2/26/2022 10:17 AM
34	American Canyon is a diamond in the rough. Watson Ranch is going to add to the City undoubtedly. We need more affordable single-family options. Town houses and condos might be a great addition. However, DO NOT forget about the enormous traffic issue between Airport Dr and American Canyon Rd.	2/25/2022 7:44 PM
35	PLEASE....PLEASE stop adding more people to the City before addressing traffic and water.	2/25/2022 3:27 PM
36	New housing should be limited in height and density. I like the quiet and family friendly community. Safe and clean.	2/25/2022 3:25 PM
37	Senior housing, more single family housing thats affordable.	2/25/2022 3:01 PM
38	Areas/communities which alternate housing arrangements ADU homes with Co-housing.....etc should be focused in.	2/25/2022 2:51 PM
39	AC really needs to avoid becoming another Napa. Few if any people moved here for that. AC drew families due to affordability and good family feeling. That is being lost due to greed. Need more family friendly things to do. Do not need more housing. Need to use what we have in way beneficial to average citizen.	2/25/2022 2:26 PM
40	We can only grow so much. We have a Highway to the east and water the west. Solano County to the south and an Airport to the north. Not sure who's doing the traffic studies but they are lying to you. Before you build a house, you must have good foundation.	2/25/2022 1:55 PM
41	Young adults (service economy) working in the city, including those with intellectual or developmental disabilities need access to independent housing.	2/24/2022 2:59 PM
42	Please put a stop to rent hikes. The rent is out of control in American Canyon. Housing prices are out of control. Kids who grew up here have to move out of town to find affordable housing. The income limit on help is too low	2/24/2022 7:57 AM
43	Tiny homes in back yards and fewer restrictions, fees for adding space to a home.	2/23/2022 8:56 PM

Appendix A

Yocha Dehe Wintun Nation Treatment Protocol

The following pages contain the Yocha Dehe Wintun Nation Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation.

This page intentionally left blank.

DocuSign Envelope ID: 0D69CDD2-A513-4BF7-A2E6-01DD9D465223

YOCHA DEHE
CULTURAL RESOURCES

August 18, 2022

City of American Canyon
Attn: Nicolle Hall, Administrative Technician
4381 Broadway St., Suite 201
American Canyon, CA 94503

RE: American Canyon 6th Cycle Housing Element YD-03152022-04

Dear Ms. Hall:

Thank you for the consultation meeting on, August 08, 2022, regarding the proposed American Canyon 6th Cycle Housing Element. We appreciate you taking the time to discuss the project.

Based on the information provided during our consultation meeting, the Tribe has concerns that the project could impact known cultural resources. Therefore, we request that you incorporate Yocha Dehe Wintun Nation's Treatment Protocol into the mitigation measures for this project. Please submit the updated mitigation measures to the Cultural Resources Department once completed. We respectively decline any comment on the project at this time.

Should you have any questions, please feel free to contact:

CRD Administrative Staff
Yocha Dehe Wintun Nation
Office: (530) 796-3400
Email: THPO@yochadehe-nsn.gov

Please refer to identification number YD – 03152022-04 in any correspondence concerning this project.

Thank you for providing us with this notice and the opportunity to comment.

Sincerely,

DocuSigned by:

5ED632FDB9C34EA...
Tribal Historic Preservation Officer

DocuSign Envelope ID: 0D69CDD2-A513-4BF7-A2E6-01DD9D465223

YOCHA DEHE
CULTURAL RESOURCES

Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation

The purpose of this Protocol is to formalize procedures for the treatment of Native American human remains, grave goods, ceremonial items, and items of cultural patrimony, in the event that any are found in conjunction with development, including archaeological studies, excavation, geotechnical investigations, grading, and any ground disturbing activity. This Protocol also formalizes procedures for Tribal monitoring during archaeological studies, grading, and ground-disturbing activities.

I. Cultural Affiliation

The Yocha Dehe Wintun Nation ("Tribe") traditionally occupied lands in Yolo, Solano, Lake, Colusa and Napa Counties. The Tribe has designated its Cultural Resources Committee ("Committee") to act on the Tribe's behalf with respect to the provisions of this Protocol. Any human remains which are found in conjunction with Projects on lands culturally-affiliated with the Tribe shall be treated in accordance with Section III of this Protocol. Any other cultural resources shall be treated in accordance with Section IV of this Protocol.

II. Inadvertent Discovery of Native American Human Remains

Whenever Native American human remains are found during the course of a Project, the determination of Most Likely Descendant ("MLD") under California Public Resources Code Section 5097.98 will be made by the Native American Heritage Commission ("NAHC") upon notification to the NAHC of the discovery of said remains at a Project site. If the location of the site and the history and prehistory of the area is culturally-affiliated with the Tribe, the NAHC contacts the Tribe; a Tribal member will be designated by the Tribe to consult with the landowner and/or project proponents.

Should the NAHC determine that a member of an Indian tribe other than Yocha Dehe Wintun Nation is the MLD, and the Tribe is in agreement with this determination, the terms of this Protocol relating to the treatment of such Native American human remains shall not be applicable; however, that situation is very unlikely.

III. Treatment of Native American Remains

In the event that Native American human remains are found during development of a Project and the Tribe or a member of the Tribe is determined to be MLD pursuant to Section II of this Protocol, the following provisions shall apply. The Medical Examiner shall immediately be notified, ground disturbing activities in that location shall cease and the Tribe shall be allowed, pursuant to California Public Resources Code Section 5097.98(a), to (1) inspect the site

DocuSign Envelope ID: 0D69CDD2-A513-4BF7-A2E6-01DD9D465223

of the discovery and (2) make determinations as to how the human remains and grave goods should be treated and disposed of with appropriate dignity.

The Tribe shall complete its inspection and make its MLD recommendation within forty-eight (48) hours of getting access to the site. The Tribe shall have the final determination as to the disposition and treatment of human remains and grave goods. Said determination may include avoidance of the human remains, reburial on-site, or reburial on tribal or other lands that will not be disturbed in the future.

The Tribe may wish to rebury said human remains and grave goods or ceremonial and cultural items on or near the site of their discovery, in an area which will not be subject to future disturbances over a prolonged period of time. Reburial of human remains shall be accomplished in compliance with the California Public Resources Code Sections 5097.98(a) and (b).

The term "human remains" encompasses more than human bones because the Tribe's traditions call for the burial of associated cultural items with the deceased (funerary objects), and/or the ceremonial burning of Native American human remains, funerary objects, grave goods and animals. Ashes, soils and other remnants of these burning ceremonies, as well as associated funerary objects and unassociated funerary objects buried with or found near the Native American remains are to be treated in the same manner as bones or bone fragments that remain intact.

IV. Non-Disclosure of Location of Reburials

Unless otherwise required by law, the site of any reburial of Native American human remains shall not be disclosed and will not be governed by public disclosure requirements of the California Public Records Act, Cal. Govt. Code § 6250 et seq. The Medical Examiner shall withhold public disclosure of information related to such reburial pursuant to the specific exemption set forth in California Government Code Section 6254(r). The Tribe will require that the location for reburial is recorded with the California Historic Resources Inventory System ("CHRIS") on a form that is acceptable to the CHRIS center. The Tribe may also suggest that the landowner enter into an agreement regarding the confidentiality of site information that will run with title on the property.

V. Treatment of Cultural Resources

Treatment of all cultural items, including ceremonial items and archeological items will reflect the religious beliefs, customs, and practices of the Tribe. All cultural items, including ceremonial items and archeological items, which may be found at a Project site should be turned over to the Tribe for appropriate treatment, unless otherwise ordered by a court or agency of competent jurisdiction. The Project Proponent should waive any and all claims to ownership of

DocuSign Envelope ID: 0D69CDD2-A513-4BF7-A2E6-01DD9D465223

Tribal ceremonial and cultural items, including archeological items, which may be found on a Project site in favor of the Tribe. If any intermediary, (for example, an archaeologist retained by the Project Proponent) is necessary, said entity or individual shall not possess those items for longer than is reasonably necessary, as determined solely by the Tribe.

VI. Inadvertent Discoveries

If additional significant sites or sites not identified as significant in a Project environmental review process, but later determined to be significant, are located within a Project impact area, such sites will be subjected to further archeological and cultural significance evaluation by the Project Proponent, the Lead Agency, and the Tribe to determine if additional mitigation measures are necessary to treat sites in a culturally appropriate manner consistent with CEQA requirements for mitigation of impacts to cultural resources. If there are human remains present that have been identified as Native American, all work will cease for a period of up to 30 days in accordance with Federal Law.

VIII. Work Statement for Tribal Monitors

The description of work for Tribal monitors of the grading and ground disturbing operations at the development site is attached hereto as Addendum I and incorporated herein by reference.

DocuSign Envelope ID: 0D69CDD2-A513-4BF7-A2E6-01DD9D465223

YOCHA DEHE
CULTURAL RESOURCES

ADDENDUM I

Yocha Dehe Wintun Nation
Tribal Monitors
Description of Work and Treatment Protocol

I. Preferred Treatment
The preferred protocol upon the discovery of Native American human remains is to (1) secure the area, (2) cover any exposed human remains or other cultural items, and (3) avoid further disturbances in the area.

II. Comportment
All parties to the action are strongly advised to treat the remains with appropriate dignity, as provided in Public Resource Code Section 5097.98. We further recommend that all parties to the action treat tribal representatives and the event itself with appropriate respect. For example, jokes and antics pertaining to the remains or other inappropriate behavior are ill advised.

III. Excavation Methods
If, after the Yocha Dehe Tribal representative has been granted access to the site and it is determined that avoidance is not feasible, an examination of the human remains will be conducted to confirm they are human and to determine the position, posture, and orientation of the remains. At this point, we recommend the following procedures:

(A) Tools. All excavation in the vicinity of the human remains will be conducted using fine hand tools and fine brushes to sweep loose dirt free from the exposure.

(B) Extent of Exposure. In order to determine the nature and extent of the grave and its contents, controlled excavation should extend to a full buffer zone around the perimeter of the remains.

(C) Perimeter Balk. To initiate the exposure, a perimeter balk (especially, a shallow trench) should be excavated, representing a reasonable buffer a minimum of 10 cm around the maximum extent of the known skeletal remains, with attention to counter-intuitive discoveries or unanticipated finds relating to this or other remains. The dirt from the perimeter balk should be bucketed, distinctly labeled, and screened for cultural materials.

(D) Exposure Methods. Excavation should then proceed inward from the walls of the balk as well as downward from the surface of the exposure. Loose dirt should be scooped out and brushed off into a dustpan or other collective device. Considerable care should be given to ensure that human remains are not further impacted by the process of excavation.

Yocha Dehe Wintun Nation
PO Box 18 Brooks, California 95606 p) 530.796.3400 f) 530.796.2143 www.yochadehe.org

DocuSign Envelope ID: 0D69CDD2-A513-4BF7-A2E6-01DD9D465223

YOCHA DEHE
CULTURAL RESOURCES

(E) Provenience. Buckets, collection bags, notes, and tags should be fully labeled per provenience, and a distinction should be made between samples collected from: (1) **Perimeter Balk** (described above), (2) **Exposure** (dirt removed in exposing the exterior/burial plan and associations, and (3) **Matrix** (dirt from the interstices between bones or associations). Thus, each burial may have three bags, "Burial 1 Perimeter Balk," "Burial 1 Exposure Balk," "Burial 1 Matrix."

Please note the provisions below with respect to handling and conveyance of records and samples.

(F) Records. The following records should be compiled in the field: (1) a detailed scale drawing of the burial, including the provenience of and full for all human remains, associated artifacts, and the configuration of all associated phenomena such as burial pits, evidence for preinterment grave pit burning, soil variability, and intrusive disturbance, (2) complete a formal burial record using the consultants proprietary form or other standard form providing information on site #, unit or other proveniences, level depth, depth and location of the burial from a fixed datum, workers, date(s), artifact list, skeletal inventory, and other pertinent observations, (3) crew chief and worker field notes that may supplement or supercede information contained in the burial recording form, and (4) photographs, including either or standard photography or high-quality (400-500 DPI or 10 MP recommended) digital imaging.

(G) Stipulations for Acquisition and Use of Imagery. Photographs and images may be used only for showing location or configuration of questionable formation or for the position of the skeleton. They are not to be duplicated for publication unless a written release is obtained from the Tribe.

(H) Association. Association between the remains and other cultural materials should be determined in the field in consultation with an authorized Tribal representative, and may be amended per laboratory findings. Records of provenience and sample labels should be adequate to determine association or degree of likelihood of association of human remains and other cultural materials.

(I) Samples. For each burial, all **Perimeter Balk** soil is to be 1/8"-screened. All **Exposure** soil is to be 1/8"-screened, and a minimum of one 5-gallon bucket of excavated but unscreened Exposure soil is to be collected, placed in a plastic garbage bag in the bucket. All **Matrix** soil is to be carefully excavated, screened as appropriate, and then collected in plastic bags placed in 5-gallon buckets.

(J) Human remains are not to be cleaned in the field.

DocuSign Envelope ID: 0D69CDD2-A513-4BF7-A2E6-01DD9D465223

YOCHA DEHE
CULTURAL RESOURCES

(K) Blessings. Prior to any physical action related to human remains, a designated tribal representative will conduct prayers and blessings over the remains. The archaeological consultant will be responsible for insuring that individuals and tools involved in the action are available for traditional blessings and prayers, as necessary.

IV. Lab Procedures

No laboratory studies are permitted without consultation with the tribe. Lab methods are determined on a project-specific basis in consultation with Yocha Dehe Wintun Nation representatives. The following procedures are recommended:

(A) Responsibility. The primary archaeological consultant will be responsible for insuring that all lab procedures follow stipulations made by the Tribe.

(B) Blessings. Prior to any laboratory activities related to the remains, a designated tribal representative will conduct prayers and blessings over the remains. The archaeological consultant will be responsible for insuring that individuals and tools involved in the action are available for traditional blessings and prayers, as necessary.

(C) Physical Proximity of Associations. To the extent possible, all remains, associations, samples, and original records are to be kept together throughout the laboratory process. In particular, **Matrix** dirt is to be kept in buckets and will accompany the remains to the lab. The primary archaeological consultant will be responsible for copying all field records and images, and insuring that the original notes and records accompany the remains throughout the process.

(*E) Additional Lab Finds*. Laboratory study should be done making every effort to identify unanticipated finds or materials missed in the field, such as objects encased in dirt or human remains misidentified as faunal remains in the field. In the event of discovery of additional remains, materials, and other associations the tribal representatives are to be contacted immediately.

V. Re-internment without Further Disturbance

No laboratory studies are permitted on human remains and funerary objects. The preferred treatment preference for exhumed Native American human remains is reburial in an area not subject to further disturbance. Any objects associated with remains will be reinterred with the remains.

Yocha Dehe Wintun Nation
PO Box 18 Brooks, California 95606 p) 530.796.3400 f) 530.796.2143 www.yochadehe.org

DocuSign Envelope ID: 0D69CDD2-A513-4BF7-A2E6-01DD9D465223

YOCHA DEHE
CULTURAL RESOURCES

VI. Curation of Recovered Materials

Should all, or a sample, of any archaeological materials collected during the data recovery activities – with the exception of Human Remains – need to be curated, an inventory and location information of the curation facility shall be given to tribe for our records.

Yocha Dehe Wintun Nation
PO Box 18 Brooks, California 95606 p) 530.796.3400 f) 530.796.2143 www.yochadehe.org

RESOLUTION NO. 2023- ___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON, CALIFORNIA ADOPTING A GENERAL PLAN AMENDMENT SIXTH CYCLE HOUSING ELEMENT UPDATE PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65588 (FILE NO. PL23-0001)

WHEREAS, California Government Code Section 65358(a) authorizes the City Council to amend the General Plan when it is deemed to be in the public interest; and

WHEREAS, the General Plan is a long-range, comprehensive document that serves as a guide for the orderly development of the City of American Canyon; and

WHEREAS, by its very nature, the General Plan is subject to update and revision to account for current and future community needs; and

WHEREAS, the Housing Element is one of the seven State-mandated General Plan chapters or "elements" is, and has been, a component of the City of American Canyon General Plan; and

WHEREAS, housing is an important issue in the State of California and as such, each city and county must identify and analyze existing and projected housing needs within their jurisdiction and prepare goals, policies, programs, and quantified objectives to further the development, improvement, and preservation of housing; and

WHEREAS, American Canyon exceeded the 5th Cycle Housing Element RHNA, (2015-2023) "fair share" Regional Housing Needs Allocation (RHNA) allocation by 68% and accomplished each and every 38 Housing Element Implementation Programs; and

WHEREAS, California State Housing Element Law establishes the requirements for Housing Elements, and California Government Code Section 65588 requires local governments review and revise the Housing Element of their comprehensive General Plans not less than once every eight years; and

WHEREAS, the California Legislature identifies overall housing goals for the State with the goal of ensuring every resident has access to housing and a suitable living environment density bonuses are an effective tool to increase the financial feasibility of housing and incentivize the creation of affordable housing; and

WHEREAS, the City of American Canyon has been allocated 622 new housing units as its share of the Regional Housing Need Assessment (RHNA) within the San Francisco Bay Area region for the 6th Cycle Housing Element (2023-2031); and

WHEREAS, the draft 6th Cycle Housing Element demonstrates RHNA allocation compliance with a housing inventory of 1,556 approved and proposed "Pipeline" dwelling units; and

WHEREAS, the 934-unit RHNA housing inventory "buffer" exceeds the San Francisco Bay Area RHNA allocation by 150 percent; and

WHEREAS, beyond the housing inventory "buffer," the Watson Ranch and Broadway District Specific Plan Specific Plans have, and have had, since their adoption in 2018 and 2019 respectively, existing zoning capacity for an additional 1,200 dwelling units at densities ranging from two to over 20 dwelling units per acre; and

WHEREAS, pursuant to California Government Code Section 65583(c)(9), the City of American Canyon completed extensive public outreach that included a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element. This process included input from stakeholders and community members through interviews, repeated community pop-up events, workshops, a housing survey, a project-specific website availability, and public hearings, specifically including:

1. A Housing Element website with background information in English and Spanish, links to the Housing Survey, and the Draft Housing Element;
2. Advertisement in the City Manager's Update, which has 13,543 weekly subscribers;
3. Regular and periodic posts to the City's social media news accounts, including NextDoor (7,225 members) and Facebook (5,159 followers) requesting community participation in the housing survey and community workshops;
4. Regular "e-blasts" to list of 2,070 stakeholders, including organizations, businesses, housing managers, and community members;
5. Community workshops advertised on the community calendar events and public meeting agendas;
6. Distributed printed flyers and postcards, and surveys in English, Spanish, and Tagalog at pop-up-up events;
7. A Housing Survey hosted online for 127 days (from January 10, 2022, to May 16, 2022) to receive public feedback on housing needs, current housing conditions, and opportunities for housing programs. The survey was available in Spanish and English and received 166 survey participants; and
8. A second mini-survey conducted between January and August 2022 during community pop-up events including American Canyon Middle School, American Canyon High School, Adult Activity Center, Pride, Juneteenth, Meet-Me-In-The Street (2 Festival events), and at National Night Out - an annual city-wide event with approximately 18 block parties throughout the City; and

WHEREAS, the proposed Housing Element policies reflects multiple sources of public input; and

WHEREAS, the Housing Element update must be submitted for reviewe to the California State Department of Housing and Community Development (HCD) and adopted by City Council; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the 6th Cycle Housing Element qualifies for a Categorical Exemption CEQA Guidelines §15061(b)(3) as the Housing Element has no potential to cause a significant effect on the environment; CEQA Guidelines §15060(c)(2) as a project that will not result in a direct or reasonably foreseeable indirect physical change in the environment; and

WHEREAS, on January 31, 2023, the Planning Commission conducted a duly-noticed public hearing and determined that based on all the evidence presented, including, but not limited to, written and oral testimony given at all City noticed and informal meetings, recommended that the City Council approve the 6th Cycle Housing Element General Plan Amendment; and

WHEREAS, the City Council considered all of the written and oral testimony presented at the public hearing on January 31, 2023 in making its decision.

NOW, THEREFORE, BE IT RESOLVED that the foregoing recitals are true and correct and are included herein by reference as findings.

NOW, THEREFORE, BE IT RESOLVED that the City Council approves the 6th Cycle Housing Element General Plan Amendment attached hereto as Exhibit A.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council approves, pursuant to the California Environmental Quality Act (CEQA), that the 6th Cycle Housing Element qualifies for a Categorical Exemption CEQA Guidelines 15061(b)(3) as the Housing Element has no potential to cause a significant effect on the environment; CEQA Guidelines § 15060(c)(2) as the Housing Element will not result in a direct or reasonably foreseeable indirect physical change in the environment.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council authorizes the City Manager to revise the Housing Element as necessary to comply with HCD comments leading up to the Housing Element certification.

PASSED, APPROVED and **ADOPTED** at a meeting of the City Council of the City of American Canyon held on the 31st day of January, 2023, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Leon Garcia, Mayor

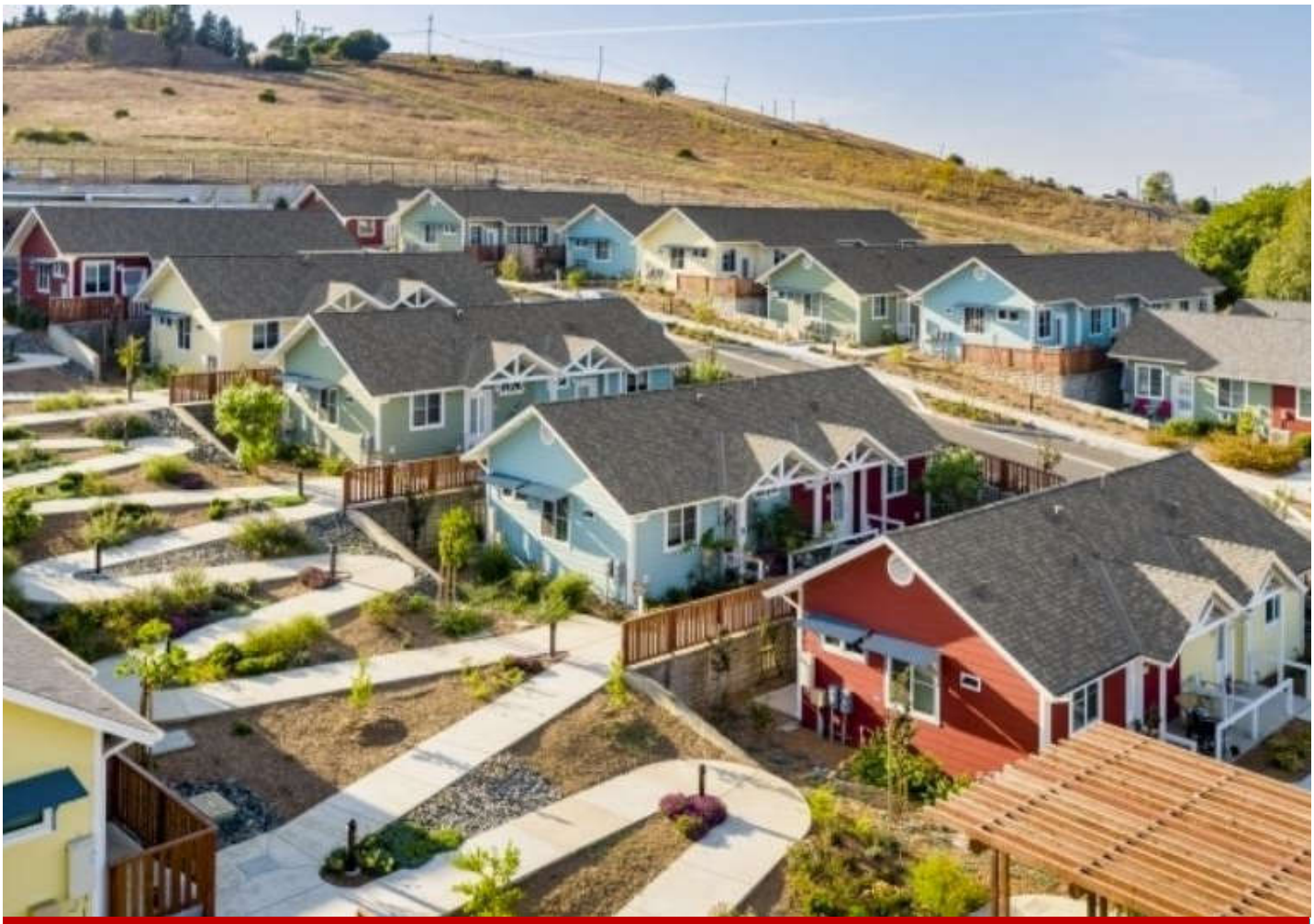
ATTEST:

_____
Taresa Geilfuss, CMC, City Clerk

APPROVED AS TO FORM:

_____
William D. Ross, City Attorney

Exhibit A Draft 6th Cycle Housing Element



3 Housing

State law recognizes the vital role local governments fulfill in the supply and affordability of housing. State Law requires the American Canyon City Council to adopt a comprehensive, long-term General Plan for the physical development of the city. One of the seven mandated elements of the General Plan, the Housing Element is the City's key plan for addressing housing needs in through 2031.

California Department of Housing and Community Development (HCD) Review Draft

November 14, 2022

Organization of the Housing Element

Background Report

Published under separate cover, the 2023 Housing Element Background Report provides data and analysis that informs the 2023 Housing Element Policy Document (herein called the Policy Document). Sections of the Background Report include:

- **Needs Assessment:** an assessment of demographic, and economic trends, as well as a discussion of projected housing needs through 2031.
- **Sites Inventory and Analysis:** identifies residential capacity to meet the identified housing needs for all income levels.
- **Constraints on Housing:** identifies governmental and non-governmental constraints to residential development.
- **Affirmatively Furthering Fair Housing (AFFH):** analyzes fair housing data and issues in the City to proactively further fair housing.
- **Other Requirements:** summarizes public outreach effort, General Plan consistency, and other requirements.
- **Evaluation of the Previous Element:** describes housing production in the 5th Housing Element Cycle (2015-2022) and evaluates the effectiveness of implementation programs.

Policy Document

The Policy Document establishes the City's housing action plan for the 6th Cycle Housing Element (2023-2031). The Policy Document includes nine goal statements. Under each goal statement are policies to help the City achieve that goal. Implementation programs, listed at the end of the Policy Document, describe the specific actions the City will take to achieve its housing goals. The implementation programs also identify the City agencies or departments with primary responsibility for carrying out the program and the time frame to accomplish the program.

The following definitions describe the nature of goals, policies, implementation programs, and quantified objectives as they are used in the Policy Document:

- Goal: The ultimate purpose for an effort that the City wants to achieve.

- Policy: A specific guideline for actions with a directive to achieve a goal.

- Implementation Program: An action, procedure, program, or technique that carries out the policy. Implementation programs specify primary responsibility for carrying out the action and an estimated timeframe for its accomplishment. These timeframes are general guidelines and may be adjusted based on City staffing and budgetary considerations.

- Quantified Objective: The number of housing units the City expects to be constructed, conserved, or rehabilitated; or the number of households the City expects will be assisted through Housing Element programs

and based on general market conditions during the eight-year Housing Element timeframe (January 31, 2023, to January 31, 2031).

Goals and Policies

Goal H-1: Housing Supply

Provide sufficient residential land with adequate infrastructure to accommodate the City's Regional Housing Needs Allocation (RHNA), and facilitate mobility within the ownership and rental markets. (Existing Goal 2A)

H-1.1 **Sufficient Lower-Income Capacity.** Designate sufficient vacant land and underutilized sites with maximum densities to facilitate housing development affordable to lower-income households. (Existing Policy 2.1.1 modified)

H-1.2 **Zoning Capacity.** Maintain adequate capacity to accommodate the City's Regional Housing Needs Assessment (RHNA) allocation for all income categories throughout the planning period. (New Policy)

H-1.3 **Existing Residential Capacity.** Protect residentially designated sites from reclassification to nonresidential designations or downzoning to lower densities. (Existing Policy 2.1.2)

H-1.4 **Infrastructure Facilitation.** Ensure infrastructure needed to support anticipated residential development is evaluated in the development review process and funded to ensure continuation and integration of all public services. (Existing Policy 2.1.3 modified)

H-1.5 **Adequate Infrastructure.** Continue to assess development fees, assessment districts, and alternative financing methods to fund adequate infrastructure for residential development. (Existing Policy 2.1.4 modified)

H-1.6 **Constraints to Housing Production.** Identify and remove governmental constraints to housing production, where feasible. (New Policy).

Goal H-2: Balance of Housing Types

Provide a range of housing types within the community to accommodate a variety of incomes and lifestyles, and enable residents to remain in American Canyon throughout their lives. (Existing Goal 2B)

H-2.1 **Diversity of Housing Types.** Promote a diversity of housing types, including large-lot development, single family detached and attached residences, mobile homes, manufactured homes, townhomes, multi-family rental and ownership units, accessory dwelling units, and units combined with nonresidential uses. (Existing Objective 2.2)

H-2.2 **Housing Type Flexibility.** Allow flexibility in the type of units developed on vacant, residentially designated properties in master-planned communities and other planned developments. (Existing Policy 2.2.1)

H-2.3 **Housing Incentives.** Support development of affordable housing by offering development incentives on a case- by-case basis. (New Policy)

H-2.4 **Housing and Supportive Services.** Support housing and supportive services for extremely low-income households and special groups, such as the elderly, persons with disabilities (including developmental disabilities), large families, single-parent households, and those in need of temporary shelter. (New Policy)

H-2.5 **Large Project Housing Mix.** Require larger projects to include a mix of housing types. (Existing Policy 2.2.2)

H-2.6 **Mixed Use Development.** Encourage development of residential uses in association with compatible nonresidential uses in commercial zones. (Existing Policy 2.2.3)

H-2.7 **Accessory Dwelling Units.** Consistent with State Law, facilitate streamline approvals of accessory dwelling units in all residential and mixed-use zones. (Existing Policy 2.2.4, modified)

H-2.8 **Accessory Dwelling Units.** Continue with the partnership with the Napa Sonoma ADU Center or equivalent non-profit organization that provides resources to homeowners to construct and operate accessory dwelling units. (New Policy)

H-2.9 **Missing Middle Housing.** Encourage development of missing middle and workforce housing appropriate for households with incomes between 80 and 140 percent of the median household income. (New Policy)

Goal H-3: Livable Neighborhoods

Create neighborhoods that have a high degree of livability and protect existing neighborhoods from the adverse effects of development. (Existing Goal 2C)

H-3.1 **Residential Design.** Promote residential design that is functional, people- and pedestrian-oriented, aesthetically pleasing, and contributes to a sense of community through the sensitive arrangement of buildings, open space (public and private), and circulation (vehicular and pedestrian). (Existing Objective 2.3, partial)

H-3.2 **Neighborhood Impacts.** Ensure that new development evaluates and mitigates significant adverse impacts on privacy, noise levels, and traffic. (Existing Policy 2.3.2 modified)

H-3.3 **Complementary Design.** Establish objective design standards (e.g., scale, street and circulation design, architectural elements) that complement and respect existing residential neighborhoods. (Existing Policy 2.3.3 modified)

H-3.4 **Older Neighborhood Infrastructure.** Through the Capital Improvement Program, as a social justice program measure maintain infrastructure of older neighborhoods in good condition. (Existing Policy 2.4.2 modified)

H-3.5 **Adequate Facilities and Services.** As a social justice program measure, establish, evaluate, and maintain an adequate level of community facilities, and municipal services throughout the community. (Existing Policy 2.4.3, modified)

H-3.6 **Transit Services**. Actively participate with Napa Valley Transportation Authority program development, including Transit Route Updates as they occur to encourage transit improvements to VineGo and American Canyon Transit. (New Policy)

Goal H-4: Housing Maintenance and Rehabilitation

Maintain and improve the condition of the existing housing stock. (Existing Goal 2D)

H-4.1 **Fire Hazards.** Through grant funds for low- and moderate-income households, reduce fire hazards and correct unsafe living conditions. (Existing Policy 2.5.1 modified)

H-4.2 **Neighborhood Rehabilitation.** Support rehabilitation in older residential neighborhoods and low resource areas. (Existing Policy 2.5.2)

H-4.3 **Rehabilitation Assistance.** Subject to the availability of funds, continue to offer rehabilitation and home improvement loans to qualified households. (Existing Policy 2.5.3, modified)

H-4.4 **Living Conditions.** Promote programs that improve the overall quality and conditions of existing housing in American Canyon with an emphasis on housing that is affordable to lower-income households. (New Policy)

H-4.5 **Code Enforcement**. Evaluate opportunities for comprehensive neighborhood improvements, including focused code enforcement and neighborhood clean-up days, and implement such activities as warranted. (New Policy)

H-4.6 **Housing Balance**. Promote a balance of rental and affordable ownership housing. (New Policy)

Goal H-5: Affordable Housing

Address the housing needs of all economic segments of the existing and future community, including the City's fair share of the regional housing need. (Existing Goal 2E)

H-5.1 **Inclusionary Housing.** Encourage residential developments to incorporate a minimum of 15% affordable units, including units affordable to extremely low-income households. (New Policy)

H-5.2 **Housing Choice Vouchers.** Continue to support County efforts to preserve and expand rental assistance programs for extremely low-income households, including the Housing Choice Voucher Program. (New Policy)

H-5.3 **First Time Homebuyers.** Encourage development of affordable ownership housing for first-time homebuyers. (New Policy)

H-5.4 **Home Ownership Assistance.** Pursue state and federal funding sources to provide fair home purchase options to lower- and moderate-income households. (New Policy)

H-5.5 **Home Ownership Assistance**. Collaborate in regional efforts to pursue funding, such as mortgage revenue bonds and Mortgage Credit Certificates, for homeownership assistance programs. (New Policy)

H-5.6 **Affordable Housing Preference.** Give highest priority in the processing and approval of projects that include housing affordable to extremely low-, very low-, and low-income households. (Existing Policy 2.6.1)

H-5.7 **Expedited Approvals.** Expedite decisions on housing projects to the extent feasible by minimizing the discretionary aspects of project review through implementation of objective development standards. (Existing Policy 2.6.2, modified)

H-5.8 **Affordable Housing Incentives.** Provide regulatory and financial incentives to offset costs associated with development of housing that is affordable to lower-income households. Such incentives could include but are not limited to: density bonuses; use of the City's Affordable Housing Fund; below-market price for City-owned land; expedited permit processing; waived, reduced, or deferred fees; and/or negotiation of alternative development standards. (Existing Policy 2.6.3)

H-5.9 **Affordable Rental Housing Preference.** Prioritize affordable housing consistent with the City's Affordable Housing Preference Policy (Resolution 2007-46 and Resolution 2007-48). (Existing Policy 2.6.4 modified)

H-5.10 **Affordable Housing Assistance.** Use federal, state, local, and private funding assistance, to the extent that these opportunities exist, to encourage development of affordable housing. (Existing Policy 2.6.6 modified)

H-5.11 **Affordable Housing Expertise.** Continue to obtain affordable housing expertise by partnering with the Housing Authority for the City of Napa (HACN) or other agency with expertise in affordable housing programs and administration. (New Policy)

H-5.12 **Non-profit Housing Developer Coordination.** Strive to fully use the resources and abilities of nonprofit housing corporations to provide and construct affordable housing. (Existing Policy 2.6.7 modified)

H-5.13 **Inclusionary Housing Ordinance.** Implement the inclusionary housing ordinance to increase production of new residential units affordable to lower-income households. (Existing Policy 2.6.8, modified)

H-5.14 **Affordable Housing Nexus Fee.** Continue to implement and update as necessary the Affordable Housing Nexus fee to generate local funding for affordable housing. (Existing Policy 2.6.9 modified)

H-5.15 **Employee Housing.** Explore possible programs, partnerships, incentives, and/or requirements for increasing employee housing close to major employers in American Canyon. (Existing Policy 2.6.10 modified)

H-5.16 **Surplus Public Land**. Ensure compliance with the State Surplus Land Act is implemented in accordance with the Resolution 2017-21. (New Policy)

Goal H-6: Preservation of Affordability

To preserve the City's existing affordable housing stock and ensure the long- term affordability of subsequent affordable units. (Existing Goal 2F)

H-6.1 **At-Risk Housing.** Endeavor to preserve income-restricted affordable housing in the City that is at-risk of converting to market-rate. (New Policy)

H-6.2 **Subsidized Housing Preservation.** Preserve the affordability of subsidized rental housing to extremely low-, very low-, and low-income households. (Existing Policy 2.7.1, modified)

H-6.3 **Affordable Unit Replacement.** Require applicants to replace housing as a condition of development approval when discretionary development applications convert or remove housing units occupied by, and are affordable to, very low- or low-income households. (Existing Policy 2.7.2, modified)

H-6.4 **Rental Housing Conversion.** Limit the conversion of apartments to ownership units through the Rental Housing Conversion Ordinance (Municipal Code Chapter 18.32). (Existing Policy 2.7.3)

H-6.5 **Mobile Home Park Protection.** Protect mobile home park residents from involuntary displacement and unreasonable rent increases. (Existing Policy 2.7.4)

H-6.6 **Affordable Housing Resale and Rental Controls.** Impose resale or rent controls for not fewer than 55 years on all units that receive City financial assistance or affordable housing density bonuses. (Existing Policy 2.7.5 modified)

H-6.7 **Affordable Housing Constraints.** Identify and address nongovernmental constraints on development of affordable housing. (New Policy)

Goal H-7: Housing for Special Needs

To promote housing opportunities for those with special housing needs, including seniors, extremely low-income households, persons with a disability, large households, farmworkers, non-English speakers, single parent and female-headed family households, and persons experiencing homelessness. (Existing Goal 2G, modified)

H-7.1 **Special Needs Housing.** Address the physical, financial, and supportive service housing needs of households with special housing needs. (Existing Policy 2.8.1, modified)

H-7.2 **Units for Large Households.** Encourage the construction of rental units containing adequate numbers of bedrooms to accommodate large households with children. (Existing Policy 2.8.2)

H-7.3 **Senior Housing.** Encourage development, rehabilitation, and preservation of senior housing, particularly in areas that are accessible to public transit, commercial services, and health and community facilities. (Existing Policy 2.8.3)

H-7.4 **Reasonable Accommodation.** Provide reasonable accommodation for persons with disabilities. (Existing Policy 2.8.4)

H-7.5 **Accessible Units.** Encourage development of housing units accessible to seniors and people with disabilities, including developmental disabilities. (Existing Policy 2.8.5)

H-7.6 **Farmworker Housing.** Support adequate, safe, and secure housing for farmworkers in the region. (Existing Policy 2.8.6, modified)

H-7.7 **Residential Care Home Conditions.** Support the efforts of State and local agencies to achieve and maintain acceptable living conditions in residential care homes. (Existing Policy 2.8.7)

H-7.8 **Constraints to Special Needs Housing.** Remove governmental constraints on the production of special needs housing. (New Policy)

H-7.9 **Persons Experiencing Homelessness.** Support the efforts of local agencies in preventing homelessness and providing housing for the homeless. (Existing Policy 2.8.9)

H-7.10 **Emergency and Transitional Housing.** Facilitate development of emergency and transitional shelters. (Existing Policy 2.8.10)

Goal H-8: Affirmatively Furthering Fair Housing

To maximize opportunity and housing choice throughout the city and proactively work to overcome patterns of economic segregation and discrimination based on age, sex, race, sexual orientation, religion, familial status, ethnic background, or disability. (New Goal)

H-8.1 **Equal Housing Opportunities**. Encourage and support the enforcement of laws and regulations prohibiting discrimination in the sale, rental, or financing of housing based on race, color, ancestry, religion, national origin, sex, sexual orientation, gender identity, age, disability/medical conditions, familial status, marital status, source of income, or any other arbitrary factor.

H-8.2 **Reasonable Accommodation**. Continue to accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the Zoning Code consistent with the City's adopted policies and any new policies as they may occur.

H-8.3 **Fair Housing Enforcement**. Assist in the enforcement of fair housing laws by providing support to organizations that can receive and investigate fair housing allegations, provide outreach and education regarding fair housing rights, monitor compliance with fair housing laws, and refer possible violations to enforcing agencies.

H-8.4 **Special Needs Housing.** Encourage development of housing affordable to lower-income households and housing for special needs groups throughout the community.

H-8.5 **Information Outreach**. Provide information to the public on available housing, housing affordable to lower-income households, and special needs housing through the City's public information channels.

H-8.6 **Public Investments.** Ensure public investments are equitably distributed throughout the community. (New Policy)

H-8.7 **AFFH Consideration.** Ensure that all housing-related decisions are consistent with the City's commitment to affirmatively further fair housing. (New Policy)

H-8.8 **Housing Complaints.** Report complaints of unfair housing actions to the appropriate agencies. (Existing Policy 2.9.1)

H-8.9 **Fair Housing Service Providers**. Support regional service providers in providing fair housing outreach and enforcement. (Existing Policy 2.9.2, modified)

H-8.10 **Active Leadership.** Provide an active leadership role in fulfilling the programs of the Housing Element. (Existing Policy 2.11.1)

H-8.11 **Universal Design.** Encourage design which supports aging in place (such as universal design) in new development.

H-8.12 **Yocha Dehe Wintun Nation Treatment Protocol.** In the event any Native American human remains, grave goods, ceremonial items, and items of cultural patrimony are found in conjunction with development, including archaeological studies, excavation, geotechnical investigations, grading, and any ground disturbing activity, the "Yocha Dehe Wintun Nation Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation" shall be implemented as included as Appendix A to the Housing Element Background Report.

Goal H-9: Energy Conservation and Sustainable Development

To encourage sustainable residential development and energy conservation in new and existing housing. (Existing Goal 2H)

H-9.1 **Energy Conservation.** Promote the use of energy conservation features in existing homes and the design of new residential development. (Existing Objective 2.10)

H-9.2 **Sustainable Development.** Encourage sustainable development and ensure, at a minimum, that the design of development is 15% more efficient than State laws regarding energy conservation and seek amendments to the zoning code that further reductions in automobile use and associated decreases in Vehicle Miles Travelled (VMT). (Existing Policy 2.10.1 modified)

H-9.3 **Tree Planting.** Promote tree planting in residential areas to provide cooling during the summer months. (Existing Policy 2.10.2)

H-9.4 **Energy Saving Innovations.** Encourage innovative site designs that incorporate passive and active solar designs and natural cooling techniques. (Existing Policy 2.10.3, modified)

H-9.5 **Weatherization and Energy-Efficiency Retrofitting.** Support weatherization and retrofit projects for existing housing units that fall below current state performance standards for energy efficiency. (Existing Policy 2.10.5)

Implementation Programs

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party / Supporting Department(s)	Potential Funding Source	Timeline
A	**No-Net-Loss Evaluation Procedure** Ensure sufficient residential capacity is maintained to accommodate the RHNA by continuing to implement an ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863. The outcomes of monitoring shall be described in the City's annual housing reports submitted to HCD as required pursuant to GC Section 65400. (Source: Existing Program I.2.1, modified).	Maintain a supply of developable land adequate to accommodate the RHNA.	H-1.1 H-1.2 H-1.3 H-8.7 H-8.10	Community Development Department	General Fund	Annually
B	**Available Sites Inventory** The City will prepare and maintain publicly available sites inventory that allows developers to understand suitable sites by household income level. The City will monitor the status of current development projects listed as credits toward RHNA capacity and will remove and replace units assumed on sites if development within the planning period becomes infeasible. The City will consider the need to affirmatively further fair housing in the inventory sites by designating sites for	Identify housing sites suitable to accommodate 622 housing units: • Very low income: 169 units • Low-income: 109 units • Moderate-income: 95 units • Above moderate-income: 249 units Maintain a publicly available inventory of parcels on the City website that meet the requirements of Government Code Section 65583.2(c). Provide sites appropriate for affordable housing in	H-1.1 H-1.3 H-8.7 H-8.10	Community Development Department	General Fund	Publicly available inventory on City website: 2023 Update sites inventory: annual

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party Supporting Department(s)	Potential Funding Source	Timeline
	lower- and moderate-income households in the western portion of the city. The City will monitor progress toward program objectives and implement additional measures as necessary if the metrics are not being met. (Source: Existing Program I.2.2, modified)	low density and higher income areas to proactively work to overcome concentrations of lower- and moderate-income earning populations.				
C	**Municipal Code Updates** The City will amend the Municipal Code to: • Allow low barrier navigation centers for compliance with Government Code Sections 65660 and 65668 (AB 101). • Allow small residential care facilities in the RRH zone in compliance with California Government Code Section 65583. • Define and create a process to permit large residential care facilities. • Update Chapter 19.27 (Density Bonus) for compliance with California Government Code Sections 65915 through 65918. • Define and allow manufactured housing subject only to the restrictions of single-family uses. • Update FAR standards in the CN and CC zoning districts to allow a minimum of 1.0 for projects with three to seven units or 1.25 for	Provide zoning for a variety of housing types. Identify and remove constraints to housing production. Evaluate and update existing zoning to ensure compliance with State-mandated streamlining requirements (ADUs, area planning, and objective design standards) to address disproportionate housing needs and disparities in access to opportunity related to land use and zoning issues.	H-1.6 H-3.3 H-7.5 H-7.6 H-7.8 H-7.9 H-7.10 H-8.1 H-8.2 H-8.4 H-8.7 H-8.10	Community Development Department	General Fund State and regional grant funding	Update Municipal Code within three years of Housing Element adoption (by January 2026).

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party / Supporting Department(s)	Potential Funding Source	Timeline
	projects with eight to 10 units. • Update standards related to transitional and supportive housing for compliance with AB 2162. • Remove the conditional use permit requirement for large farm employee housing in the CC district. • Revise Chapter 19.41 (Design Permits) to limit subjectivity in review and approval of housing developments and provide objective design standards for developments protected by the Housing Accountability Act under Government Code Section 65589.5 (Source: New Program).					
D	**General Plan Update** The City will update the General Plan for consistency with the 2023-2031 Housing Element Update and for State law compliance. As part of this update, the City will remove growth limits established within the General Plan Land Use Element. (Source: New Program)	Compliance with State law. Identify and remove constraints to housing production.	H-1.5 H-1.6 H-2.3 H-2.6 H-2.7 H-2.8 H-8.7 H-8.10	Community Development Department	General Fund State and regional grant funding	Remove growth limits within three years of Housing Element adoption (by January 2026).
E	**Missing Middle/Workforce Housing** The City will review and amend the zoning ordinance and applicable development standards to encourage and promote missing middle-density housing types (e.g., triplexes, courtyard buildings, townhomes,	Revise zoning standards to encourage missing middle housing by 2026. Provide informational materials about missing middle housing development and related zoning code revisions in	H-2.1 H-2.2 H-2.9 H-2.8 H-2.9 H-6.7 H-8.7 H-8.10	Community Development Department City Council	General Fund	Review and revise zoning ordinance and development standards, as necessary, by 2026. Support development of at least four missing middle-density housing

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party Supporting Department(s)	Potential Funding Source	Timeline
	live/work) to create a diversity of housing types and densities to reduce displacement pressures on residents overpaying for housing. Specifically, the City will evaluate and revise, as necessary, lot sizes, setbacks, height, and parking requirements to encourage development of missing middle housing, particularly in moderate and high resource areas and low-density residential zones. (New Program)	multiple languages on the City website. Enhance housing mobility and housing choice, encourage development of a variety of missing middle housing types in infill projects. Through revised zoning standards, support development of four missing middle housing developments between 3 and 20 units and 15 moderate-income units in moderate and high resource areas.				developments by 2031. Support development of at least 15 moderate-income units in moderate and high resource areas by 2031.
F	**Accessory Dwelling Units** The City shall continue to incentivize development of accessory dwelling units (ADUs) and adopt, as appropriate, additional programs and incentives for encouraging ADUs, particularly in moderate and high resource, low density areas. For compliance with State law, the City shall update American Canyon Municipal Code (ACMC) Section 19.39.090 to remove subjective design criteria and Sections 19.11.040 and 19.42.020 to allow ADUs in the CN and CC zones by-right. The City shall create informational guides for ADU development, including information on incentives, and make them available on the	Update the Accessory Dwelling Unit Ordinance by 2025 Encourage development of 26 ADUs in the planning period across all income categories Encourage development of the following number of ADUs affordable to low-income households in low-density or high resource areas: • 5 ADUs by 2025 • 10 ADUs by 2028 • 15 ADUs by 2031 Provide informational materials about ADUs and ADU development in multiple languages on the City website.)	H-2.7 H-2.8 H-4.6 H-6.7 H-8.7 H-8.10	Community Development Department	General Fund	Update ADU Ordinance by 2025. Create informational guides and have available on the City's website by 2025. Support development of 26 ADUs in the city by 2031; including 3 ADUs affordable to low-income households.

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party / Supporting Department(s)	Potential Funding Source	Timeline
	City website in multiple languages. (Source: Existing Program I.2.4, modified)					
G	**Neighborhood Preservation Program** The City shall continue to enforce Neighborhood Preservation (Chapter 9.04 of the Municipal Code), which is designed to ensure that individual properties within neighborhoods are maintained at levels that minimize potential nuisances and public health, safety, and welfare public impacts. (Source: Existing Program I.2.5)	Continue to maintain high-quality neighborhoods and minimize impacts to public health, safety, and welfare through active code enforcement.	H-4.1 H-4.2 H-4.3 H-4.4 H-4.5	Community Development Department	General Fund	Active program Ongoing
H	**Residential Rehabilitation Loan Program** Working in collaboration with the City of Napa Housing Authority, the City shall apply as feasible for CDBG funding to support the Residential Rehabilitation Loan Program, which provides no or low deferred interest loans to low-income homeowners to finance home repairs. The City shall publicize information about the program on the City website and shall make information available in multiple languages. (Source: Existing Program I.2.6, modified).	Apply for additional funding annually and as notices of funding available are released. Support the City of Napa Housing Authority to provide funding to repair or replace deficiencies to residential structural, mechanical, plumbing, and electrical systems, roofing, water damage, energy conservation, correction of health and safety issues and accessibility/mobility modifications. Pursue rehabilitation financing assistance for at least 5 households annually during the 2023- 2031 planning period to address disproportionate housing needs and disparities in access to	H-4.1 H-4.2 H-4.3 H-6.7 H-7.9 H-8.6 H-8.7 H-8.10	City of Napa Housing Authority Community Development Department	General Fund CDBG Grant	Annually apply for CDBG funding. Translated materials on City website: within six weeks of English-version release. Provide support to ensure that at least 40 households in the city participate in the Residential Rehabilitation Loan Program by 2031.

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party Supporting Department(s)	Potential Funding Source	Timeline
		opportunity related to housing cost factors. Provide informational materials in multiple languages on the City website.				
I	**Code Enforcement** The City shall continue to use code enforcement efforts to improve the existing housing stock. The City shall inform owners of residential housing units that received code enforcement actions caused by substandard housing conditions with Residential Rehabilitation Loan Program information and shall provide direct technical assistance to lower-income households dealing with code compliance issues. Technical assistance may include, but is not limited to, one-on-one assistance from staff with technical expertise, assistance with the rehabilitation loan program application, or informational workshop events. (Source: Existing Program I.2.7)	Provide direct technical assistance on the Residential Rehabilitation Loan Program to at least 60 households with substandard housing issues that led to code compliance, including: • 15 extremely low-income households • 15 very low-income households, and • 30 low-income households	H-4.1 H-4.2 H-4.5 H-6.7 H-7.9 H-8.6 H-8.7 H-8.10	Community Development Department	General Fund	Provide technical assistance on applying for the Residential Rehabilitation Loan Program to at least 60 households with substandard housing identified through code compliance program by 2031.
J	**Evaluate Parking Standards** During development of the Housing Element, developers expressed concerns that in some cases, required parking goes unused. In response, the City shall meet with developers review existing parking	In 2023, engage housing developers to discuss parking standards and any constraints posed by existing standards. Evaluate parking requirements by 2024, and revise, as necessary, by 2025.	H-1.6 H-5.8 H-6.7 H-7.9 H-8.7 H-8.10 H-9.2	Community Development Department	General Fund	Evaluate parking requirements by 2024, and revise, as necessary, by 2025.

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party / Supporting Department(s)	Potential Funding Source	Timeline
	standards, and shall consider parking code flexibility to address unused parking stalls to remove this constraint to housing development. (New Program)	Removing unnecessary requirements and constraints posed by parking restrictions will incentivize development of 50 units in the planning period.				
K	**City-owned Land for Affordable Housing** The City shall sell City-owned land, as available and feasible for residential development, at a reduced cost to developers to build affordable housing. The City shall notify non-profit affordable housing developers of opportunity sites as they become available and shall provide information on the sites and incentives for affordable housing development on the City website and in informational brochures available at City Hall. The City shall distribute Requests for Proposals for housing development as sites become available. The City shall, in accordance with AB 1486 (2019) and AB 1255 (2019), annually identify and inventory sites owned by the City that have been sold, leased, or otherwise disposed in the prior year. This inventory shall be publicly available and be included in the Housing Element annual report presented to the City Council and submitted to HCD. (Source: Existing Program I.2.8, modified)	Encourage development of affordable housing on City-owned land. Regularly maintain an inventory of publicly owned surplus or excess land on the City website. Annually release information regarding publicly owned sites that have been sold, leased, or disposed. Notify non-profit affordable housing developers via email as City-owned land becomes available for sale and as the public-facing inventory is revised. Reduce disproportionate housing needs and disparities by evaluating sources of additional public sites for affordable housing.	H-5.8 H-5.16 H-6.7 H-7.9 H-8.5 H-8.7 H-8.10	City Council Community Development Department	General Fund	Annually identify and inventory sites owned by the City that are available for affordable housing development, and sites that have been sold, leased, or otherwise disposed of in the prior year.

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party / Supporting Department(s)	Potential Funding Source	Timeline
	(Source: Existing Program I.2.8, modified)					
L	**Affordable Housing Fund** The City shall provide Affordable Housing Fund financial assistance, as available, to assist construction of affordable housing and/or subsidize affordable housing development impact fees. The City shall review and prioritize potential affordable housing projects based on the following criteria: 1. Convenient access to transit (or provision of transit by the project to meet the needs of its prospective residents). 2. Convenient access to neighborhood services and facilities, as needed by the prospective residents. 3. Convenient access to neighborhood recreation facilities, or onsite provision of adequate facilities. 4. Minimal environmental constraints or cost-effective mitigation of constraints. 5. Cost-effective provision of services and utilities to the site and onsite. 6. Adequate site area to provide sufficient parking, open space, setbacks, and building separations.	Provide financial assistance for development of at least 65 moderate and lower-income housing units: • 10 extremely low-income units • 15 very low-income units • 15 low-income units • 25 moderate-income units Hold bi-annual coordination meetings with local affordable housing providers. Prioritize affordable projects in moderate and high resource areas with convenient access to transportation, services, and recreation opportunities. Reduce disproportionate housing needs and disparities by evaluating sources of additional public funds for affordable housing.	H-5.3 H-5.10 H-5.14 H-6.7 H-7.9 H-8.5 H-8.7 H-8.10	Community Development Department Planning Commission City Council	Affordable Housing Fund	Evaluate opportunities and meeting with developers: biannually. Provide financial assistance for development of at least 65 moderate and lower-income housing units by 2031.

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party / Supporting Department(s)	Potential Funding Source	Timeline
	7. Location within a moderate and high resource area of the city. The City shall hold informational meetings bi-annually, based on funding availability, to inform affordable housing developers of available funding. (Source: Existing Program I.2.10)					
M	**Incentives for Affordable Housing** The City shall facilitate development of affordable housing through the following: 2. Regulatory incentives, such as expediting permit processing, deferred, reduced, or waived fees, or reduced parking requirements; and 2. Providing a density bonus and concessions/incentives for developments that include affordable housing, consistent with State density bonus law. The City shall publicize the above incentives for market rate housing to developers and/or other interested parties by providing informational fliers at the Community Development Department counter and on the City website. The City shall provide information in multiple languages on the City website. The City shall monitor progress toward program objectives annually in the Annual	During the planning period, support development of at least 115 lower- and moderate-income units: • 81 extremely low-income units • 88 very low-income units • 109 low-income units • 95 moderate-income units Provide accessible information on incentives for affordable housing development on City website. Improve language access by providing informational materials in multiple languages on the City website. Reduce disproportionate housing needs and disparities by evaluating sources of additional public funds for affordable housing.	H-1.6 H-5.8 H-5.9 H-5.10 H-7.8 H-7.9 H-8.10	Community Development Department	Affordable Housing Fund General Fund CDBG Grant Federal Tax Credit Financing Section 8 Vouchers	Information on incentives in multiple languages: published on City website by 2024. Support development of at least 115 lower- and moderate-income units by 2031.

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party Supporting Department(s)	Potential Funding Source	Timeline
	Progress Report and shall implement additional measures as necessary if the metrics are not being met. (Source: Existing Program I.2.11).					
N	**Identification and Application for Funding** The City shall identify and apply for housing-related funding to assist in the development, rehabilitation, preservation, or acquisition of housing affordable to lower- and moderate-income households. In the pursuit of funding, the City shall create partnerships with affordable housing developers and non-profit organizations in the pursuit of competitive project-based grant opportunities. (New Program)	Partner with affordable housing developers or non-profit agencies in the pursuit of four project-based funding opportunities in the planning period Create an inventory of funding opportunities available to the City and local developers within six month of the adoption deadline Provide information regarding identified funding opportunities on the City website in 2023 with annual updates thereafter Contact affordable housing developers and non-profit housing agencies to explore potential funding opportunities and public-private partnerships.	H-1.6 H-5.8 H-5.10 H-5.12 H-6.7 H-7.9 H-8.10	Community Development Department	CDBG grants Federal Tax Credit Financing HOME CalHOME HomeKey PLHA AHSC ERAP HHC	Funding applications: four in the planning period, including two by 2026 Inventory of funding opportunities: within six months of the housing element deadline Information to website: 2023 with annual updates Engage developers/non-profits: annually
O	**Funding to Address Nongovernmental Constraints** The City may use CDBG funds to provide necessary on- and off-site improvements for affordable housing developments to reduce development costs. Further, as funding permits, the City may	During the planning period, submit competitive CDBG grant applications funds to support development of: • 10 very-low income units • 10 low-income units	H-1.4 H-1.5 H-1.6 H-2.3 H-5.13 H-5.14 H-7.9 H-8.10	Community Development Department City of Napa Housing Authority	Affordable Housing Fund General Fund	Facilitate CDBG funds for improvements to support development of 40 lower- and moderate-income housing units by 2031

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party / Supporting Department(s)	Potential Funding Source	Timeline
	provide financial assistance to offset the cost of land acquisition for development of affordable housing. (Source: New Program).	• 20 moderate-income units Improve public funds invested in development of affordable housing that contributes to disproportionate housing needs and disparities in access to opportunity.				
P	**Density Bonus Program** The City shall continue to offer density bonuses consistent with State law for qualifying affordable housing and senior housing developments. The City shall continue to distribute and revise, as necessary, the City's informational brochure describing the density bonus provisions, and shall provide the information in multiple languages on the City website. As discussed in Program C, the City shall update Chapter 19.27 (Density Bonus) for compliance with California Government Code Sections 65915 through 65918. (Source: Existing Program I.2.12, modified)	Ensure density bonus information is easily available to the public and housing developers. During the planning period, implement density bonus regulations for development of: • 15 extremely low-income units • 45 very-low income units • 65 low-income units Provide informational materials on the City website and at the planning counter Work to overcome lack of language access by providing informational materials in multiple languages on the City website.	H-1.6 H-2.2 H-2.3 H-2.5 H-2.8 H-5.8 H-6.7 H-7.9 H-8.5 H-8.7 H-8.10	Community Development Department	General Fund	Annually Translated materials: by 2024 Update Municipal Code within three years of Housing Element adoption (by January 2026)
Q	**Planned Development Process** To promote development of affordable housing units, the City shall comply with State Law that permits affordable housing applicants to propose alternative development standards,	Consistent with State Law, evaluate proposed alternative development standards to support development of: • 6 very-low income units • 10 low-income units	H-1.6 H-2.3 H-3.1 H-5.8 H-6.7 H-7.9 H-8.5	Community Development Department	General Fund	15 units by 2026. 30 units by 2028. 56 units within the planning period. Reporting: Annually.

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party Supporting Department(s)	Potential Funding Source	Timeline
	such as alternative parking standards, street improvement standards, maximum density, lot coverage, and height limits. The City shall publicize State Law information on the City website. (Source: Existing Program I.2.13)	• 40 units accessible to seniors or persons with a disability Provide informational materials in on the City website by 2024.	H-8.7 H-8.10 H-9.2			Information on the City website: by 2024.
R	**Assist in Accessing Grant Funding** The City shall offer assistance in accessing local, State, and Federal funding for affordable housing by applying for such funding, when feasible, in partnership with affordable-housing developer(s), or by providing technical assistance or documentation necessary to support an application for funding. (Source: Existing Program I.2.14)	Partner with, or provide technical assistance to, affordable housing developers in the pursuit of funding to assist in development of: • 20 very-low income units • 20 low-income units • 60 units accessible to seniors or persons with a disability Address the shortage of public funds invested in development of affordable housing that contributes to disproportionate housing needs and disparities in access to opportunity	H-5-8 H-5.10 H-5.11 H-7.9 H-6.7 H-7.9 H-8.5 H-8.7 H-8.10	Community Development Department City of Napa Housing Authority	Affordable Housing Fund General Fund Federal Tax Credit Financing	Annually On-going
S	**Partner with the Housing Authority** The City shall continue to partner with the City of Napa Housing Authority or similar entity to take advantage of administrative resources and receive a reasonable	Meet with the Housing Authority to explore potential partnership opportunities at least once a year Obtain additional funding to address the shortage of public	H-5.10 H-7.9 H-6.7 H-7.9 H-8.5 H-8.7	Community Development Department City of Napa Housing Authority	General Fund	Currently active program Meet with Housing Authority: annually

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party / Supporting Department(s)	Potential Funding Source	Timeline
	share of federal, State, and private funding for housing. (Source: Existing Program, modified)	funds invested in development of affordable housing that contributes to disproportionate housing needs and disparities in access to opportunity	H-8.10			
T	**Homebuyer Assistance Program** The City shall continue to seek grant funding to assist first time and low-income homebuyers in purchasing housing. Program actions include down-payment assistance or the establishment of a mortgage credit certificate program. The City shall provide information on incentives available to homeowners in multiple languages on the City website. (New Program).	Identify and apply for two funding opportunities. Depending on funding availability, provide direct assistance to eight first-time homebuyers. Increase opportunities for housing mobility by providing direct assistance to first-time and lower-income homebuyers. Work to overcome lack of language access by providing informational materials in multiple languages on the City website.	H-5.3 H-5.4 H-5.5 H-5.10 H-5.8 H-5.14 H-5.11 H-5.12 H-5.13 H-6.7 H-7.9 H-8.5 H-8.7 H-8.10	Community Development Department City of Napa Housing Authority	CDBG, HOME, and other grant funding as available	Establish homebuyer assistance program by 2026. Identify and apply for potential funding at least twice by 2031. Depending on funding availability provide direct assistance to eight first-time homebuyers by 2031. Provide materials in multiple languages on City website within six weeks of program initiation.
U	**Incentives for Lot Consolidation** The City shall offer incentives, such as reduced or deferred fees, expedited processing, or modified development standards to owners of small and underutilized properties to consolidate and/or re-use small lots to create larger parcels with greater affordable housing development potential. The City will post information on its website about available incentives for lot consolidation.	Through a lot consolidation program, incentivize development of: • 10 units affordable to lower incomes • 10 units accessible to seniors or persons with a disability Engage developers to identify and discuss potential sites annually and as new lots are identified.	H-1.2 H-1.6 H-2.1 H-2.3 H-5.8 H-6.7 H-7.9 H-8.4 H-8.5 H-8.7 H-8.10	Community Development Department	General Fund	Establish incentive policy/program: by 2025 Engage developers: annually and as new lots are identified.

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party / Supporting Department(s)	Potential Funding Source	Timeline
	(Source: Existing Program I.2.15, modified)					
V	**Inclusionary Housing Program** The City shall continue to require all residential projects of three or more above moderate-income units to include affordable units consistent with the Inclusionary Housing Requirements (Municipal Code Chapter 19.28). The City will encourage developers to consider providing inclusionary units that are accessible to seniors or persons with a disability. The City will evaluate the inclusionary housing program and identify changes or revisions necessary to increase lower-income housing supply and remove constraints to production. As part of this effort, the City will explore alternative options for developers other than in-lieu fees for meeting requirements for providing affordable units. (Source: Existing Program I.2.17, modified)	Encourage development of: • 20 very low-income units • 20 low-income units • 20 moderate-income units • 20 units accessible to seniors and persons with a disability At least once annually during the planning period, review and propose updates to the City's existing inclusionary zoning ordinance to address disproportionate housing needs and disparities in access to opportunity related to housing cost factors. Engage with market rate developers and organizations that represent low-income households to discuss constraints and potential revisions to the Inclusionary Housing Program annually.	H-1.6 H-2.1 H-2.3 H-5.1 H-5.13 H-6.7 H-7.1 H-7.5 H-7.8 H-7.9 H-8.4 H-8.7 H-8.11	Community Development Department City Council	General Fund	Annually
W	**Preserve At-Risk Housing** Although no assisted affordable units are currently at-risk of conversion to market rate, the City shall monitor at-risk status of	Preserve all affordable units during the planning period. Monitor at-risk status of assisted affordable housing units annually.	H-6.1 H-6.2 H-6.4 H-6.6 H-6.7	Community Development Department City of Napa Housing Authority	General Fund	Monitor At-Risk Status: annually and with changes in ownership Engage property owners: two years

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party / Supporting Department(s)	Potential Funding Source	Timeline
	all assisted units. If units are identified as at-risk of conversion, the City shall: • contact property owners two years from affordability expiration to discuss options to preserve the units as affordable housing. • seek participation from agencies interested in purchasing and/or managing units at risk of conversion. • contact tenants and provide education regarding tenant rights and conversion procedures pursuant to California law. (Source: Existing Program I.2.19, modified)		H-7.3 H-7.9 H-8.5 H-8.7 H-8.10			from affordability expiration
X	**Mobilehome Park Rent Stabilization Program** The City shall continue to protect the interests of residents living in existing mobile home parks by enforcing the Mobilehome Park Rent Stabilization Program (Chapter 15.04 of the Municipal Code, adopted 1995) which includes measures for rent stabilization, strict conversion standards, and relocation assistance and compensation to residents if parks are converted to another use. (Source: Existing Program I.2.21)	Enforce the Mobilehome Park Rent Stabilization Program. Retain all affordable mobilehome park units	H-2.1 H-6.1 H-6.5 H-7.9 H-8.10	Community Development Department	General Fund	Annual enforcement.
Y	**Rental Assistance Programs**	Address the high cost of rent for lower income households by partnering with the	H-2.7 H-2.8	Community Development Department	General Fund	Engage with the Housing Authority: Annually.

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party Supporting Department(s)	Potential Funding Source	Timeline
	The City shall continue to partner with the City of Napa Housing Authority in the administration of the Housing Choice Voucher program and other tenant based rental assistance programs regionally. The City shall partner with the Housing Authority to pursue additional rental assistance funding and publicize existing programs information on the City website. (Source: Existing Program I.2.22)	Housing Authority in the administration of at least 140 housing choice vouchers regionally, including 34 at the Valley View Senior Apartments in American Canyon. Engage with the Housing Authority annually to discuss opportunities to pursue additional funds for rental assistance programs. Provide informational materials detailing existing rental assistance programs and available resources on the City website by 2024.	H-5.1 H-5.2 H-5.8 H-5.9 H-5.10 H-5.11 H-5.12 H-5.14 H-5.15 H-6.1 H-6.4 H-6.5 H-6.6 H-6.7 H-7.3 H-7.6 H-7.8 H-7.9 H-8.5 H-8.7 H-8.10			Apply for funding: as available. Information on City website: by 2024.
Z	**Senior Homeowner Assistance** The City shall conduct targeted outreach to senior homeowners to inform them of the Residential Rehabilitation Loan Program, PACE Program, and other resources available to assist with home rehabilitation. (Source: Existing Program I.2.23)	Inform seniors about City programs that assist with rehabilitation costs by providing information on the City website by 2024. Outreach directly with 100 senior homeowners during the planning period, including 50 in the first three years of the planning period. Provide technical assistance to assist 10 senior households	H-7.1 H-7.3 H-7.4 H-7.5 H-7.9 H-8.2 H-9.5	Community Development Department	General Fund	Release information: by 2024. Outreach to 50 homeowners by 2026 and 100 homeowners by 2031.

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party / Supporting Department(s)	Potential Funding Source	Timeline
		with funding applications.				
AA	**Housing for Persons with Disabilities** The City shall facilitate construction of subsidized rental housing affordable to extremely low-, very low- and low-income persons that meet the physical and supportive service needs of persons with disabilities, including developmental disabilities, such as: handicapped accessibility; on-site supportive services and/or daily living assistance; and transportation. The City shall continue to publicize financial and regulatory incentive opportunities to developers interested in the construction of subsidized rental housing that meets the needs of persons with disabilities by providing informational fliers at the Community Development Department and in all general development application packets. (Source: Existing Program I.2.24)	Encourage development of 40 affordable units accessible to persons with a disability, including 25 by 2028 Provide information on financial and regulatory incentives to prospective developers directly and on the City website.	H-1.6 H-2.1 H-2.3 H-2.4 H-3.5 H-4.4 H-4.5 H-4.6 H-5.1 H-5.2 H-5.9 H-5.11 H-7.1 H-7.3 H-7.4 H-7.5 H-7.7 H-7.8 H-7.9 H-8.4 H-8.11	Community Development Department	Affordable Housing Fund General Fund	Engage with developers: annually Encourage development of 40 affordable units accessible to persons with a disability, including 25 by 2028.
BB	**Outreach to Developmentally Disabled** The City shall continue to work with the North Bay Regional Center to implement an outreach program informing residents of the housing and services available for persons with	Provide direct outreach to 20 households with persons with a developmental disability. Provide information on available resources and the North Bay	H-7.1 H-7.4 H-7.5 H-7.9 H-8.1 H-8.2 H-8.4	Community Development Department	General Fund	Annually

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party Supporting Department(s)	Potential Funding Source	Timeline
	developmental disabilities. The City shall continue to make information available on the City website. (Source: Existing Program I.2.25)	Regional Center on the City website.	H-8.5 H-8.6 H-8.7 H-8/10 H-8.11			
CC	**Facilitate Construction of Large Units** The City shall encourage construction of housing that includes three- and four-bedroom units affordable to extremely low-, very low-, and low-income households. The City shall continue to publicize financial and regulatory incentive opportunities to developers interested in constructing housing that includes larger affordable units by providing informational fliers at the Community Development Department and in all general development application packets. The City shall update these materials as necessary throughout the planning period. (Source: Existing Program I.2.29)	Encourage development of 40 large housing units, including 20 available to lower income households Review and revise the informational materials provided on the City website and at the planning division counter by 2024.	H-1.6 H-2.1 H-2.3 H-4.6 H-7.2 H-7.9 H-8.4 H-8.6 H-8.7 H-8.10	Community Development Department	General Fund	Encourage development of 40 large housing units, including 20 available to lower income households, by 2031 Update materials: by 2024
DD	**Farmworker Housing** The City shall continue to support regional efforts to address farmworker housing issues. The City shall also offer incentives, such as fee waivers and reduced development standards, for farmworker housing. (Source: Existing Program I.2.30)	Provide incentives to encourage development of 25 units intended as farmworker housing Meet bi-annually with regional partners and neighboring jurisdictions to coordinate regional efforts	H-1.6 H-2.1 H-2.3 H-4.6 H-5.15 H-7.1 H-7.6 H-7.8 H-7.9	Community Development Department	Affordable Housing Fund General Fund	Regional coordination: biannually Encourage development of 25 units intended as farmworker housing by 2031

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party / Supporting Department(s)	Potential Funding Source	Timeline
			H-8.4 H-8.6 H-8.7 H-8.10			
EE	**Distribute Homeless Shelter Information** The City shall provide information regarding the Napa Valley Shelter System to City personnel and others (e.g., newspapers, churches) likely to be in contact with those needing shelter and shall direct personnel to refer such persons as appropriate. (Source: Existing Program I.2.31)	Provide information on resources to those in need of shelter, with a goal to directly connect with 50 households in the planning period, including 30 by 2028. Provide information and training, as necessary, to City staff in direct contact with residents experiencing homelessness.	H-1.6 H-2.1 H-2.3 H-2.4 H-3.5 H-4.4 H-7.1 H-7.8 H-7.9 H-8.4 H-8.5 H-8.6 H-8.7 H-8.10	Community Development Department	General Fund	Connect with: 30 households by 2028; 50 households by 2031.
FF	**Affirmatively Furthering Fair Housing** The City shall address disparities in housing needs and access to opportunity for all persons regardless race, color, religion, sex, national origin, familial status, disability gender, gender identify, gender expression, sexual orientation, marital status, ancestry, veteran or military status, source of income, and genetic information as protected categories by the California Fair Employment and Housing Act (Part 2.8 [commencing with Section 12900] of Division 3 of Title 2), Section 65008, and any	a) Identify private programs for shared living that connect those with a home and are willing to share living accommodations with those that are seeking housing, particularly persons with disabilities, seniors, students, and single person households, and provide information and links to the programs on the City website by 2024. b) Invest and encourage outside investment in infrastructure improvements throughout the city, particularly to	H-1.5 H-1.6 H-2.1 H-2.3 H-2.4 H-3.5 H-3.6 H-4.4 H-7.1 H-7.8 H-7.9 H-7.10 H-8.1 H-8.6 H-8.7 H-8.8	Community Development Department Public Works Department City Manager Communications Staff	General Fund Affordable Housing Fund CDBG, HOME, and other Federal and State grant programs.	a: by 2024 b: annually and though the CIP process -d: annually e: by 2026

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party / Supporting Department(s)	Potential Funding Source	Timeline
	other state and federal fair housing and planning law. The City identified barriers to fair housing through the Affirmatively Furthering Fair Housing Assessment and meaningful actions to begin to proactively address factors contributing to fair housing barriers. Actions the City will take to address the identified barriers and foster an inclusive community include: **Lack of language access:** Programs F, H, M, P, T, and GG **Lack of local fair housing outreach and enforcement:** Programs GG and HH **Disproportionate housing needs and disparities:** ***Housing Cost:*** Programs H, V, FF (objective a) ***Funding:*** Programs K, L, M, O, R, S ***Land Use and Zoning:*** C, FF (objective b) ***Alternative Modes of Transportation:*** FF (objectives c-e) The City included additional AFFH objectives with this program. The City shall monitor progress toward these objectives annually in the Annual Progress Report and shall implement additional measures, as necessary. (Source: New Program)	increase connectivity and fill gaps. Investigate investment opportunities annually and with each update to the Capital Improvement Program. c) Participate in Napa Valley Transportation Authority Transit Route Updates as they occur to encourage transit improvements to VineGo and American Canyon Transit in neighborhoods with below average walkability scores (Figure C21) and areas that are not within 0.5 miles of a transit stop. d) Expand the bicycle and pedestrian infrastructure network throughout the city to improve bikability and walkability, especially In areas with below average walkability scores, as shown on Figure C21. e) By 2026, update the City's accessibility program with emphasis on improving access to public buildings, facilities and housing, and infrastructure improvements including sidewalks and pedestrian crossings to increase accessibility for all residents of the city, especially for persons	H-8.9 H-8.10			

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party / Supporting Department(s)	Potential Funding Source	Timeline
		with disabilities. Within this effort, engage with disability rights groups to conduct a neighborhood gap analysis.				
GG	**Distribute Fair Housing Information** The City shall provide information about Housing Authority services to all City personnel and shall continue to distribute fair housing information to public agencies and establishments in American Canyon, in City buildings and other public locations (e.g., City hall, fire station, library, post office, community centers), in City mailings to residents, and on the City website. The City shall provide these materials in multiple languages. (Source: Existing Program I.2.32, modified)	Provide information to City staff immediately. Update informational materials and website content related to Housing Authority services by 2024 and annually thereafter. Provide these materials in multiple languages. Take meaningful actions to address the lack of local fair housing outreach through staff training, updated resource materials, and multi-language outreach.	H-1.6 H-3.5 H-4.4 H-7.1 H-7.8 H-7.9 H-8.1 H-8.3 H-8.7 H-8.8 H-8.9 H-8.10	City of Napa Housing Authority Community Development Department Other city personnel	General Fund	Update materials and website: by 2024. Translated materials: by 2024.
HH	**Fair Housing Enforcement and Outreach** The City shall collaborate with Fair Housing Napa Valley (FHNV), the Housing Authority, or similar entity to provide fair housing enforcement and outreach targeted residents who may experience housing discrimination, rental property owners, real estate industry representatives, and lenders.	Take meaningful actions to improve local fair housing outreach and enforcement.	H-3.5 H-4.4 H-7.1 H-7.8 H-7.9 H-8.1 H-8.7 H-8.8 H-8.9 H-8.10	Community Development Department Fair Housing Napa Valley	General Fund	Annually

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party Supporting Department(s)	Potential Funding Source	Timeline
	• Participate in FHNV meetings, at least once annually, to coordinate regional responses to housing discrimination issues. • At least once annually, obtain feedback through a multimedia campaign, including public surveys, focused discussions, and in-person to obtain public input and feedback on fair housing issues. • Work with the FHNV to conduct random testing at least once every five years. Specifically, with the release of the 2020 Census, determine the appropriate biases be tested in the city. • At least once a year during the 2023 – 2031 planning period, ensure the City's contract with FHNV continues to mutually resolve rent disputes and provide education to tenants and landlords on their rights. • Conduct at least one fair housing workshop annually with targeted populations, including mobilehome parks. • Involve neighborhood groups and other community					

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party / Supporting Department(s)	Potential Funding Source	Timeline
	organizations when conducting outreach and education activities. • Conduct an annual workshop and partner with local organizations including the Housing Authority and Fair Housing Napa Valley to present free homeownership education seminars in lower-income neighborhoods. (Source: New Program)					
II	**Maintain Adequate Staffing** The City shall maintain City staffing or contracted services at levels that are adequate to ensure continued prompt review of residential development applications. The City shall strive to affirmatively recruit a diverse and multilingual staff, as positions become available. (Source: Existing Program I.2.38, modified)	Maintain adequate staffing levels Recruit a diverse and multilingual staff by considering diversity in hiring decisions and by promoting job postings in a variety of languages and on a variety of platforms.	H-1.6 H-6.7 H-7.9 H-8.1 H-8.5 H-8.7 H-8.10	Community Development Department Human Resources	General Fund	Translated job postings: by 2024.
JJ	**Encourage Sustainable Building** The City shall continue to encourage new residential development and rehabilitation projects incorporate sustainable building design and siting, construction, and operation. The City reduces energy consumption through	Encourage sustainable building design in all residential development. Update the Building Code as necessary for compliance with periodic updates to State building code and CalGreen requirements. Provide information on resources and	H-1.6 H-6.7 H-8.7 H-8.10 H-9.1 H-9.2 H-9.4	Community Development Department	General Fund	Ongoing, with code updates, as necessary.

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party Supporting Department(s)	Potential Funding Source	Timeline
	the use of recycled water for new large residential, commercial, and industrial, projects; requires adherence to the City's ZeroWastewater Footprint Policy that requires new development to fund potable water conservation in the water distribution system to offset potable water demand from the project, or additional off-site water sources; and participates in the regional trash recycling programs. The City shall continue to enforce the Electric Vehicle Charging Station Ordinance to streamline permit processing. (Source: Existing Program, I.2.34)	incentives on the City website.				
KK	**Energy Conservation Fact Sheet** The City shall make an informational fact sheet available that will describe energy conservation measures that can be instituted in existing homes for little cost and will save energy and utility expenses. (Source: Existing Program I.2.35)	Provide and update, as necessary, information fact sheets on energy conservation measures on the City website and at the planning counter.	H-1.2 H-6.7 H-8.5 H-8.7 H-8.10 H-9.1 H-9.2 H-9.3 H-9.4 H-9.5	Community Development Department	General Fund	2024 Updated: Annually
LL	**Adjust Utility Allowances for Green Affordable Housing Units** As an incentive for development of affordable housing projects, the City shall	Incentivize green affordable housing projects. Review and update utility allowances annually.	H-1.2 H-6.7 H-8.7 H-8.10 H-9.1 H-9.2	Community Development Department City of Napa Housing Authority	General Fund Affordable Housing Fund.	Annually

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party / Supporting Department(s)	Potential Funding Source	Timeline
	continue to work to reduce utility allowances for affordable green housing units. (Source: Existing Program, I.2.36)		H-9.3 H-9.4 H-9.5			

Quantified Objectives

State law requires that the Housing Element contain quantified objectives for the maintenance, preservation, improvement, and development of housing (Government Code Section 65583b). The quantified objectives, shown in H-Table 1, establish the maximum number of housing units by income category that can be constructed, rehabilitated, and conserved over the eight-year planning period given available resources in the community. State law recognizes that the total housing needs identified by a community may exceed available resources and the community's ability to satisfy this need.

Quantified Objectives for New Construction, Rehabilitation, and Preservation

H-Table 1: Quantified Objectives, 2015-2023

Income Groups	New Construction	Rehabilitation	Conservation and Preservation
Extremely Low	81	25	20
Very Low	171	40	30
Low	200	40	35
Moderate	145	0	20
Above Moderate	106	0	0
Total	**657**	**75**	**105**

Quantified Objectives for Residents with Special Housing Needs

Seniors and persons with a disability:

- Encourage development of 170 units
- Engage with 130 households

Persons experiencing homelessness:

- Engage with 50 households

Farmworkers/workforce housing:

- Encourage development of 25 units

American Canyon Housing Element Background Report

Department of Housing & Community Development Review Draft
November 14, 2022

Table of Contents

Chapter 1 Introduction 1-1

Housing Element Purpose and Content 1-1

Organization of the Housing Element 1-1

Relationship to Other General Plan Elements 1-2

Data Sources and Methods 1-2

Chapter 2 Evaluation of Previous Housing Element 2-1

Implementation Programs 2-3

Chapter 3 Housing Needs Assessment 3-1

Key Findings 3-1

Introduction 3-1

Population and Employment Trends 3-2

Household Characteristics and Trends 3-10

Housing Stock Characteristics 3-30

Special Housing Needs 3-35

Analysis of At-Risk Units 3-55

Projected Housing Needs 3-57

Chapter 4 Assessment of Fair Housing 4-1

Key Findings 4-1

Introduction 4-2

Fair Housing Resources 4-6

Segregation and Integration Patterns and Trends 4-8

Disparities in Access to Opportunities 4-39

Disproportionate Housing Needs 4-58

Contributing Factors 4-75

Local Area Knowledge 4-77

Sites Inventory Analysis 4-80

Fair Housing Priorities and Policies 4-89

Chapter 5 Constraints 5-1

Key Findings 5-1

Governmental Constraints 5-2

Non-Governmental Constraints 5-44

Environmental Constraints 5-50
Infrastructure Constraints..... 5-54
Chapter 6 Resources 6-1
Key Findings 6-1
Future Housing Needs..... 6-1
Units Planned or Approved..... 6-2
Accessory Dwelling Units 6-7
Remaining Share of RHNA 6-7
Adequacy of Residential Sites Inventory in Meeting RHNA..... 6-7
Availability of Infrastructure and Services 6-8
Environmental Constraints 6-12
Financial Resources for Affordable Housing 6-12
Administrative Resources 6-14
Chapter 7 Community Engagement 7-1
Public Noticing 7-1
Housing Survey 7-1
Project Website..... 7-3
Stakeholder Interviews 7-3
Community Pop-Up Events 7-5
Public Meetings..... 7-7
Community Workshops 7-8
Public Review Draft..... 7-11
Community Outreach Materials 7-12
Appendix A Yocha Dehe Wintun Nation Treatment Protocol A-1

TABLES

Table 2-1 Progress Toward the 5th Cycle RHNA..... 2-2
Table 3-1 American Canyon Population Growth Trends (1990-2020)..... 3-3
Table 3-2 Neighboring Jurisdictions Population Trends (1990–2020)..... 3-3
Table 3-3 Napa County Jurisdictions Population Projections (2010–2040) 3-4
Table 3-4 Major Employers in American Canyon 3-7
Table 3-5 Napa County Projected Growth by Industry Sector (2018-2028) 3-8
Table 3-6 Napa County Wages by Occupation (2020) 3-9
Table 3-7 Number of Persons Per Household (2000-2020)..... 3-11

Table 3-8 Percent of Households Overpaying for Housing, American Canyon and Napa County, 2014-2018 3-15
Table 3-9 Income Definitions (2021) 3-21
Table 3-10 Napa County Income Limits Per Household Size 3-22
Table 3-11 Household Income (2019) 3-23
Table 3-12 Napa County Fair Market Rents (2022) 3-24
Table 3-13 Ability to Pay (American Canyon, 2021) 3-28
Table 3-14 Housing Problems, American Canyon, 2011 3-33
Table 3-15 Housing Permits Issued (2015-2019) 3-35
Table 3-16 Persons with Disability by Age and Disability 3-38
Table 3-17 Adult Care Facilities 3-41
Table 3-18 Senior Population (1990-2019) 3-42
Table 3-19 Elderly Care Facilities 3-43
Table 3-20 Median Household Income by Household Size (2019) 3-45
Table 3-21 Qualified Entities, Napa County (2021) 3-56
Table 3-22 American Canyon Regional Housing Need Allocation 3-57
Table 4-1 Domains and List of Indicators for Opportunity Maps 4-5
Table 4-2 Fair Housing Organizations Active in Napa County 4-6
Table 4-3 Fair Housing Complaints, 2017 to 2022 (American Canyon) 4-8
Table 4-4 Racial/Ethnic Dissimilarity Trends (Napa County) 4-10
Table 4-5 Tenure by Household Type and Presence of Children (Napa County) 4-20
Table 4-6 Tenure by Household Type and Presence of Children (American Canyon) 4-21
Table 4-7 Housing Cost Burden of Lower-Income Households (2014-2018) 4-60
Table 4-8 Housing Problems (Napa County) 4-69
Table 4-9 Housing Problems (American Canyon) 4-70
Table 4-10 Language Spoken at Home 4-78
Table 4-11 Place of Birth (Foreign Born) 4-79
Table 4-12 Pipeline Projects by Opportunity Areas 4-82
Table 4-13 Site Inventory Overview (Site Basis) 4-83
Table 4-14 Fair Housing Issues, Contributing Factors, and Meaningful Actions 4-90
Table 5-1 General Plan Land Use Designations 5-4
Table 5-2 Growth Management Limits 5-6

Table 5-3 Zones and Allowable Residential Uses 5-12
Table 5-4 Citywide Development Standards 5-24
Table 5-5 Watson Ranch Specific Plan Development Standards 5-25
Table 5-6 Broadway Specific Plan 5-25
Table 5-7 Parking Standards by Residential Use 5-28
Table 5-8 Development Fees 5-38
Table 5-9 Residential Building Permit Fees 5-39
Table 5-10 Residential Planning Permit Fees 5-40
Table 5-11 Median Home Value Comparisons, 2016-2022 5-45
Table 5-12 Development Affordability Gap 5-46
Table 5-13 Development Costs and Sale Prices in American Canyon 5-47
Table 5-14 Disposition of Loan Applications in 2017 for American Canyon, 2017 5-49
Table 6-1 American Canyon Housing Needs, 2023-2031 6-2
Table 6-2 Planned, Approved, and Pending Projects, 2021 6-4
Table 6-3 Summary of American Canyon's Ability to Satisfy RHNA 6-8
Table 6-4 Affordable Housing Nexus Fee 6-14
Table 6-5 Affordable Housing Providers in American Canyon 6-15
Table 7-1 Summary of Comments Received and Responses 7-11

FIGURES

Figure 2-1 Progress Toward the 5th Cycle RHNA 2-2
Figure 3-1: Population by Age, 2000-2019 3-4
Figure 3-2 Population by Race, 2000-2019 3-5
Figure 3-3 Employment by Industry 3-6
Figure 3-4 Household Growth Trends in American Canyon (2010–2019) 3-10
Figure 3-5 Household Composition by Type 3-12
Figure 3-6 Overcrowding by Tenure and Severity 3-13
Figure 3-7 Overcrowding by Income Level and Severity 3-14
Figure 3-8 Cost Burden by Tenure 3-16
Figure 3-9 Cost Burden by Income Level 3-17
Figure 3-10 Cost Burden by Race 3-18
Figure 3-11 Households by Tenure 3-19
Figure 3-12 Housing Units in American Canyon 3-19
Figure 3-13 Housing Tenure by Age of Householder 3-20

Figure 3-14 Households by Household Income Level 3-21
Figure 3-15 Zillow Home Value Index 3-25
Figure 3-16 Home Values of Owner-Occupied Units 3-25
Figure 3-17 Contract Rents for Renter-Occupied Units 3-26
Figure 3-18 Median Contract Rent.....3-27
Figure 3-19 Typical Home Value in Napa County 2021.....3-30
Figure 3-20 Housing Type Trends.....3-31
Figure 3-21 Housing Units by Number of Bedrooms 3-31
Figure 3-22 Housing Units by Year Structure Was Built.....3-32
Figure 3-23: Vacant Units by Type 3-34
Figure 3-24 Disability by Type 3-37
Figure 3-25 Senior Households by Income and Tenure 3-42
Figure 3-26 Household Size by Tenure.....3-44
Figure 3-27 Cost Burden by Household Size 3-45
Figure 3-28 Farm Workers in Napa County.....3-46
Figure 3-29 Non-English Speakers 3-48
Figure 4-1 Percent of Total Non-White Population (Napa County).....4-12
Figure 4-2 Percent of Total Non-White Population (American Canyon) ...4-13
Figure 4-3 Predominant Populations (American Canyon) 4-14
Figure 4-4 Disability by Type (American Canyon) 4-16
Figure 4-5 Percent of Population with a Disability (Napa County) 4-17
Figure 4-6 Percentage of Population with One or More Disabilities (American Canyon) 4-18
Figure 4-7 Female-Headed Households with Children Present, No Spouse/Partner Present (Napa County) 4-22
Figure 4-8 Children in Married-Couple Households (Napa County) 4-23
Figure 4-9 Female-Headed Households with Children Present, No Spouse/Partner Present (American Canyon).....4-24
Figure 4-10 Children in Married-Couple Households (American Canyon)...4-25
Figure 4-11 Median Household Income (Napa County) 4-28
Figure 4-12 Low and Moderate Income Population (Napa County).....4-29
Figure 4-13 Median Household Income (American Canyon).....4-30
Figure 4-14 Low to Moderate Income Population (American Canyon).....4-31
Figure 4-15 Poverty Status (Napa County).....4-33
Figure 4-16 Poverty Status (American Canyon) 4-34

Figure 4-17 Neighborhood Segregation (American Canyon) 4-35
Figure 4-18 Predominant White Population (Napa County) 4-37
Figure 4-19 Predominant Populations and Median Household Income (American Canyon)..... 4-38
Figure 4-20 Access to Transit Within a Quarter Mile (American Canyon) .. 4-42
Figure 4-21: Walkability Index (American Canyon) 4-43
Figure 4 22 TCAC Opportunity Areas – Education Outcomes (Napa County)..... 4-45
Figure 4-23 TCAC Opportunity Areas - Education Outcomes (American Canyon) 4-46
Figure 4-24 TCAC Opportunity Areas - Economic (Napa County) 4-49
Figure 4-25 TCAC Opportunity Areas – Economic (American Canyon) 4-50
Figure 4-26 Job Proximity Index (American Canyon) 4-51
Figure 4-27 CalEnviroScreen 4.0 Percentile Scores (Napa County)..... 4-54
Figure 4-28 CalEnviroScreen 4.0 Percentile Scores (American Canyon) 4-55
Figure 4-29 TCAC Opportunity Areas – Environment (Napa County) 4-56
Figure 4 30 TCAC Opportunity Areas – Environment (American Canyon) 4-57
Figure 4-31 Overpayment by Renters (Napa County) 4-61
Figure 5-1 Floor Area Ratio..... 5-5

Chapter 1
Introduction

Housing Element Purpose and Content

Pursuant to Government Code Section 65302, the General Plan must include the following elements: Land Use, Housing, Circulation, Noise, Safety, Conservation, Open Space, and under certain circumstances, Environmental Justice. As mandated by California Government Code Section 65581, the Housing Element is the only element required to be updated on a routine basis (every eight years). The Housing Element is a comprehensive strategy for providing safe, decent, and affordable housing for all residents. The Housing Element must include:

- Identification and analysis of existing and projected housing needs, resources, and constraints;
- A statement of goals, policies, quantified objectives, and scheduled programs for preservation, improvement, and development of housing;
- Identification of adequate sites for housing; and
- Adequate provision for existing and projected needs of all economic segments of the community.

The Housing Element helps the City determine how to address existing and future housing needs and plan for future growth by establishing actions and priorities for housing programs. This Housing Element represents the City of American Canyon's 6th Cycle Housing Element (covering the planning period 2023 through 2031).

Organization of the Housing Element

This 2023 Housing Element Background Report provides data and analysis that informs the 2023 Housing Element Policy Document (herein called the Policy Document), which is published under separate cover. Chapters of the Background Report include:

- Chapter 1: Introduction
- Chapter 2: Evaluation of Previous Housing Element
- Chapter 3: Housing Needs Assessment
- Chapter 4: Assessment of Fair Housing
- Chapter 5: Constraints
- Chapter 6: Resources
- Chapter 7: Community Outreach

Relationship to Other General Plan Elements

The City of American Canyon adopted its current General Plan in 1994 with amendments to several elements over the years. In early 2020, the City kicked off the comprehensive General Plan update. The first phase, a "Technical Update," is anticipated to be completed in 2023. The update will include changes to all elements to address internal consistency, including consistency issues with this Housing Element Update, described more fully in Chapter 5, Constraints, and the Policy Document.

The City of American Canyon's 2040 General Plan is comprised of the following elements: Environmental Justice, Land Use, Mobility (Circulation), Utilities, Environment, Parks & Recreation (Conservation and Open Space), Safety, Noise, and Economic Development. All elements bear equal weight, and no element has legal precedence over another. California Government Code Section 65583(c) requires the Housing Element to maintain internal consistency with other General Plan Elements. For example, residential density limits established by the Land Use Element are reflected in the Housing Element Sites Inventory and form the basis for analyzing residential capacities within the City. Environmental constraints identified in the Environment and Safety elements, such as areas of the City in which potential residential development could be impacted by landslides, are recognized in the Housing Element as limitations for additional housing.

Data Sources and Methods

Data from a variety of sources is used to complete the Housing Element. The most commonly cited source is the U.S. Census; the Census provides consistent demographic characteristics that are widely accepted. American Community Survey is a feature offered by the U.S. Census and includes five-year estimates on population and demographic characteristics. Other data sources include the following:

- California Department of Housing and Community Development (HCD)
- California Housing Finance Agency
- California Tax Credit Allocation Committee
- Comprehensive Housing Affordability Strategy (CHAS)
- California Department of Finance (DOF)
- Home Mortgage Disclosure Act (HMDA) lending data
- Napa Point-in-Time Count data on homelessness
- State Employment Development Department (EDD) data on wage and labor statistics
- United States Department of Housing and Urban Development (HUD)

Chapter 2
Evaluation of Previous Housing Element

The Evaluation of the Previous Housing Element illustrates accomplishments achieved during implementation of the City's 5th Cycle Housing Element. Policies in the 5th Cycle Housing Element addressed the following:

- Providing sufficient residential land with adequate infrastructure to accommodate the City's fair share of projected growth, and to facilitate mobility within the ownership and rental markets.
- Providing a range of housing types within the community to accommodate a variety of incomes and lifestyles, and to enable residents to remain in American Canyon throughout their lives.
- Creating neighborhoods that have a high degree of livability and protecting existing neighborhoods from the adverse effects of development.
- Maintaining and improving the condition of the existing housing stock.
- Addressing the housing needs of all economic segments of the existing and future community, including the City's fair share of the regional housing need.
- Preserving the City's existing affordable housing stock and ensuring the long-term affordability of subsequent affordable units.
- Promoting housing opportunities for special needs groups and for all people regardless of race, color, religion, gender, sexual orientation, disability, marital status, ancestry, or national origin.
- Encouraging sustainable residential development and energy conservation in new and existing housing.
- Maximizing attainment of housing goals and ensuring Housing Element programs are implemented in a timely manner.

The City reviewed and evaluated progress in implementing the 5th Cycle Housing Element. Table 2-1 and Figure 2-1 show the City's progress toward meeting the 5th Cycle RHNA. As of January 2022, the City permitted 577 units, including 182 very low-, 109 low- and 143 moderate-income units. Further, 385 units were constructed during the 5th Cycle, including the Canyon Ridge Apartments (149 units), Valley View Senior Apartments (70 units), and the Village Vintage Ranch (162 units) in 2021. By 2021, the City permitted 124 very low-income and 66 low-income units, more than enough to accommodate the RHNA.

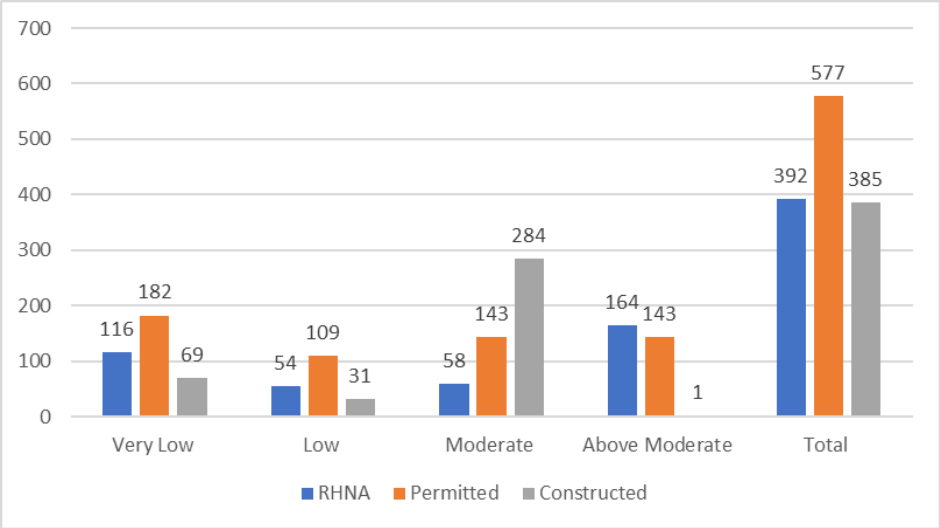
Table 2-1 Progress Toward the 5th Cycle RHNA

	Very Low	Low	Moderate	Above Moderate	Total
RHNA	116	54	58	164	392
Units Permitted 2015-2021	182	109	143	143	577[1]
Units Constructed (certificate of occupancy) 2015-2021	69	31	284	1	385

[1] *Permitted in 2021: 124 very low-income units, 66 low-income units, and two moderate-income units.*

Implementation Programs, below, outlines the 5th Cycle Housing Element programs and evaluates the results and effectiveness of each (through 2021). Most importantly, it reveals program successes and provides a recommendation for each program moving forward. As shown in the table, many programs are required or designed to directly address an identified constraint or special housing need. These programs will be continued in the 6th Cycle Housing Element update. Additionally, in the 6th Cycle, HCD requires jurisdictions to provide specific objectives with quantified metrics within Housing Element programs. The recommendation column identifies programs that will be revised to include specific objectives, metrics, and a process to monitor progress throughout the 6th Cycle planning period.

Figure 2-1 Progress Toward the 5th Cycle RHNA



Implementation Programs

Evaluation of American Canyon 2015 Housing Element

	Programs	Objective	Timeframe	Status of Program Implementation	Recommendation
A	**Program I.2.1: No-Net-Loss Evaluation Procedure** To ensure sufficient residential capacity is maintained to accommodate the RHNA need, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and re-zone sufficient sites to accommodate the shortfall. In particular, if one of the five commercially-zoned sites identified as allowing for exclusively residential uses (i.e., sites 20, 22, 23, 25, or 34) is developed with uses other than residential or the site is developed with fewer residential units than counted in the sites inventory, the City will identify additional sites within the city that will allow for exclusively residential uses. The outcomes of this evaluation and monitoring shall be contained within the City annual housing reports submitted to HCD as required pursuant to GC Section 65400.	Policies 2.1.1, 2.1.2	Project review is ongoing with annual report to HCD	In 2021, Site 11 was rezoned from Estate Density to Medium Density. This rezoning action increased housing unit potential from 10 units to 85 units for an overall increase of 75 units. In 2018, the HFP Church was approved on 1.53-acres of a five-acre site (Site 22). In 2019, the City rezoned the property to Downtown Core, which increased the housing density on the remaining 3.65 acres from 20 du/ac to 35du/acre. This rezone increased the dwelling unit potential on the site to 127 dwelling units which is an increase of 62 dwelling units. Adding the 75 additional units from Oat Hill, the overall residential capacity is increased by 137 units. In 2020, the Home2Suites Hotel project was approved on 1.98 acres (Site 25). This approval reduced the number of developable housing units by 25. This 25-unit decrease is offset by Site 11 and 22 for a net gain of 112 dwelling units. In 2019, Site 18 was rezoned to Home Improvement. This rezoning reduced the number of developable housing units by 25. This rezoning is offset by Site 11 and 22 for a net gain of 87 units. In 2019, the Broadway Materials site (Site 26) was rezoned to Home Improvement. This rezoning reduced the number of developable housing units by 25. This rezoning is offset by Site 11 and 22 for a net gain of 62 units. The Napa Cove affordable housing project was approved on two parcels – one that was included in the housing inventory (Site 27) and one that was not identified in the inventory for a net increase of 56 dwelling units and an overall increase of 118 dwelling units. Sites in the Broadway District, Oat Hill, and Watson Ranch were rezoned to accommodate additional housing opportunities. These will be identified in the 6th Cycle Housing Element.	Required; modify as appropriate.

	Programs	Objective	Timeframe	Status of Program Implementation	Recommendation
B	**Program I.2.2: Maintain Inventory of Developable Sites** To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City shall continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development. The inventory shall also describe in detail the number of extremely low-, very low-, low-, and moderate-income units constructed annually. The City shall post the inventory on the City website and make it available at the Planning Department counter.	Policy 2.1.1	Update annually	An inventory of housing sites and the number of permits issued in 2020 is available on the City's website and front counter for the Planning Division. The City approved the Broadway District Specific Plan (BDSP) in July 2018, which identifies a capacity of 1,200 new units in the Broadway District. Furthermore, the City approved the Oat Hill multifamily project that includes 291 apartment units on two parcels. One parcel is a new addition to the current inventory. The second parcel is included in the current inventory but the approval includes a General Plan Amendment and Zone Change to increase the density from one unit per acre to 8.5 units per acre.	Required; continue in the 6th Cycle
C	**Program I.2.3: Priority Sewer and Water Service for Affordable Housing** The City shall adopt policies and procedures to provide priority sewer and water service for developments that include lower income housing units, consistent with State law (Government Code Section 65589.7).	Policy 2.1.3	December of 2015	The City modified its Sewer and Water Service to put affordable housing as the first priority in July of 2019. The update was codified in American Canyon Municipal Code (ACMC) Section 13.10.020.	Completed; delete.
D	**Program I.2.4: Incentives for Second Units** The City shall explore and adopt, as appropriate, programs and incentives for encouraging second units. Possible approaches may include, but are not limited to, preparing an informational manual that describes the permitting procedures for second units, a pre-approved design template for second units, reduced fees for second units, and technical or financial assistance for homeowners who agree to rent their second units at affordable rates.	Policy 2.2.4	Explore and adopt programs and/or incentives by 2018	The City adopted new guidelines and standards for Second Units, or Accessory Dwelling Units (ADUs) in 2017 to align with new provisions in Government Code Section 65852.2. The new standards were codified in ACMC Section 19.39. New incentives for ADU's remove water and wastewater capacity fees, reduce parking and fire sprinkler requirements, and proportionally reduce remaining impact fees. In 2018, staff created two handouts that explain the building permit and zoning requirements for ADUs. The City joined the Napa-Sonoma ADU coalition to develop ADU outreach materials and fee estimating software in March 2019. The City revised the ADU ordinance to comply with the new state laws in August 2020.	Objectives completed; consider keeping to create new objectives to further incentivize ADU development, particularly in high resource areas.

	Programs	Objective	Timeframe	Status of Program Implementation	Recommendation
E	**Program I.2.5: Neighborhood Preservation Program** The City shall continue to enforce Neighborhood Preservation (Chapter 9.04 of the Municipal Code), which is designed to ensure that individual properties within neighborhoods are maintained at levels that protect property rights of both individual property owners and general neighborhoods, and to minimize potential nuisances and impacts to the public health, safety, and welfare.	Policy 2.4.1	Ongoing	The City's Code Enforcement officer continues to implement this program.	Ongoing. This is not required by HCD, but if the Neighborhood Preservation Program provides education or funding to homeowners for improvements, the program should be kept and modified to reflect this.
F	**Program I.2.6: Residential Rehabilitation Loan Program** Working in collaboration with the City of Napa Housing Authority, the City shall apply annually for CDBG funding to support the Residential Rehabilitation Loan Program, which provides no interest loans to low-income homeowners to finance home repairs. Funding is available to repair or replace deficiencies to residential structural, mechanical, plumbing, and electrical systems, roofing, water damage, energy conservation, correction of health and safety issues and accessibility/mobility modifications. The City shall also subsidize permit fees for units rehabilitated through the Residential Rehabilitation Program.	Policies 2.5.1, 2.5.2, 2.5.3	Apply for funding annually	The U.S. Department of Housing and Urban Development awarded the City a $1 million Community Development Block Grant (CDBG) in 2017, of which $350,000 was for owner-occupied rehabilitation. In 2019, the City applied for a new $1 million CDBG grant, which included an additional $300,000 for owner-occupied rehabilitation assistance programs, but was not awarded.	The City must address rehabilitation if substandard housing is a constraint in the community. Continue in the 6th Cycle, though objectives and strategies may be revised.
G	**Program I.2.7: Code Enforcement** The City shall continue to use its code enforcement efforts to improve the existing housing stock. The City shall provide owners of residential housing units identified as needing code enforcement actions with information on the Residential Rehabilitation Loan Program.	Policies 2.5.1, 2.5.2	Ongoing	The City's Code Enforcement officer continues to implement this program	Required; continue in the 6th Cycle.
H	**Program I.2.8: City-owned Land for Affordable Housing** The City shall sell City-owned land, as available and feasible for residential development, at a reduced cost to developers to build affordable housing. The City shall notify developers of opportunity sites and incentives through the City website, informational brochures available at City Hall, and the distribution of Requests For Proposals as sites become available.	Policy 2.6.3	Review opportunities annually	No city-owned land was available during this period.	The city has an obligation to consider city-owned land for housing; continue in the 6th Cycle.

	Programs	Objective	Timeframe	Status of Program Implementation	Recommendation
I	**Program I.2.9: Employee Housing Program** The City shall explore and adopt, as appropriate, possible programs, incentives, and/or requirements for increasing employee housing close to major employers in American Canyon. Possible approaches may include, but are not limited to, identifying funding for a first time homebuyer program tied to place of work, identifying surplus land for the development of workforce housing, developing employer incentives based on the percentage of their employees living close to work, and/or requiring major employers to plan for employee housing. In developing the program, the City shall reach out to major employers to gain an understanding of the needs of their employee base.	Policy 2.6.10	Begin exploring options by 2017 and adopt, as appropriate by 2019	In 2016, the City adopted an Affordable Housing Nexus fee on nonresidential development. The basis for the fee is that new non-residential development creates the need for additional housing in the City of American Canyon.	Completed; delete.
J	**Program I.2.10: Affordable Housing Fund** The City shall provide financial assistance from the Affordable Housing Fund, as available, for the construction of affordable housing and/or to subsidize development impact fees for affordable housing. The City shall review and prioritize potential projects based on the following criteria: 1 Convenient access to transit (or provision of transit by the project to meet the needs of its prospective residents). 2 Convenient access to neighborhood services and facilities, as needed by the prospective residents. 3 Convenient access to neighborhood recreation facilities, or onsite provision of adequate facilities. 4 Minimal environmental constraints or cost-effective mitigation of constraints. 5 Cost-effective provision of services and utilities to the site and onsite. 6 Adequate site area to provide sufficient parking, open space, setbacks, and building separations. The City shall hold informational meetings bi-annually, based on funding availability, to inform affordable housing developers of available funding.	Policy 2.6.5	Review opportunities annually	The City donated land, reduced and deferred impact fees, approved development concessions, and allocated approved $1.5 million in funding plus a $930,000 loan to support the Valley View Affordable Senior Apartment Project by 2017.	While not required, this is a valuable tool. If funding allows, this program should be continued in the 6th Cycle. Specific objectives (with metrics and monitoring) should be added.

	Programs	Objective	Timeframe	Status of Program Implementation	Recommendation
K	**Program I.2.11: Incentives for Affordable Housing**The City shall facilitate the development of affordable housing in conjunction with market rate rental housing through the following: 1 Use of housing set-aside funds for mixed income housing projects that include units affordable to extremely low-, very low-, and low-income households; 2 Regulatory incentives, such as expediting permit processing, deferred fees, and/or reduced parking requirements based on the bedroom mix of the project; and 3 Providing up to a 35 percent density bonus and three concessions/incentives for developments that include affordable housing, consistent with State density bonus law. The City shall publicize the above incentives for market rate housing to developers and/or other interested parties by providing informational fliers at the Community Development Department counter and in the general development application packet.	Policies 2.6.3, 2.6.5	Ongoing	The City required the Village at Vintage Ranch project to increase the affordability term from 10 to 20 years for eight very low and eight low-income units in exchange for extending the term of the project's Design Permit approval. In return for a zoning district upgrade, the City obtained 5% very low income units in perpetuity from the Canyon Ridge apartments in 2014. The Valley View project received a 55% density bonus for providing 70 low and very low income units in 2013. The City updated its Density Bonus program to comply with Assembly Bill (AB) 2753 (2018) in February of 2019.	This program should be continued in the 6th Cycle. Specific metrics and monitoring should be added.
L	**Program I.2.12: Density Bonus Program** The City shall continue to offer density bonuses consistent with State law for qualifying affordable housing and senior housing development. The City shall prepare and distribute an informational brochure describing the density bonus provisions.	Policy 2.6.3	Prepare brochure by 2016	The density bonus brochure was posted to the City's website in 2016. See http://bit.ly/2kZ1ScQ website link. The City updated their Density Bonus Ordinance in February of 2019. The City approved two projects, the Lemos Pointe Apartments and the Napa Cove Apartments, which both utilized the Density Bonus program and requested concessions to design standards. The Lemos Pointe project consisted of 186 affordable units and the Napa Cove project consisted of 66 affordable units.	This program should be continued in the 6th Cycle. New objectives should be added and the City should commit to updating the brochure at regular intervals.

	Programs	Objective	Timeframe	Status of Program Implementation	Recommendation
M	**Program I.2.13: Planned Development Process** To promote the development of affordable housing units, the City shall use its planned development process to negotiate alternative development standards, such as alternative parking standards, street improvement standards, maximum density, lot coverage, and height limits.	Policy 2.6.3	Ongoing	The Village at Vintage Ranch will provide 16 low- and very low-income units.	If the Planned Development process has been valuable to the City, this should be continued in the 6th Cycle. Program objective should be revised for clarity and metrics and monitoring should be established.
N	**Program I.2.14: Assist in Accessing Grant Funding** The City shall offer assistance in accessing local, State, and Federal funding for affordable housing by applying for such funding, when feasible, on behalf of the affordable-housing developer, or by providing technical assistance or documentation necessary to support an application for funding.	Policies 2.6.5, 2.6.6, 2.6.7	Review funding opportunities annually	The City applied for and was successful in obtaining a $1 million CDBG grant for the Valley View Senior Affordable Housing Project in 2015. The City received a HUD HOME Investments Partnership grant in 2017. The $1,000,000 grant allocated $650,000 for first-time homebuyer programs and $350,000 for owner-occupancy rehabilitation programs. The City applied for a CalHome Disaster Assistance funds in December 2019 and was awarded $2.2 million for down payment assistance. The funds are to assist low- and moderate-income survivors of the 2017-2018 wildfires that were federally declared disasters. The City applied for $1 million in HOME funds in January 2020 and $1 million in CalHome General Funds for owner-occupancy rehabilitation and ADU programs in February 2020. The City applied for the SB 2 Planning Grant from HCD in December 2019 and received $160,000 in funding to update its building permit software and Housing Element. The City applied for the HCD Local Early Action Planning (LEAP) grant in March 2020 and was awarded $160,000 for pro-housing efforts. In 2020, the City assisted the developer successfully receive Federal TCAC financing for a 186-unit affordable apartment project. In 2021, the City assisted the developer successfully receive Federal TCAC financing for a 66-unit affordable apartment project.	Successful program. If funding allows, continue in the 6th Cycle. Metrics and monitoring should be added.

	Programs	Objective	Timeframe	Status of Program Implementation	Recommendation
O	**Program I.2.15: Incentives for Lot Consolidation** The City shall offer incentives, such as reduced or deferred fees, expedited processing, or modified development standards to owners of small and underutilized properties for the consolidation and/or re-use of small lots to create larger parcels with greater affordable housing development potential. The City will post information on its website about available incentives for lot consolidation.	Policy 2.6.3	Identify appropriate incentives and post information on website by 2017	Staff completed a reversion to acreage for the Valley View affordable senior housing project in 2015. Staff completed two lot mergers in 2016.	Continue in the 6th Cycle, particularly if there are number of lots with potential. Specific metrics should be established.
P	**Program I.2.16: Partner with the Housing Authority**The City shall continue to partner with the City of Napa Housing Authority or similar entity to take advantage of administrative resources and receive a reasonable share of Federal, State, and private funding for housing.	Policy 2.6.6	Ongoing	The City Council approved a two-year contract with the City of Napa Housing Authority in 2019, and a one-year contract extension in 2021. A new two-year contract is scheduled to be reviewed by the City Council in mid-2022.	Required. Continue in the 6th Cycle.
Q	**Program I.2.17: Inclusionary Housing Program** The City shall continue to require all residential ownership projects of five or more above moderate-income units to include affordable units consistent with the Inclusionary Housing Requirements (Municipal Code Chapter 19.28). The City shall amend the Inclusionary Housing Requirements Chapter of the Municipal Code to remove inclusionary requirements for rental housing.	Policy 2.6.8	Amend Ordinance in 2015	As required by Program 1.2.17 as a result of the Palmer decision, the City suspended inclusionary housing requirements and adopted a Nexus Fee in 2016. AB1505 reinstated inclusionary housing requirements in California. Consistent with AB1505, the City amended the Inclusionary Housing Ordinance in October 2019 to reinstate inclusionary housing. Consistent with State Law, the new ordinance provides a menu option for developers to meet their inclusionary requirements, including paying in-lieu fees if inclusionary is demonstrated to be cost-prohibitive.	Continue in the 6th Cycle. Revise the program to remove the municipal code amendment objective, which has been completed. Specific metrics should be established to set a unit goal.
R	**Program I.2.18: Conduct Nexus Study for Affordable Housing Fees** The City shall conduct a nexus study to determine an appropriate and feasible affordable housing impact fee and shall consider adopting fees, as appropriate, for rental housing developments and for non-residential developments (i.e., commercial linkage fee).	Policy 2.6.9	Consider adopting fee in 2015	The Nexus Study and Commercial linkage fee was adopted in 2016.	Continue program with inflation adjustments

	Programs	Objective	Timeframe	Status of Program Implementation	Recommendation
S	**Program I.2.19: Preserve At-Risk Housing** The City shall contact property owners of units at-risk of converting to market rate housing within one year of affordability expiration to discuss the City's desire to preserve complexes as affordable housing. The City shall seek participation from agencies interested in purchasing and/or managing units at-risk. The City shall require property owners to give a nine-month notice of their intent to opt out of low-income use restrictions. The City shall work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.	Policy 2.7.1	Ongoing	The City of Napa Housing Authority (HACN) worked with the Lodge apartments to encourage preservation of 11 affordable units that were scheduled to expire in 2016. HACN worked with the property owner to provide financial incentives to tenants of affordable units that were scheduled to expire. Unfortunately, staff efforts were unable to convince the owner to maintain expired inclusionary units. In 2018, low-income tenants in nine of the 11 affordable units were vacated. As of 2022, two low-income tenants remain.	Required if there are units identified as at-risk of conversion to market rate. Continue in the 6th Cycle. Objectives and strategies may be revised. Metrics can be added to establish a goal, based on the number of at-risk units in the city.
T	**Program I.2.20: Monitor Section 8 Status** In partnership with the Housing Authority, the City shall monitor apartments for Section 8 status and prepare a plan for the preservation of these units as affordable rental housing. The plan will state the City's proposed actions for assisting the current property owner in preserving these affordable units, or assisting in the acquisition by a non-profit entity dedicated to permanently preserving the affordability of these rental units.	Policy 2.7.1	2007-2014	The City of Napa Housing Authority annually monitors the Housing Choice Voucher (Section 8) program for the City of American Canyon. In 2021, the Housing Authority administered 142 housing vouchers, 34 of which were for the Valley View Senior Apartments.	Continue in the 6th Cycle. Specific metrics and monitoring should be added to provide a household/unit goal for the program.
U	**Program I.2.21: Mobilehome Park Rent Stabilization Program** The City shall continue to protect the interests of residents living in existing mobile home parks by enforcing the Mobilehome Park Rent Stabilization Program (Chapter 15.04 of the Municipal Code, adopted 1995), which includes measures for rent stabilization, strict conversion standards, and relocation assistance and compensation to residents if parks are converted to another use.	Policies 2.7.4	Ongoing	Ongoing	Not specifically required but this program addresses a constraint (high cost of rent) and works toward extremely low income goals; continue in the 6th Cycle.

	Programs	Objective	Timeframe	Status of Program Implementation	Recommendation
V	**Program I.2.22: Rental Assistance Program** The City shall continue support for the Rental Assistance Program at the State and local level by maintaining membership in the Napa Housing Authority.	Policy 2.7.1	Seek funding for rental assistance when available.	Multiple projects were assisted during the 5th Cycle. The Napa Housing Authority secured 34 HUD-Veterans Affairs Supportive Housing (HUD-VASH) vouchers for homeless veterans in 2016. The Napa Housing Authority was awarded 10 Housing Choice vouchers in 2018 and the City of American Canyon received those vouchers in 2019. The City applied for the CDBG CARES Act grant) in August of 2020 and was awarded $98,000 for rental assistance. The Napa Housing Authority was successful in obtaining eight Project-Based Vouchers for the Napa Cove Apartment project in 2022.	Not specifically required but this program addresses a constraint (high cost of rent) and has been successful; continue in the 6th Cycle. Add metrics and monitoring.
W	**Program I.2.23: Rehabilitation Loan Program Outreach to Elderly Homeowners** The City shall conduct targeted outreach to elderly homeowners to inform them of the Residential Rehabilitation Loan Program (Program I.2.6) and PACE Program.	Policy 2.8.1	Prepare outreach materials by 2016	The City Housing Authority provides on-going marketing of outreach materials to seniors regarding the City's Rehabilitation Loan Program. The outreach consists of flyers, workshops, and newspaper advertisements. The City Housing Authority also conducts outreach meetings at the Senior Center and the Family Center in American Canyon. Due to the Governor's Shelter-In-Place order to prevent the spread of COVID-19, physical outreach meetings were suspended in 2020 and 2021.	Works to address constraints for those with special housing needs; continue in the 6th Cycle. Metrics should be added for the number of households the City hopes to assist.
X	**Program I.2.24: Facilitate Construction of Housing for Persons with Disabilities** The City shall facilitate the construction of subsidized rental housing affordable to extremely low-, very low- and low-income persons that meet the physical and supportive service needs of persons with disabilities, including developmental disabilities, such as: handicapped accessibility; on-site supportive services and/or daily living assistance; and transportation. The City shall continue to publicize financial and regulatory incentive opportunities to developers interested in the construction of subsidized rental housing that meets the needs of persons with disabilities by providing informational fliers at the Community Development Department and in all general development application packets.	Policies 2.8.1, 2.8.5	Ongoing	The Valley View Senior Homes affordable housing project provides handicap accessibility and on-site supportive services. The project was completed in 2019.	Works to address constraints for those with special housing needs; continue in the 6th Cycle. Metrics should be added for the number of households the City hopes to assist.

	Programs	Objective	Timeframe	Status of Program Implementation	Recommendation
Y	**Program I.2.25: Outreach to Developmentally Disabled** The City shall work with the North Bay Regional Center to implement an outreach program informing residents of the housing and services available for persons with developmental disabilities. The City shall make information available on the City website.	Policies 2.8.1, 2.8.5	Initiate coordination by 2016	In 2016, the City coordinated with North Bay Regional Center and has a link to their services on the City's website.	Works to address constraints for those with special housing needs; continue in the 6th Cycle. New objectives and metrics should be added for the number of households the City hopes to assist.
Z	**Program I.2.26: Zoning for Small Group Homes**In order to comply with State law, the City shall amend the Zoning Code to add group homes for six or fewer residents (i.e., residential care homes) as a permitted use in the Residential Estate (RE), Medium Residential (RM), and High Residential (RH) Zoning Districts, in addition to the zones where they are already allowed. Subject to the provision of the American Canyon Municipal Code, group home/residential facilities will be held to the same standards and permit processing as single-family homes.	Policy 2.8.8	2016	The City amended the zoning code in 2017 to classify small group homes, or residential care homes, as permitted uses for all residential zones with the same standards and permit processing as single-family homes.	Revise. While the city allows small group homes in all residential zones, subject only to the requirements of typical residential uses, HCD also considers conditions of approval to be a constraint to large group homes and requires jurisdictions to allow residential care facilities with seven or more beds in the same manner. The program should be revised to commit the City to allow large group homes in every residential district with the same standards as residential uses and a timeline should be provided.

	Programs	Objective	Timeframe	Status of Program Implementation	Recommendation
AA	**Program I.2.27: Zoning for Employee Housing** In order to comply with State law (i.e., Health and Safety Code Sections 17021.5 and 17021.6), the City shall amend the Zoning Code to allow employee housing for six or fewer occupants (including farm employee housing) in all zones allowing single family residential, and shall amend the RE zone to permit employee housing of up to 12 units or 36 beds.	Policy 2.8.6	2016	The City amended the zoning code in 2017 to add employee housing as a use classification with the class as a permitted use in all residential zones.	Complete; remove.
BB	**Program I.2.28: Zoning for Single Room Occupancy** The City shall amend the Zoning Code to allow single room occupancy (SRO) in the Residential High (RH) zone district, subject to development standards that will allow and encourage the construction of new SROs.	Policy 2.8.1	2016	The City amended the zoning code in 2017 to add a use classification for Single Room Occupancy (SRO) facilities. The use is permitted in high-density residential zones.	Complete; remove.
CC	**Program I.2.29: Facilitate Construction of Large Units** The City shall facilitate the construction of housing that includes three- and four-bedroom units affordable to extremely low-, very low-, and low-income households. The City shall publicize financial and regulatory incentive opportunities to developers interested in the construction of housing that includes larger affordable units by providing informational fliers at the Community Development Department and in all general development application packets.	Policy 2.8.2	Prepare fliers by 2017	The City prepared fliers in 2017 and they are available on the City's Housing website as well as the planning division counter.	Works to address constraints for those with special housing needs; continue in the 6th Cycle. Metrics should be added for the number of households the City hopes to assist.
DD	**Program I.2.30: Farmworker Housing** The City shall continue to support regional efforts to address farmworker housing issues. The City shall also offer incentives, such as fee waivers and reduced development standards, for farmworker housing.	Policy 2.8.6	Reach out to developers by 2017 and bi-annually thereafter	The City added web links to farmworker housing resources on the City's housing website.	Works to address constraints for those with special housing needs; continue in the 6th Cycle. Metrics should be added identifying the number of households the City hopes to assist.

	Programs	Objective	Timeframe	Status of Program Implementation	Recommendation
EE	**Program I.2.31: Distribute Homeless Shelter Information**The City shall provide information regarding the Napa Valley Shelter System to City personnel and others (e.g., newspapers, churches) likely to be in contact with those needing shelter. Direct personnel to refer such persons as appropriate.	Policy 2.8.9	Ongoing	The City of Napa Housing Authority provides this service on an ongoing basis.	Ongoing; continue in the 6th Cycle. Consider providing this information (and links to other resources) on the City website. Metrics should be added identifying the number of households the City hopes to assist.
FF	**Program I.2.32: Distribute Fair Housing Information** The City shall provide information about Fair Housing of Napa Valley services to City personnel likely to receive fair housing complaints, and shall direct employees to refer such persons as appropriate. The City shall continue to distribute fair housing information to public agencies and establishments in American Canyon, in City buildings and other public locations (e.g., City hall, fire station, library, post office, community centers), in City mailings to residents, and on the City website.	Policies 2.9.1, 2.9.2	Ongoing	The City of Napa Housing Authority provides this service on an ongoing basis. Fair housing posters are displayed at City Hall.	This program works to meet State objectives for AFFH; continue in the 6th Cycle. Consider providing this information (and links to other resources) on the City website. Metrics should be added identifying the number of households the City hopes to assist.
GG	**Program I.2.33: Fair Housing Event** The City shall annually sponsor a fair housing event in collaboration with Fair Housing of Napa Valley or any similar entity targeted to community organizations serving residents who may experience housing discrimination, rental property owners, real estate industry representatives, and lenders.	Policy 2.9.2	Annually	The City of Napa Housing Authority provides this service on an ongoing basis.	This program works to meet State objectives for AFFH; continue in the 6th Cycle.
HH	**Program I.2.34: Encourage Sustainable Building**The City shall continue to encourage new residential development and rehabilitation projects to incorporate sustainable building design and siting, construction, and operation. The City promotes the reduction of energy consumption through the use of recycled water for new large residential, commercial, and industrial landscaping projects; requires adherence to the City's zero water footprint policy that requires new	Policies 2.10.1, 2.10.3, 2.10.4	Ongoing	The City adopted a new Electric Vehicle Charging Station Ordinance that streamlines permit processing for residential projects in 2019. The City adopted the Broadway District Specific Plan in 2019, which requires new development in the 300-acre district to provide 15 percent more energy reduction than the California Building Code requires.	Ongoing; continue in the 6th Cycle. Consider providing information on resources and incentives on the City website.

	Programs	Objective	Timeframe	Status of Program Implementation	Recommendation
	development to reduce water consumption to a level sustainable with the city's long term water supplies, or provide off-site water conservation measures to reduce overall citywide water consumption; and participates in the regional trash recycling programs.				
II	**Program I.2.35: Energy Conservation Fact Sheet** The City shall make available an informational fact sheet for distribution that will describe the energy conservation measures that can be instituted in existing homes for little cost and will save energy and utility expenses.	Policies 2.10.5, 2.10.7	Distribute fact sheet by 2016	The Energy Conservation Fact sheet was prepared and is available on the City's website.	This works to meet state objectives regarding energy conservation opportunities; continue in the 6th Cycle. The program may be revised to establish new strategies.
JJ	**Program I.2.36: Adjust Utility Allowances for Green Affordable Housing Units** As an incentive for the development of green affordable housing projects, the City shall reduce utility allowances for affordable green housing units, allowing developers to charge more rent.	Policy 2.10.1	2016	The City adopted new utility allowances for affordable housing units and allowed for the adjustments of utility allowances for green affordable housing units in 2017. The City updates the utility allowances on an annual basis.	Continue in the 6th Cycle. Revise to commit the City to continue updating the materials at a defined interval.
KK	**Program I.2.37: Annual Housing Element Report**The City shall review and report annually on the implementation of Housing Element programs and the City's effectiveness in meeting the program objectives for the prior calendar year. The City shall present the annual report to the City Council at a public hearing before submitting the annual report to the California Department of Housing and Community Development (HCD) and the Office of Planning and Research (OPR).	Policies 2.11.1, 2.11.2	Annually	The Planning Commission and City Council review the City's Annual Report before it is submitted to HCD. The annual Housing Element report was reviewed at a public hearing by the Planning Commission in February 2022 and the City Council in March 2022. All submittal dates were accomplished within required timeframes.	Required. Continue in the 6th Cycle.
LL	**Program I.2.38: Maintain Adequate Staffing** The City shall maintain City staffing or contracted services at levels that are adequate to ensure the continued prompt consideration of residential development applications.	Policy 2.11.1	Annual review of staffing levels	Projects were reviewed within the State Permit Streamlining Act. The City reviews staffing levels in conjunction with the annual fiscal year budget.	Continue in the 6th Cycle. Consider revising the program to add an objective committing the City to recruiting a diverse workforce.

This page intentionally left blank.

Chapter 3
Housing Needs Assessment

Key Findings

- American Canyon's population is expected to grow at a faster rate than other cities in Napa County over the next 20 years.
- American Canyon is the most racially/ethnically diverse city in Napa County.
- Residents' mean one-way commute time is nearly 40 minutes, and the city is a net exporter of workers.
- Household sizes and the proportion of households with children is larger than the rest of the county, and household sizes are trending higher.
- Renter households are overcrowded at higher rates than residents who own their homes, and more acutely at the low-income range. Renters, especially lower-income households, also tend to be more likely to be cost burdened, paying more than 30 percent of their income on housing expenses.
- The majority of homes in the city are single-family detached homes. Mobile homes are the second-largest category of housing type. About thirty percent of housing units were built before 1980 and can be assumed to need rehabilitation.
- Many seniors own their own homes, and frequently own mobile homes.

Introduction

The Housing Needs Assessment analyzes the demographic, socioeconomic, and housing characteristics of the City of American Canyon with the intent to identify specific housing needs for current and future residents. Key assessment components include population and employment trends, household characteristics, and an analysis of housing conditions. This Needs Assessment establishes a baseline for 6th Cycle Housing Element policy recommendations.

Housing needs data in American Canyon are compared to Napa County. Although certain demographic characteristics may differ between American Canyon and Napa County, many housing trends and needs in American Canyon are common throughout the wider County area. Understanding local housing

needs will help the city determine how much and what type of housing to plan for.

This chapter includes the following sections:

- Population and Employment Trends
- Existing Households
- Housing Characteristics
- Special Housing Needs

Population and Employment Trends

This section relies primarily on population, housing, and employment data published by the U.S. Census, the California Department of Finance (DOF), and the Association of Bay Area Governments (ABAG), specifically from the ABAG Pre-Reviewed Data Package, as indicated in the table sources.

Background

The City of American Canyon is located in southern Napa County, adjacent to Solano County and the city of Vallejo. The city is located approximately 45 miles west of Sacramento along Interstate I-80 and is approximately 5.5 square miles. American Canyon incorporated in 1992. Since incorporation, residential development has grown along with business and commercial development along Highway 29, and the Green Island Industrial Park south of Napa Airport. In 1990, the Census Bureau reported the American Canyon Census Designated Place (CDP) population as 7,706. The city experienced rapid growth between 1995 and 2005, from 8,689 to 14,197 residents, a 45.3 percent increase. However, population growth slowed between 2005 and 2010, during the recession as housing development was impacted. Between 2015 and 2022, population increased just 5.7 percent, from 20,481 to 21,658. The Department of Finance (DOF) 2022 population estimate is 21,658. Table 3-1 shows population growth trends for American Canyon from 1995 to 2022.

Table 3-1 American Canyon Population Growth Trends (1990-2020)

Year	Population	Numerical Change	Change
1995	8,689	NA	N/A
2000	9,774	1,085	12.5%
2005	14,197	4,423	45.3%
2010	19,454	5,257	37.0%
2015	20,481	1,027	5.3%
2020	20,837	356	1.7%
2021	21,566	729	3.5%
2022	21,658	92	0.4%

Source: Department of Finance (DOF), E-5 Series.

Population Trends

Other municipalities within Napa County include Yountville, St. Helena, Napa, and Calistoga. Table 3-2 illustrates the city's population change in comparison to neighboring jurisdictions. Between 2010 and 2020 the population countywide increased by 1.1 percent. During this 10-year period, American Canyon was the fastest growing city in the county, increasing by 7.1 percent from 19,454 to 20,837. The most populous city in Napa County remains the city of Napa with a population of 79,246 in 2020.

Table 3-2 Neighboring Jurisdictions Population Trends (1990–2020)

					Change (2010-2020)	
Jurisdiction Name	1990	2000	2010	2020	Number	Percent
City of Calistoga	4,468	5,190	5,155	5,228	73	1.4%
City of Napa	64,865	72,585	76,915	79,246	2,331	3.0%
City of St. Helena	4,990	5,950	5,814	5,430	-384	-6.6%
City of Yountville	3,259	2,916	2,933	2,685	-248	-8.5%
Napa County	110,165	124,279	136,484	138,019	1,535	1.1%
City of American Canyon	7,706	9,774	19,454	20,837	1,383	7.1%

Source: ABAG Pre-Approved Data Package; U.S. Census, 1990, 2000, 2010, and 2020.

Table 3-3 shows the population projections prepared by the Association of Bay Area Governments (ABAG) for American Canyon and other jurisdictions in Napa County. Between 2020 and 2040, American Canyon is expected to grow more than five percent each decade, increasing to a population of 23,830 in 2030 and 25,280 in 2040. Compared to the other jurisdictions in the county, American Canyon is projected to have the second-largest percent change in population growth from 2020 to 2040, growing by a total of 15.8 percent. This is slightly higher than the projected countywide population growth of 14.5 percent during the 20-year period.

Table 3-3 Napa County Jurisdictions Population Projections (2010–2040)

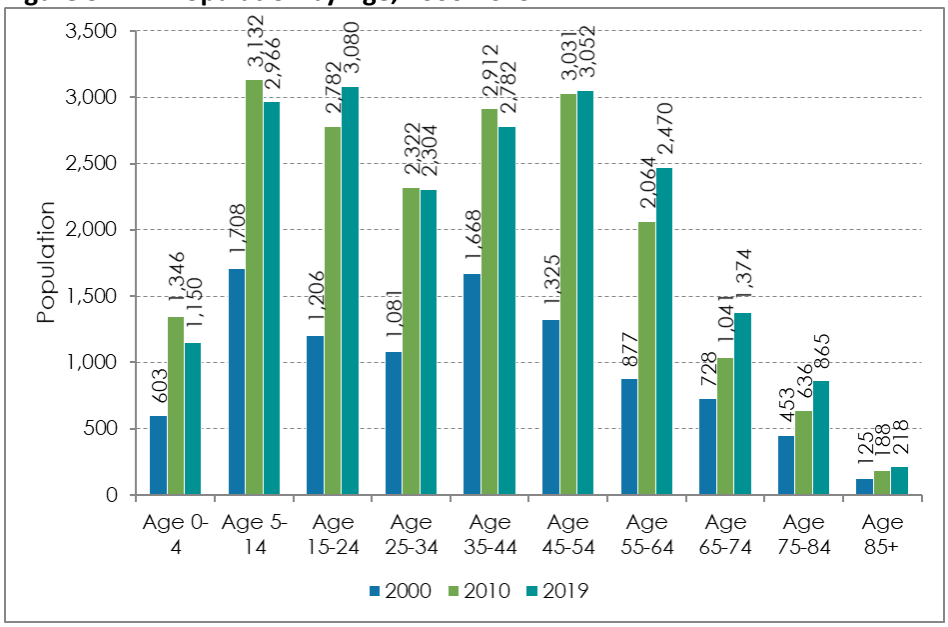
Jurisdiction Name	2010	2020	2030	2040	Percent Change			
					2010-2020	2020-2030	2030-2040	2020-2040
Napa County Total	136,484	138,019	151,445	158,050	1.12%	9.73%	4.36%	14.51%
American Canyon	19,454	21,837	23,830	25,280	12.25%	9.13%	6.08%	15.77%
Calistoga	5,155	5,228	5,485	5,600	1.42%	4.92%	2.10%	7.12%
Napa	76,915	79,246	82,205	86,715	3.03%	3.73%	5.49%	9.43%
St. Helena	5,814	5,430	6,655	6,800	-6.60%	22.56%	2.18%	25.23%
Yountville	2,933	3,436	3,385	3,535	17.15%	1.48%	-4.43%	2.88%

Source: U.S. Census 2010, 2020 and Plan Bay Area 2040 Projections.

Age of Population

American Canyon's demographics have shifted over the past decade. The number of children and younger adults, groups age 0-14 and age 25-44, decreased between 2010 and 2019. The middle-aged and senior age groups increased in size, including those age 45-85 and age 85+. The age groups with the largest increase were age 55-64 with an increase from 2,064 to 2,470 and age 65-74 from 1,041 to 1,374. Figure 3-1 shows the distribution of population by age group from 2000 to 2019.

Figure 3-1: Population by Age, 2000-2019



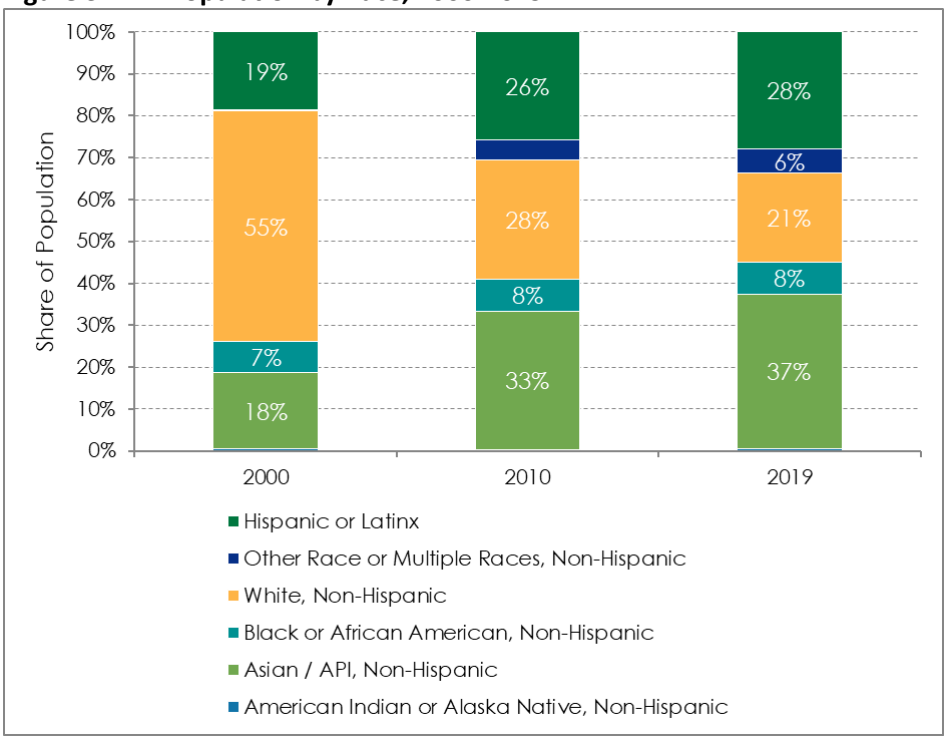
Source: U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001

Demographics

American Canyon has become more diverse over the last two decades. The composition of American Canyon's population has historically differed from the countywide and statewide populations, with a smaller proportion of individuals of Hispanic/Latino origin and a larger proportion of individuals of Asian/Pacific Islander origin in comparison. Over the last two decades, the Hispanic/Latino population and Asian/Pacific Islander population have both increased.

Figure 3-2 compares the racial and ethnic composition of the population of American Canyon from 2000 to 2019. In 2000, the majority of the population in American Canyon was white; however, since 2000 the proportion of white residents decreased. By 2010, the largest racial/ethnic group was Asian/Pacific Islander, making up 33 percent of the population. In 2020, the Asian/Pacific Islander population represented the largest racial/ethnic group (36.8 percent), followed by the Hispanic/Latino population (28.0 percent), and the white population (21.4 percent).

Figure 3-2 Population by Race, 2000-2019



U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002

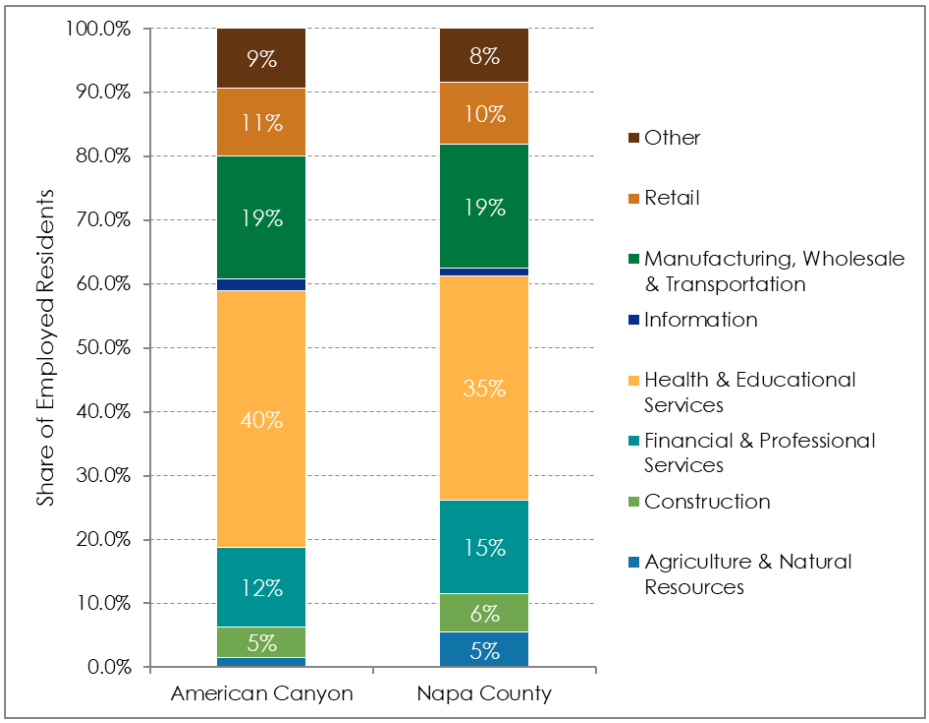
Employment Trends

American Canyon is a net exporter of workers, with 9,639 employed residents and 4,447 jobs according to the 2015-2019 ACS. The ratio of jobs to resident workers is 0.46. As shown in Figure 3-3, the largest percentage of employed

residents held jobs in the Health & Educational Services Industry (40.1 percent). Significant percentages of workers were also employed in Manufacturing, Wholesale, & Transportation (19.2 percent); Financial & Professional Services (12.4 percent); and Retail Industries (10.6 percent). The County of Napa has a similar composition of employment by industry but has a larger percentage of the employed population working in Financial & Professional Services and Agriculture & Natural Resources.

Recent estimates released by the California Employment Development Department (EDD) show American Canyon's unemployment rate was 3.2 percent as of March 2022. This rate is the same as the County of Napa whose unemployment rate was 3.2 percent.

Figure 3-3 Employment by Industry



U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030

Of the employed workforce, 79.6 percent commuted to work driving alone. The mean travel time was 37.3 minutes one way. Due to the relatively small geographic size of the city, this indicates many of the city's residents commute to jobs outside of the city. These drive times are higher than the countywide average of 25.6 minutes.

The largest employment areas within American Canyon are the Industrial area in the northwest portion of the city and the Central Commercial District along Highway 29. Major employers, shown in Table 3-4, include Walmart, and manufacturing, storage, and wine production businesses. As stated above, the average drive times in relation to geographic size of the community seems to indicate that most residents do not work within the city limits.

Table 3-4 Major Employers in American Canyon

Employer	Number of Employees	Percentage of Total City Employment
Walmart Supercenter	325	3.32%
G.L. Mezzetta, Inc.	300	3.06%
Napa Valley Unified School District (AC)	298	3.04%
Ikea Distribution Services, Inc.	183	1.87%
A Bright Future, Inc.	180	1.84%
Coca-Cola Amcan Beverages	160	1.63%
Safeway Inc. #1883	126	1.29%
Wine Direct Inc.	115	117%
Western Wine Services, Inc.	100	1.02%
City of American Canyon	89	0.91%

Source: City of American Canyon, Comprehensive Annual Financial Report, 2018

The Broadway District Specific Plan, approved in July 2019, provides a vision for mixed-use residential neighborhoods and diverse commercial uses along Broadway (Highway 29). This area includes the downtown core, business park, home improvement, mixed-use, and residential neighborhoods. With buildout of the Broadway District Specific Plan, higher-density development will accommodate mixed-use and high-density housing as well as commercial uses in the geographical center of the city. To the east of Highway 29, development of the Watson Ranch Specific Plan adopted in October 2018, includes mixed-use developments, market rate and affordable housing with walkable neighborhoods and a commercial center.

According to the California Employment Development Department (EDD) 2018-2028 industry employment projections for Napa County, employment, which includes self-employment, unpaid family workers, private household workers, farm employment, and nonfarm employment, is expected to reach 94,100 by 2028, an increase of 9.5 percent over the 10-year projection period. Table 3-5 shows annual average employment projections by industry sector. Total nonfarm employment is projected to grow by 7,600 jobs by 2028. Projected nonfarm job growth is concentrated in two industry sectors:

- The leisure and hospitality sector is projected to add 3,300 jobs.
- The manufacturing sector is projected to add 2,300 jobs.

Table 3-5 Napa County Projected Growth by Industry Sector (2018-2028)

Industry	2018 Annual Average Employment	2028 Projected Annual Average Employment	Numerical Change	Percent Growth
Mining, Logging, and Construction	4,700	4,800	100	2.1%
Manufacturing	13,200	15,500	2,300	17.4%
Trade, Transportation, and Utilities	10,200	10,700	500	4.9%
Information	400	300	-100	-25%
Financial Activities	2,200	2,200	0	0%
Professional and Business Services	7,200	7,700	500	6.9%
Educational Services (Private), Health Care, and Social Assistance	10,100	10,900	800	7.9%
Leisure and Hospitality	13,500	16,800	3,300	24.4%
Other Services (excludes Private Household Workers)	2,100	2,400	300	14.3%
Government	10,500	10,500	0	0%

Source: California Employment Development Department (EDD), 2018-2028 Employment Projections, 2019.

Most new jobs expected over the next 10 years will be in manufacturing, leisure, hospitality, and other industries that typically employ low- and moderate-income individuals. However, because American Canyon's employment base is relatively small, a single or small number of large employers moving to or expanding in the city could significantly affect the local employment mix with higher or lower paying jobs.

Employee Wages

Table 3-6 shows wage data in Napa County in 2020. The median hourly wage was $17.57 an hour with an annual mean wage of $47,760. This data does not include median wages specifically for American Canyon; however, it does provide useful wage information for similar industries in the city. In 2020, food preparation and serving-related jobs had the lowest annual wages followed by personal care and service work and farming, fishing, and forestry jobs. Management, legal, and healthcare jobs had the highest wages.

Table 3-6 Napa County Wages by Occupation (2020)

Occupation Type	Mean Hourly Wage
All Occupations	$29.63
Management Occupations	$65.54
Business and Financial Operations Occupations	$38.58
Computer and Mathematical Science Occupations	$46.05
Architecture and Engineering Occupations	$42.32
Life, Physical, and Social Science Occupations	$39.23
Community and Social Services Occupations	$30.27
Legal Occupations	$63.70
Education, Training, and Library Occupations	$33.90
Arts, Design, Entertainment, Sports, and Media Occupations	$30.46
Healthcare Practitioner and Technical Occupations	$48.28
Healthcare Support Occupations	$22.59
Protective Service Occupations	$28.65
Food Preparation and Serving Related Occupations	$17.29
Building and Grounds Cleaning and Maintenance Occupations	$18.71
Personal Care and Service Occupations	$17.73
Sales and Related Occupations	$25.34
Office and Administrative Support Occupations	$24.16
Farming, Fishing, and Forestry Occupations	$19.49
Construction and Extraction Occupations	$31.35
Installation, Maintenance, and Repair Occupations	$27.86
Production Occupations	$26.06
Transportation and Material Moving Occupations	$20.39

Source: Bureau of Labor Statistics, Napa County Occupational Employment and Wage Statistics, 2020.

Household Characteristics and Trends

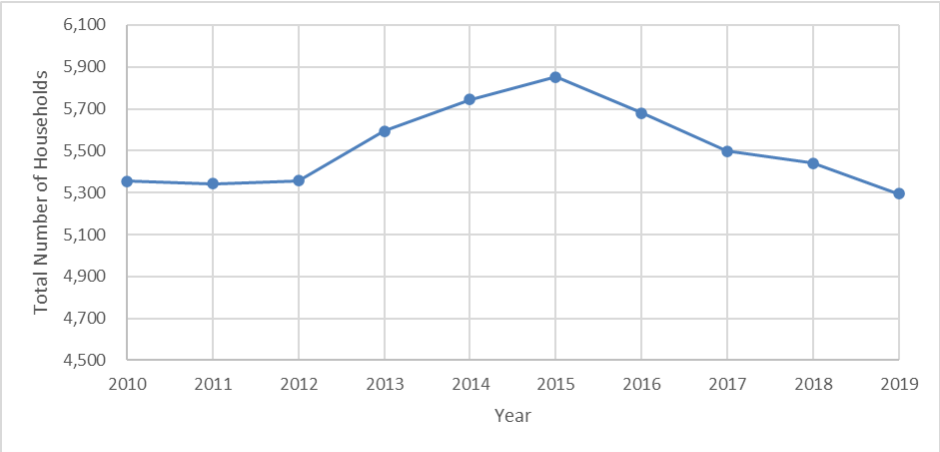
The city's household characteristics can be further evaluated by examining the number of households, household size, composition, age, the proportion of family households (two or more related persons), the proportion of families with children, the number of single-parent households, and the age of householders. A change in any of the above characteristics can signify trends in current and future housing demand. These are important indicators in comparing demographic and population growth to housing demand.

Household Trends

Households are defined by the US Census as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or birth, and unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households per the U.S. Census.

The number of households in American Canyon has slightly decreased in recent years. In 2019, the total number of households in American Canyon was 5,296. Figure 3-4 illustrates the numerical change in household growth from 2010 to 2019.

Figure 3-4 Household Growth Trends in American Canyon (2010–2019)



Source: US Census. 2010-2019 Census ACS 5- Year Estimates

Household sizes are increasing in American Canyon. In 2020, two-person and four-person households made up the largest percentage of households in the city. Countywide the proportion of single-person and two-person households was greater than in American Canyon, while the city had a higher percentage of households with three to seven members. This distribution of households by size is consistent with other data showing that the city houses more families with children and a larger average family size. The lower proportion of older

adults in the city compared to the county is also a factor, as older adults tend to comprise mostly single-person or two-person households.

In 2000, most households were comprised of one and four persons. The percentage of households with five or more persons increased between 2000 and 2010 by about 14 percent, from 11 percent to 25 percent of all households. In 2020 the percentage of households with five or more persons stayed the same at 25 percent. The proportion of households with five or more persons was much higher than the county (12.1 percent). Additionally, the number of single- and two-person households in American Canyon decreased slightly between 2010 and 2020. (Table 3-7)

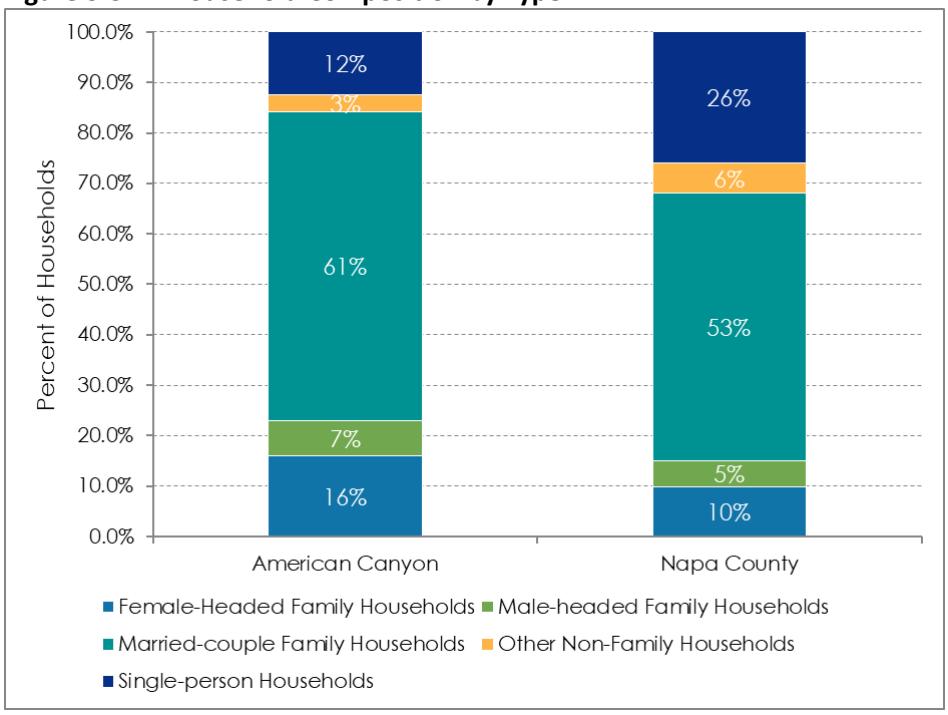
Table 3-7 Number of Persons Per Household (2000-2020)

	American Canyon			Napa County
	2000	2010	2020	2020
1 Person	20%	14%	12%	26%
2 Persons	34%	24%	23%	34%
3 Persons	19%	17%	17%	14%
4 Persons	16%	20%	23%	14%
5 Persons	6%	13%	14%	8%
6 Persons	3%	6%	6%	3%
7+ Persons	2%	6%	5%	1%

Source: U.S. Census, 2000, 2010, and 2020, Table B25009.

According to 2015-2019 ACS estimates, the average household size in American Canyon is 3.81 persons, much higher than the countywide average of 2.78. The average household size in owner-occupied units was 3.41 and the average household size of a renter-occupied unit was 3.49. The 2007-2011 ACS also reported that over three-fourths (84.2 percent) of all households in the city were family households, compared to 68 percent countywide (Figure 3-5). Half (50.2 percent) of all households were families with children—much higher than the countywide rate of 31.6 percent.

Figure 3-5 Household Composition by Type



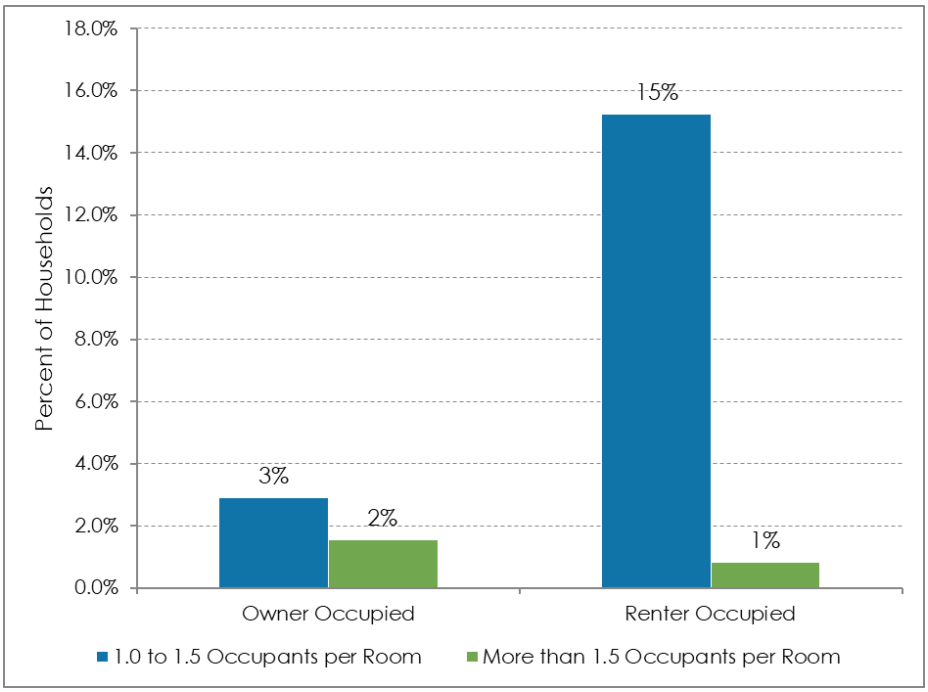
U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001

Overcrowding

The U.S. Census defines overcrowding as a residential unit with 1.01 persons to 1.5 persons per room excluding bathrooms and kitchens. Units with more than 1.5 persons per room are considered severely overcrowded and can lead to increased health and safety concerns. Increases in the number of persons within a residential unit can place additional stress on existing housing stock and infrastructure.

Overcrowding typically results when either: 1) the cost of available housing with enough bedrooms for larger families exceeds a family's ability to afford such housing, or 2) unrelated individuals (such as students or low-wage adult workers) share a dwelling unit due to high housing costs. Renters are generally more impacted by overcrowding due to the inability to find affordable rental units large enough to accommodate their household without causing overcrowding, as shown in Figure 3-6. In American Canyon, approximately 2.9 percent of owner households were overcrowded and 15.3 percent of renter households were overcrowded.

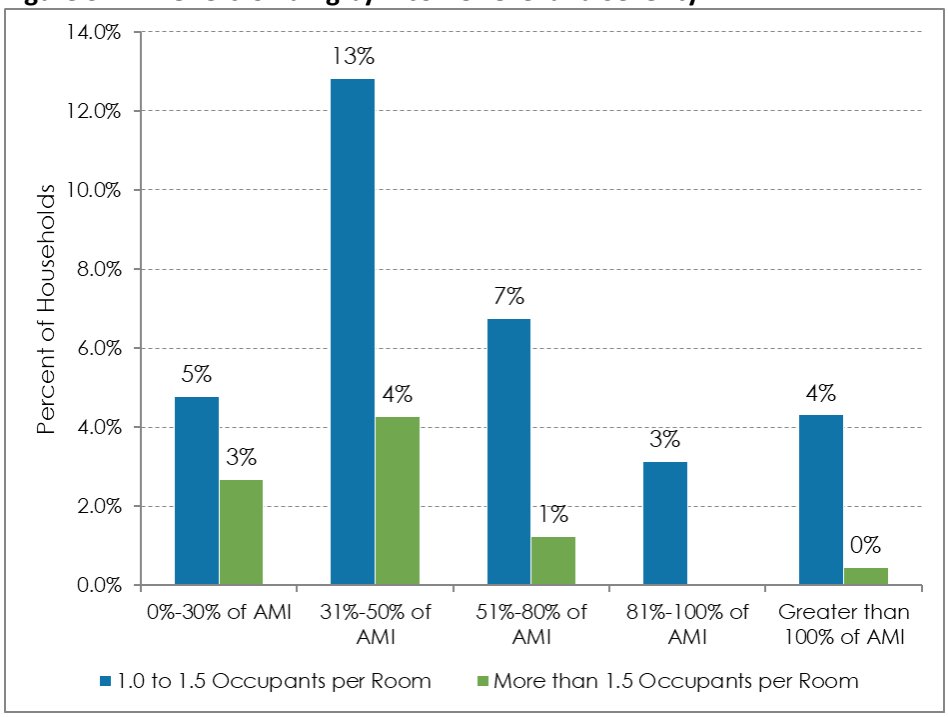
Figure 3-6 Overcrowding by Tenure and Severity



Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Overcrowding often disproportionately affects low-income households. As shown in Figure 3-7, very low-income households (those earning 31 to 50 percent AMI) have the highest proportion of overcrowding in American Canyon compared to other income levels.

Figure 3-7 Overcrowding by Income Level and Severity



Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Overpayment

For many households, housing cost is the largest monthly expense. Those who overpay for housing, also known as cost burdened, may have difficulty affording other basic necessities. However, to truly evaluate housing affordability, individual circumstances and factors must be taken into account. These factors include long-term debt, mortgage interest rates, the number of dependent family members in a household, and other large, ongoing expenses (such as medical bills). Since it is impossible to consider each household's individual circumstances, the 30 percent rule-of-thumb provides a general measure of housing affordability for the average household.

Households that spend more than 30 percent of their income on housing are generally considered to be overpaying, while households that spend 50 percent or more of their gross income on housing are considered to be severely overpaying. Although families with large incomes can be affected by overpayment, the impacts are generally greater with low-income households.

As shown in Table 3-8, the percentage of residents overpaying generally decreases as income increases. Renters also typically have a higher percentage of overpayment than owners. In 2018, 62.0 percent of lower-income renter households were overpaying for housing, compared to 42.5 percent of moderate-income households and 11.9 percent of above-moderate income households overpaying for housing.

Table 3-8 Percent of Households Overpaying for Housing, American Canyon and Napa County, 2014-2018

Income	American Canyon		Napa County	
	Paying >30%	Paying >50%	Paying >30%	Paying >50%
Owner Households				
Household Income <=30% HAMFI	92.7%	83.6%	80.8%	68.7%
Household Income >30% to <=50% HAMFI	38.5%	21.5%	65.4%	37.0%
Household Income >50% to <=80% HAMFI	45.0%	19.2%	43.0%	20.5%
Household Income >80% to <=100% HAMFI	38.1%	12.7%	43.6%	14.0%
Household Income >100% HAMFI	12.8%	1.5%	15.2%	2.3%
Total Owner Households	26.5%	11.8%	28.7%	12.2%
Renter Households				
Household Income <=30% HAMFI	87.8%	86.3%	81.2%	65.0%
Household Income >30% to <=50% HAMFI	74.3%	51.4%	84.4%	45.9%
Household Income >50% to <=80% HAMFI	68.8%	14.6%	68.2%	20.2%
Household Income >80% to <=100% HAMFI	80.0%	0.0%	44.2%	5.0%
Household Income >100% HAMFI	5.9%	0.0%	11.3%	0.5%
Total Renter Households	47.9%	28.0%	48.8%	22.3%
Total Households				
Household Income <=30% HAMFI	90.6%	84.9%	80.9%	66.5%
Household Income >30% to <=50% HAMFI	50.0%	32.0%	76.1%	42.0%
Household Income >50% to <=80% HAMFI	51.2%	17.9%	55.0%	20.4%
Household Income >80% to <=100% HAMFI	42.5%	11.0%	43.8%	10.2%
Household Income >100% HAMFI	11.9%	1.2%	14.2%	1.9%
Total Households	31.2%	15.4%	36.0%	15.9%

Source: CHAS data, 2014-2018.

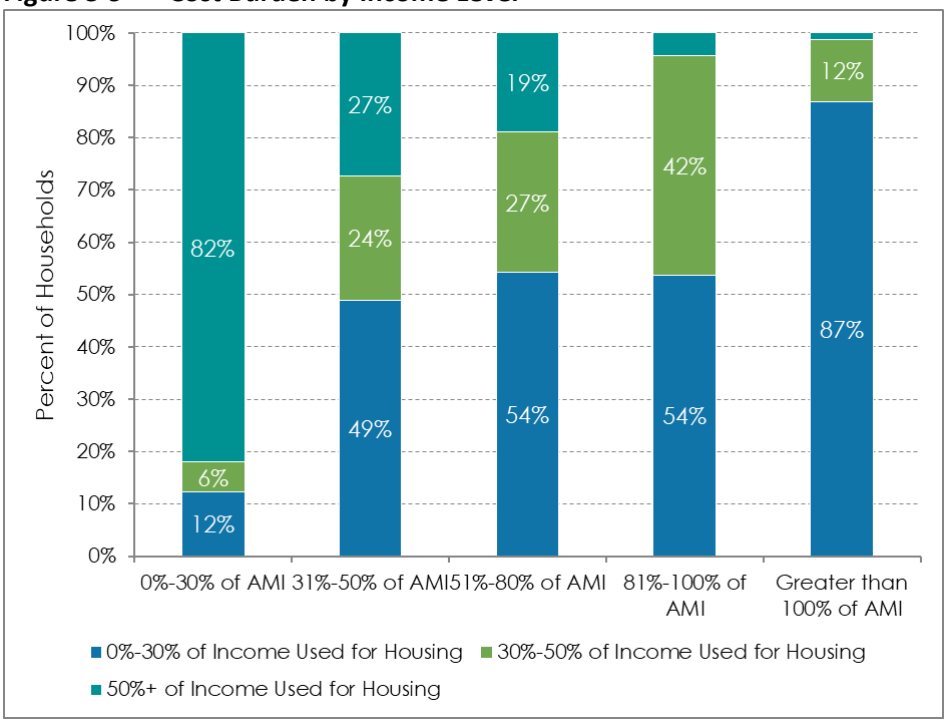
Renters generally have a higher incidence of overpaying and other housing problems. Figure 3-8 shows that renters in American Canyon had a higher proportion of cost burden compared to owners.

Figure 3-8 Cost Burden by Tenure

U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091

Lower-income households experience a higher incidence of cost burden as well, as shown by Figure 3-9. Approximately 88 percent of extremely low-income households were cost burdened compared to 13 percent of above-moderate-income households.

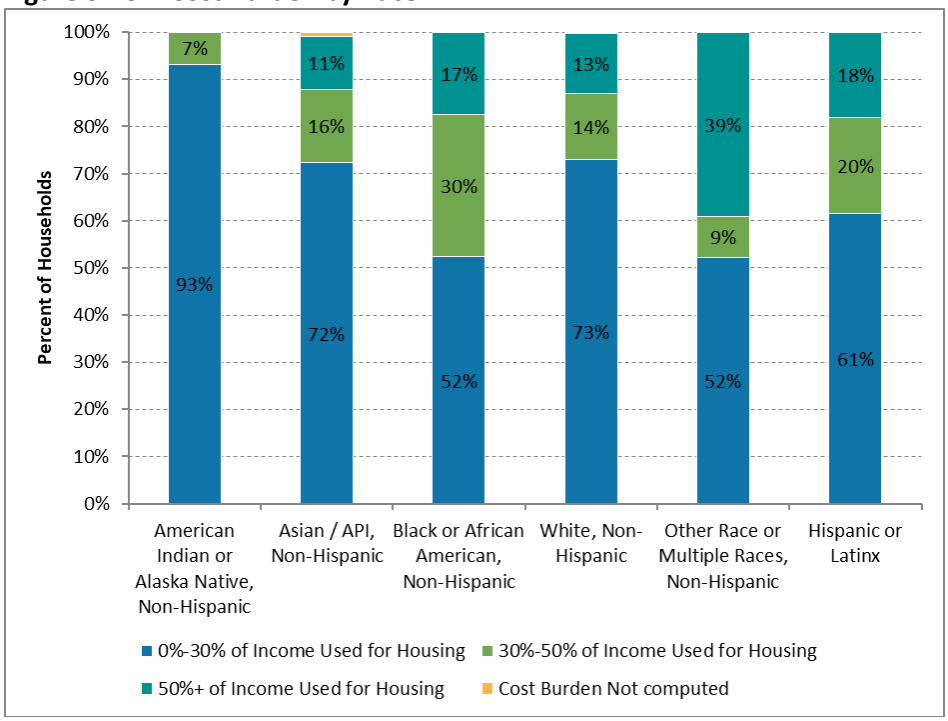
Figure 3-9 Cost Burden by Income Level



U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Currently, people of color are more likely to overpay for housing than white residents. Figure 3-10 shows black/African American (47 percent), Hispanic/Latino (38 percent), and other race/multiple races (48 percent) have the highest percentage of households paying more than 30 percent of their income for housing. American Indian/Alaska Native (7 percent), white non-Hispanic (27 percent), and Asian American/Pacific Islander (27 percent) populations had the lowest proportions of households overpaying for housing.

Figure 3-10 Cost Burden by Race



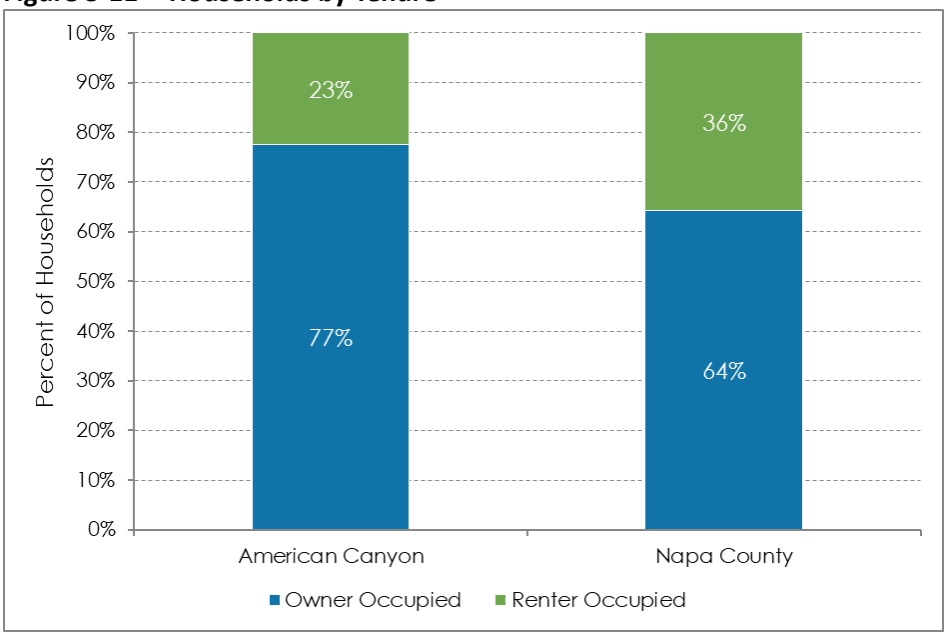
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Some households choose to pay over 30 percent of their income on housing for various reasons, such as location, amenities, or other features. Other households choose to pay higher percentages of their income on housing because they may receive tax advantages or are willing to be temporarily cost-burdened with the knowledge that their income will likely increase, shortening the percentage of payments against their monthly income on a long-term basis. In contrast, some households must pay a large percentage of their income for housing because lower-cost options are not available.

Household Tenure

Housing tenure refers to a household's status as a renter or owner of their home. The decision to rent or own can be affected by factors such as housing cost, housing financing, housing supply, and other constraints. Figure 3-11 shows households by tenure in American Canyon compared to Napa County in 2019. American Canyon has a higher proportion of owner households than Napa County as a whole, with a homeownership rate of 77 percent compared to 64 percent countywide.

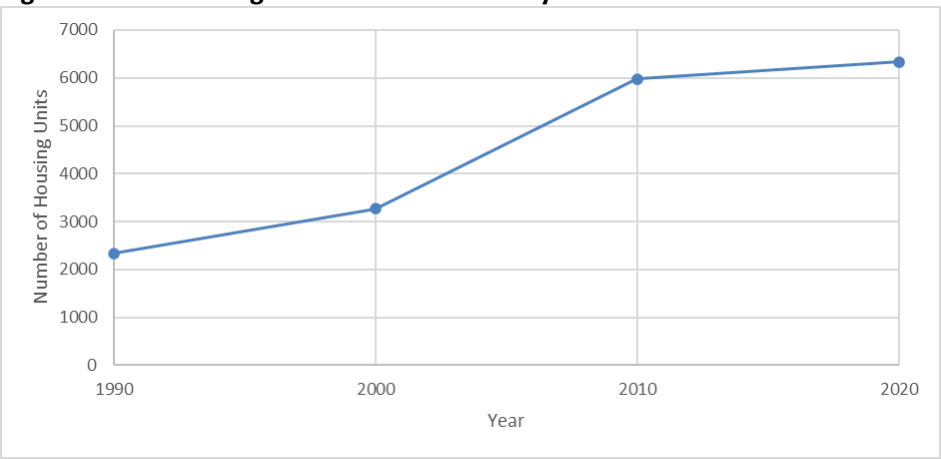
Figure 3-11 Households by Tenure



U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003

Figure 3-12 shows housing unit growth from 1990 to 2020. The city experienced rapid housing growth until 2010 when growth slowed substantially.

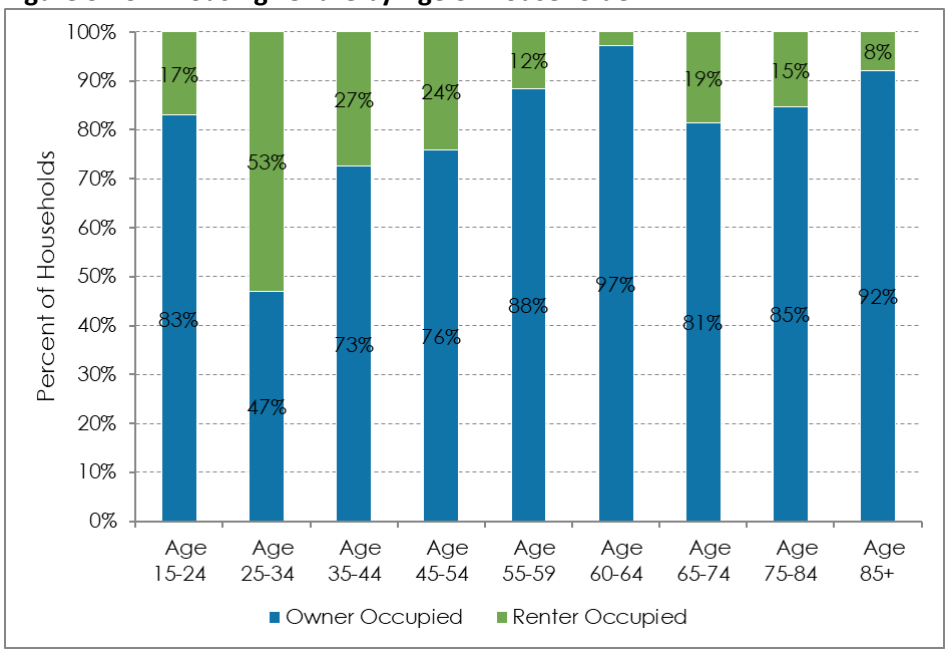
Figure 3-12 Housing Units in American Canyon



Source: U.S. Census, 1990, 2000, 2010, 2020.

Figure 3-13 illustrates tenure by age of householder. The largest group of owners in the city was 45 to 54 years of age, followed by 35 to 44 years of age. The largest group of renters in the city was individuals by 45 to 54, followed by 35 to 44 years of age, and then 25 to 34 years of age. The analysis reveals that younger adults tend to rent whereas older adults tend to own their homes.

Figure 3-13 Housing Tenure by Age of Householder



U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007

Income Characteristics and Needs

The U.S. Department of Housing and Urban Development (HUD) calculates the Area Median Income (AMI) for a four-person household for each area of the country for the purpose of determining eligibility for Housing Choice Vouchers and other federal programs. The Napa County 2021 HUD-calculated median income was $101,500. The California Department of Housing and Community Development (HCD) calculates income levels slightly differently than HUD to determine eligibility for certain state housing programs. The Napa County 2021 HCD-calculated Median Family Income (MFI) was $109,200. For purposes of the Housing Element, the state income definitions are used throughout, except for the data that have been compiled by HUD, which is specifically noted.

The State of California uses five income categories based on the median income:

- Extremely Low-Income: 30 percent or less of the median family income
- Very Low-Income: 31 percent to 50 percent of the median family income
- Low-Income: 51 percent to 80 percent of the median family income
- Moderate-Income: 81 percent to 120 percent of the median family income
- Above Moderate-Income: Greater than 120 percent of the median family income

Household Income

Table 3-9 provides 2021 household income thresholds for a four-person household based on the HCD median income for Napa County.

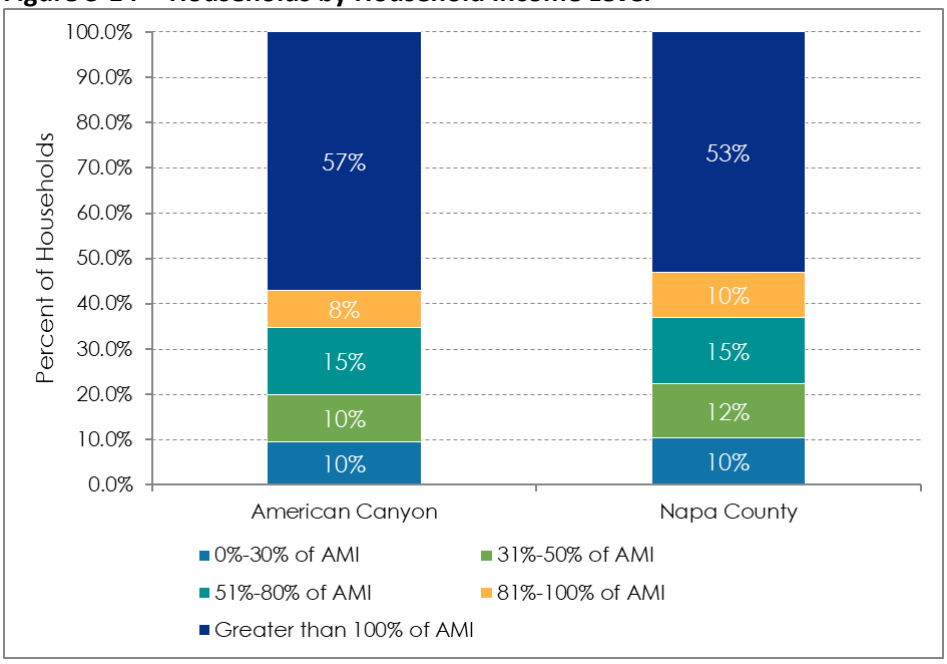
Table 3-9 Income Definitions (2021)

Income Group	Income Definition	2021 HCD Income Limits
Extremely Low-Income	0% to 30 % AMI	$34,100
Very Low-Income	30% to 50% of AMI	$56,850
Low-Income	50% to 80% of AMI	$90,050
Moderate Income	80% to 120% of AMI	$109,200
Above Moderate Income	>120% AMI	$131,050

Source: HUD and HCD State Income Limits for 2021, 2021

Approximately 34.6 percent of households in American Canyon are lower income (earn less than 80 percent of AMI) and 63.3 percent of households are moderate and above moderate income. Of the lower income households, 27.4 percent are extremely low income (earn less than 30 percent of AMI). This distribution of income levels is similar to Napa County. Figure 3-14 shows the proportion of households by household income level in American Canyon and Napa County.

Figure 3-14 Households by Household Income Level



U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Table 3-10 illustrates the HCD 2020 income limits by household size (i.e., people per household) for Napa County. An income below $60,100 for a single person was considered low income. An income of $113,300 for an eight-person household was also considered low income.

Table 3-10 Napa County Income Limits Per Household Size

Household Size	Extremely Low-Income Households	Very Low-Income Households	Low-Income Households
1 Person	$22,750	$37,950	$60,100
2 Persons	$26,000	$43,350	$68,650
3 Persons	$29,250	$48,750	$77,250
4 Persons	$32,500	$54,150	$85,800
5 Persons	$35,100	$58,500	$92,700
6 Persons	$37,700	$62,850	$99,550
7 Persons	$40,300	$67,150	$106,400
8 Persons	$44,120	$71,500	$113,300

Source: HCD State Income Limits for 2020, 2020.

The American Community Survey provides another estimate of household income. Table 3-11 shows household income in American Canyon and countywide. According to 2015-2019 ACS data, the household median income in American Canyon is fifteen percent higher than the County, $101,792 compared to $88,596. Almost one-third of the households in American Canyon earn more than $150,000 per year. In Napa County, about one-quarter of the households earn $150,000 or more per year.

Table 3-11 Household Income (2019)

Income	American Canyon		Napa County	
	Number	Percent	Number	Percent
Less than $5,000	61	1.2%	851	1.7%
$5,000 - $9,999	65	1.2%	789	1.6%
$10,000 - $14,999	230	4.3%	1,428	2.9%
$15,000 - $19,999	138	2.6%	1,162	2.4%
$20,000 - $24,999	82	1.5%	1,277	2.6%
$25,000 - $34,999	213	4.0%	2,903	6.0%
$35,000 - $49,999	468	8.8%	4,934	10.1%
$50,000 - $74,999	748	14.1%	7,278	14.9%
$75,000 - $99,999	557	10.5%	6,397	13.1%
$100,000 - $149,999	1,032	19.5%	9,073	18.6%
$150,000 or more	1,702	32.1%	12,613	25.9%
Median Household Income	101,792	–	88,596	–

Source: ACS 5-year estimates, in 2012 inflation adjusted dollars, 2015-2019.

Poverty as defined by the Census Bureau is also a useful measure of income distribution. In 2019, 1,573 residents, or 7.8 percent of the population, were below the poverty level, the same percentage as Napa County. About 44 percent of those under the poverty level were Whites/Non-Hispanic and 16.2 percent were Black or African American alone. American Canyon and Napa County had a lower proportion of people living below the poverty level compared to the entire state. Statewide 2015-2019 ACS data revealed that approximately 13.4 percent of the total state population was below the poverty level.

Housing Costs and Rental Rates

FAIR MARKET RENT

Fair Market Rent (FMR) is defined by HUD as the amount needed to pay the gross rent (shelter rent plus utilities) of privately-owned, decent, safe, and sanitary rental housing of a modest (non-luxury) nature with suitable amenities in a geographic area. The rents are drawn from the distribution of rents of all units that are occupied by recent movers. Adjustments are made to exclude public housing units, newly built units, and substandard units. Fair market rents for Napa County in 2022 are shown in Table 3-12.

Table 3-12 Napa County Fair Market Rents (2022)

Area	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Napa County	$1,438	$1,645	$2,164	$2,924	$2,935

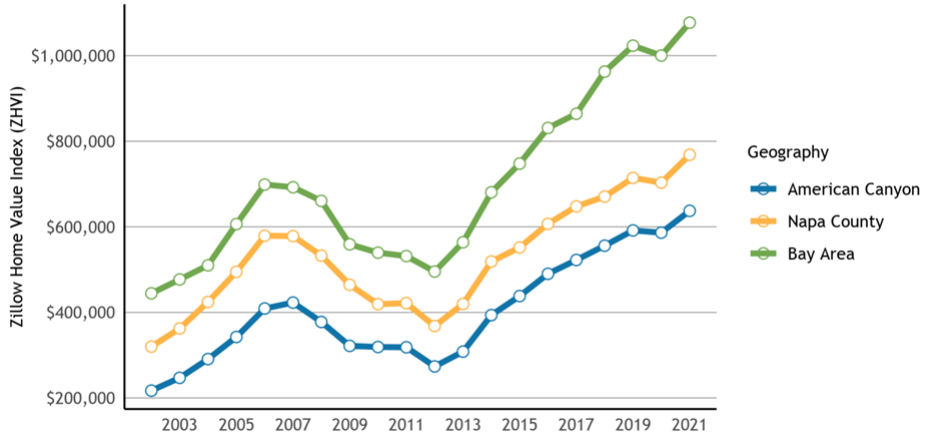
Source: HUD FY 2022 Fair Market Rent Documentation System, 2022.

HOME PRICES

CoreLogic, a home sales analysis and reporting company, reported that the median home price for single-family residences and condominiums in American Canyon increased by 26.3 percent between 2021 and 2022, from $475,000 to $600,000. Median home prices in Napa County as a whole are on the rise as well, increasing 22.8 percent from 2021 to 2022, from $615,000 to $755,000. The median home sales price in American Canyon of $600,000 in 2022 was 26 percent less than the County's median home sales price.

According to Zillow, the typical home value in American Canyon was $753,000 in December of 2021, up 18.4 percent from 2020 ($636,000). Typical home value is seasonally adjusted and only includes the middle price tier of homes. The largest proportion of homes in American Canyon were valued between $500,000-$750,000. By comparison, the typical home value was $768,410 in Napa County and $1,077,230 in the Bay Area overall. Like American Canyon, the largest share of homes in Napa County were valued between $500,000 and $750,000. However, compared to American Canyon Napa County has a larger share of homes valued between $500,00 and $750,000, $1,000,000 and $1,500,000, $1,000,000 and $2,000,000, and greater than $2,500,000. American Canyon has a larger share of homes valued at less than $250,000 and between $250,000 than Napa County. Figure 3-15 shows Zillow Home Value Index (ZHVI) for American Canyon and Napa County. ZHVI is a seasonally adjusted measure of the typical home value and market changes across a given region and housing type, reflecting typical value for homes in the 35th to 65th percentile range. This measure includes all owner-occupied housing units, including single-family homes and condominiums.

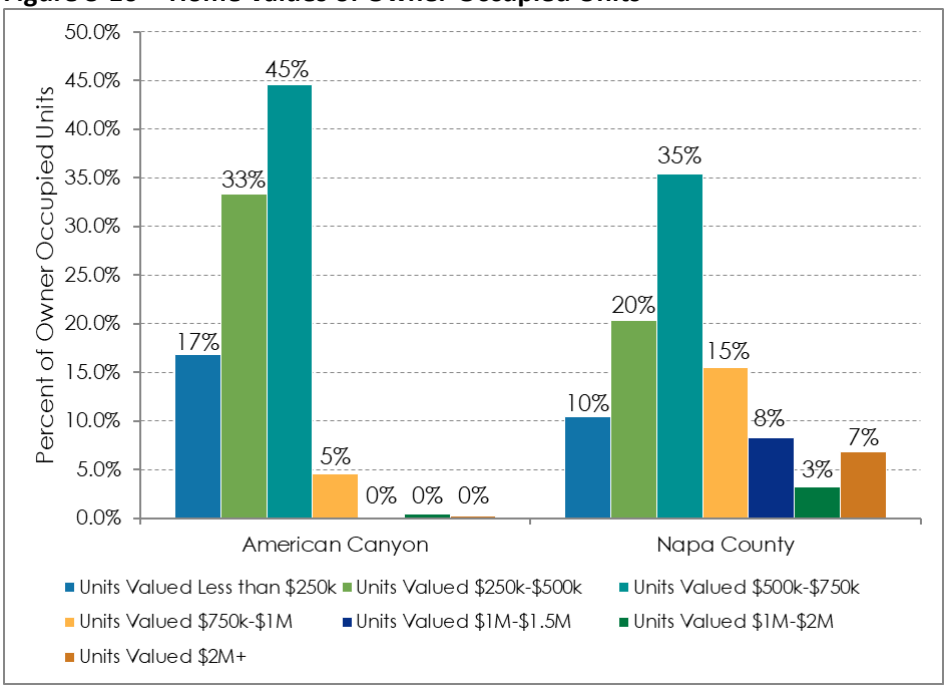
Figure 3-15 Zillow Home Value Index



U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075

Figure 3-16 compares home values of owner-occupied units in American Canyon and Napa County. The largest share of homes were valued between $500,000 and $750,000 in American Canyon and Napa County.

Figure 3-16 Home Values of Owner-Occupied Units

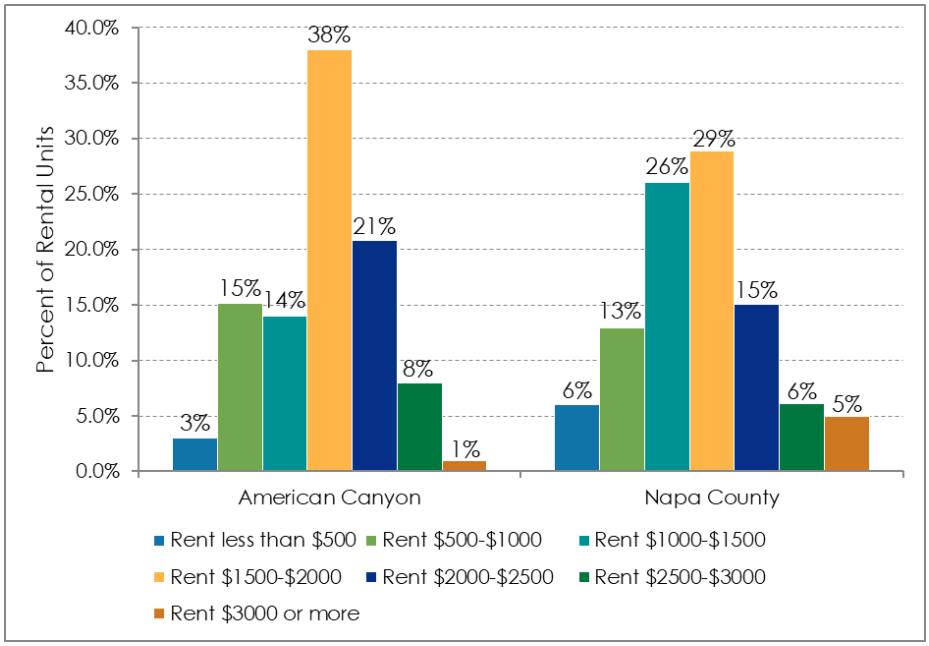


Zillow, Zillow Home Value Index (ZHVI)

RENTAL PRICES

In American Canyon, the largest proportion of rental units were $1,500 to $2,000 per month, totaling 38 percent of all rental units, followed by units renting for $2,000 to $2,500 per month (20.8 percent). Figure 3-17 shows the proportion of rental units by rent costs in American Canyon and Napa County.

Figure 3-17 Contract Rents for Renter-Occupied Units



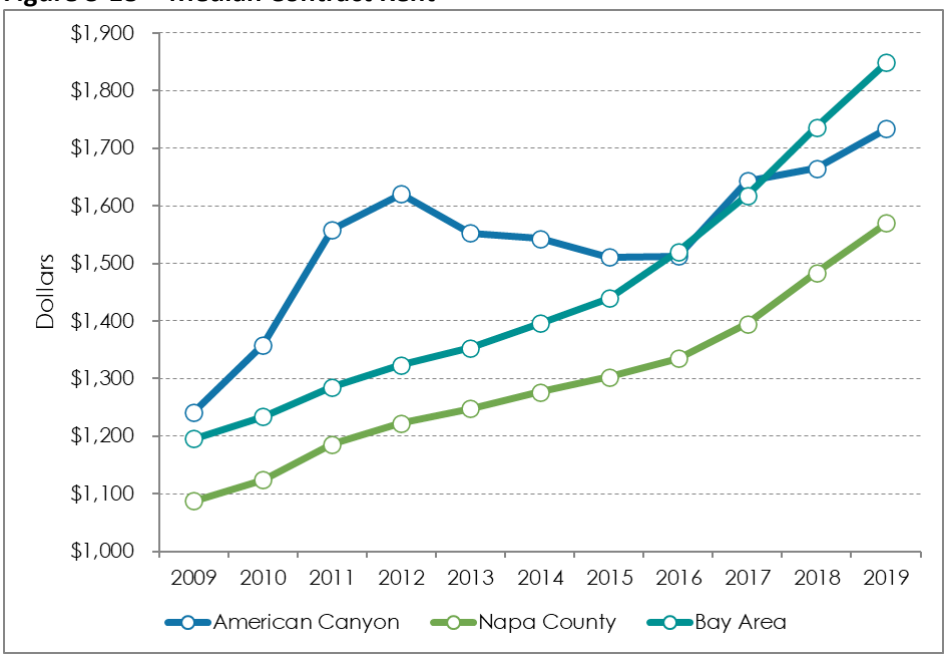
U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056

The City permits manufactured homes (on a permanent foundation) consistent with state law in single-family districts. There are several mobile home parks located in American Canyon, all located in the southeastern portion of the city, south of American Canyon Road and east of Highway 29. Most of the manufactured subdivisions and mobile home parks have been in existence since the time of incorporation with no current applications for additional mobile home parks. This type of housing is an important source of affordable housing in the city.

PRICES OVER TIME

Median rent in American Canyon has increased 39.6 percent between 2009 and 2019, from $1,540 to $1,730 per month. Figure 3-18 shows how median rent has changed over time. In comparison, median rent in Napa County and the Bay Area as a whole have increased at a faster rate within the past few years compared to American Canyon.

Figure 3-18 Median Contract Rent



U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058, B25056 (for unincorporated areas). County and regional counts are weighted averages of jurisdiction median using B25003 rental unit counts from the relevant year.

ABILITY TO PAY

Table 3-13 shows the amount a household can afford for housing at each income category and household size without overpaying. The table shows maximum affordable monthly rents and maximum affordable purchase prices for homes. The affordable prices were calculated using 2021 household income limits published by the California Department of Housing and Community Development (HCD), conventional financing terms, and the assumption that households spend 30 percent of gross income on housing costs. Households earning the 2021 median income for a family of four in Napa County ($109,200) could afford to spend up to $2,340 per month on housing without overpaying, per this definition.

For renters this is a straightforward calculation, but homeownership costs are less transparent. A household can typically qualify to purchase a home that is two-and-a-half to three times the annual income of that household, depending on the down payment, the level of other long-term debt obligations (such as a car loan), and interest rates. In practice, the interaction of these factors allows some households to qualify for homes priced at more than three times their annual income, while other households may be limited to purchasing homes no more than two times their annual incomes. These factors, interest rates, insurance, and taxes, are held constant in Table 3-13 below to determine maximum affordable rent and purchase price for households of each income category.

Table 3-13 Ability to Pay (American Canyon, 2021)

Extremely Low-Income Households at 30% of 2021 Median Family Income (MFI)							
Number of Persons		1	2	3	4	5	6
Income Level		$23,900	$27,300	$30,700	$34,100	$36,850	$39,600
Max. Monthly Housing Cost		$598	$683	$768	$853	$921	$990
Utilities, Taxes, and Insurance	Utilities Rent	$197	$208	$245	$299	$339	$377
	Utilities Own	$258	$276	$323	$390	$433	$480
	Taxes & Insurance	$120	$137	$154	$171	$184	$198
Max. Monthly Rent		$401	$475	$523	$554	$582	$613
Max. Purchase Price		$45,000	$56,500	$63,500	$68,500	$72,500	$77,500
Very Low-Income Households at 50% of 2021 MFI							
Number of Persons		1	2	3	4	5	6
Income Level		$39,800	$45,500	$51,200	$56,850	$61,400	$65,950
Max. Monthly Housing Cost		$995	$1,138	$1,280	$1,421	$1,535	$1,649
Utilities, Taxes, and Insurance	Utilities Rent	$197	$208	$245	$299	$339	$377
	Utilities Own	$258	$276	$323	$390	$433	$480
	Taxes & Insurance	$199	$228	$256	$284	$307	$330
Max. Monthly Rent		$798	$930	$1,035	$1,122	$1,196	$1,272
Max. Purchase Price		$105,500	$125,500	$141,500	$154,750	$166,000	$177,500
Low-Income Households at 70% of MFI For Sale and 60% of MFI for Rental							
Number of Persons		1	2	3	4	5	6
Income Level		$63,050	$72,050	$81,050	$90,050	$97,300	$104,500
Max. Monthly Housing Cost		$1,576	$1,801	$2,026	$2,251	$2,433	$2,613
Utilities, Taxes, and Insurance	Utilities Rent	$197	$208	$245	$299	$339	$377
	Utilities Own	$258	$276	$323	$390	$433	$480
	Taxes & Insurance	$315	$360	$405	$450	$487	$523
Max. Monthly Rent		$1,379	$1,593	$1,781	$1,952	$2,094	$2,236
Max. Purchase Price		$194,000	$226,500	$255,000	$281,000	$302,500	$324,000

Median-Income Households at 100% of 2021 MFI							
Number of Persons		1	2	3	4	5	6
Income Level		$76,450	$87,350	$98,300	$109,200	$117,950	$126,650
Max. Monthly Housing Cost		$1,911	$2,184	$2,458	$2,730	$2,949	$3,166
Utilities, Taxes, and Insurance	Utilities Rent	$197	$208	$245	$299	$339	$377
	Utilities Own	$258	$276	$323	$390	$433	$480
	Taxes & Insurance	$382	$437	$492	$546	$590	$633
Max. Monthly Rent		$1,653	$1,908	$2,135	$2,340	$2,516	$2,686
Max. Purchase Price		$235,000	$274,000	$309,000	$340,000	$367,000	$392,000
Moderate-Income Households at 120% of 2021 MFI							
Number of Persons		1	2	3	4	5	6
Income Level		$91,750	$104,850	$117,950	$131,050	$141,550	$152,000
Max. Monthly Housing Cost		$2,294	$2,621	$2,949	$3,276	$3,539	$3,800
Utilities, Taxes, and Insurance	Utilities Rent	$197	$208	$245	$299	$339	$377
	Utilities Own	$258	$276	$323	$390	$433	$480
	Taxes & Insurance	$459	$524	$590	$655	$708	$760
Max. Monthly Rent		$2,097	$2,413	$2,704	$2,977	$3,200	$3,423
Max. Purchase Price		$303,000	$351,000	$395,000	$437,000	$470,000	$504,000

(*) Assumptions: 2021 HCD income limits; 30.0% gross household income as affordable housing cost; 20.0% of monthly affordable cost for taxes and insurance; 3.5% down payment; a private mortgage premium calculated pursuant to HUD's FHA methodology; and the highest national average mortgage interest rate (prior calendar year) for a 30-year Federal Housing Administration (FHA) mortgage loan. Utilities based on City of American Canyon 2021 Utility Allowance. Source: California Department of Housing and Community Development, 2021; City of American Canyon, 2021.

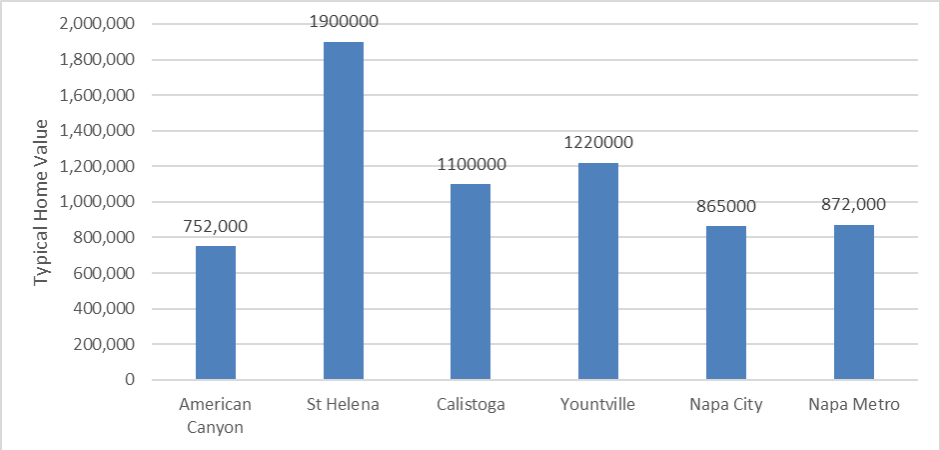
According to CoreLogic, the median home sale price in American Canyon is currently (2022) $600,000. This price is well above an amount affordable to lower- or moderate-income households in American Canyon.

For rental housing, the analysis suggests that lower-income households would have difficulty affording the median rental price of $1,730. However, moderate-income households would be able to afford this median rental price without overpaying. Moderate-income households can afford monthly rents that approximate or exceed average market-rate rents. Therefore, these households would have less difficulty finding an affordable rental unit in American Canyon.

AFFORDABILITY TRENDS

Although homes may be difficult to afford for households of all income levels, homes in American Canyon are more affordable compared to homes countywide. Figure 3-19 shows typical home values throughout Napa County. American Canyon has the lowest typical home value compared to other jurisdictions in the county and is lower than the countywide average home value of $872,000. Saint Helena has the highest typical home value at $1,900,000.

Figure 3-19 Typical Home Value in Napa County 2021

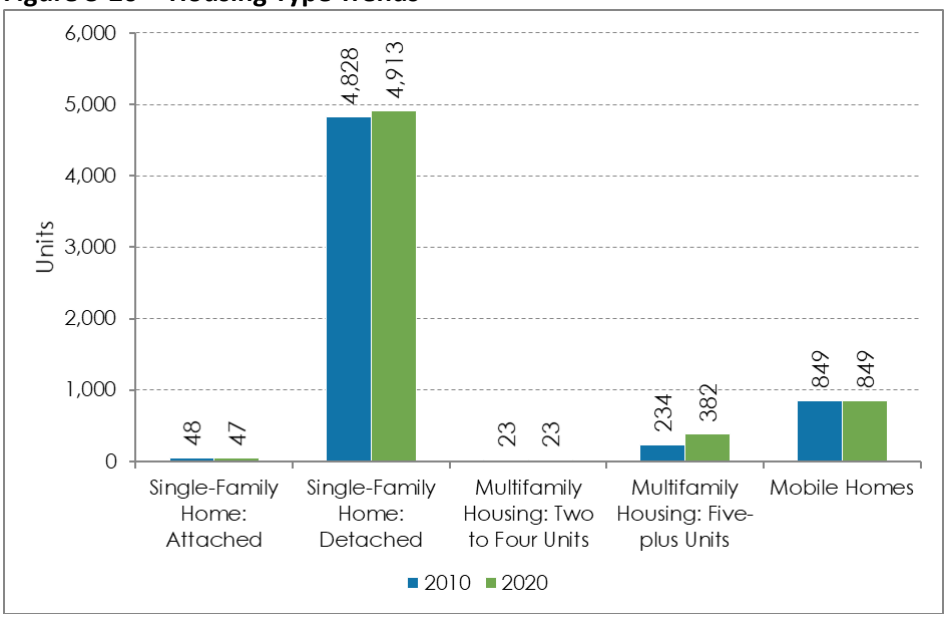


Source: Zillow, 2022

Housing Stock Characteristics

Government Code Section 65583 (a)(2) requires an analysis and documentation of household characteristics that include housing stock conditions. Figure 3-20 shows housing units by type in American Canyon from 2010 to 2020. Since 2010, most of the new units constructed in the city were multifamily housing units with five or more units, followed by single-family detached homes.

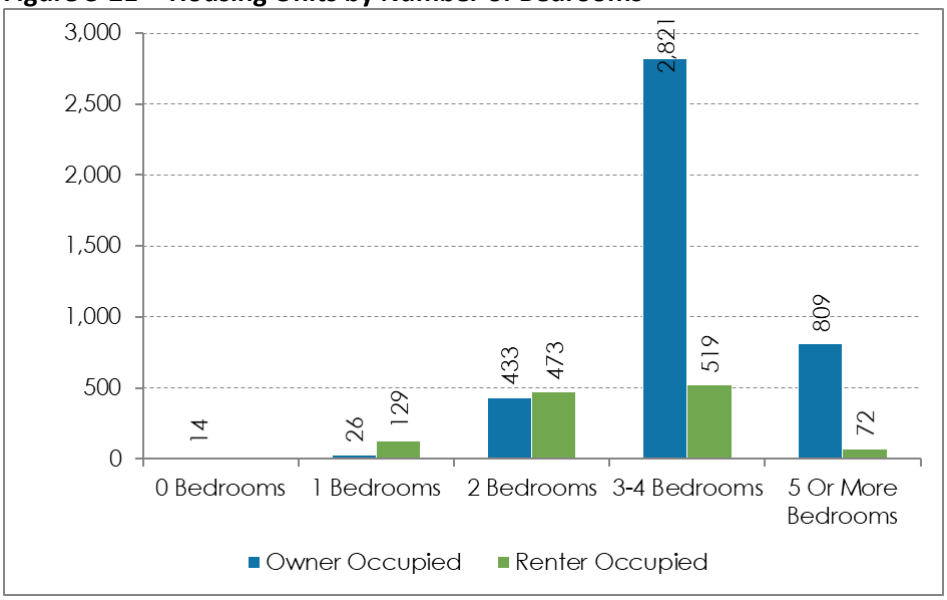
Figure 3-20 Housing Type Trends



California Department of Finance, E-5 series

Figure 3-21 shows 2015-2019 ACS data regarding tenure in relation to the number of bedrooms per occupied housing unit. The majority of housing units in American Canyon have three or four bedrooms, followed by two bedrooms. Rental households make up about 30 percent of total occupied units. Rental units tend to be smaller than units available for sale.

Figure 3-21 Housing Units by Number of Bedrooms



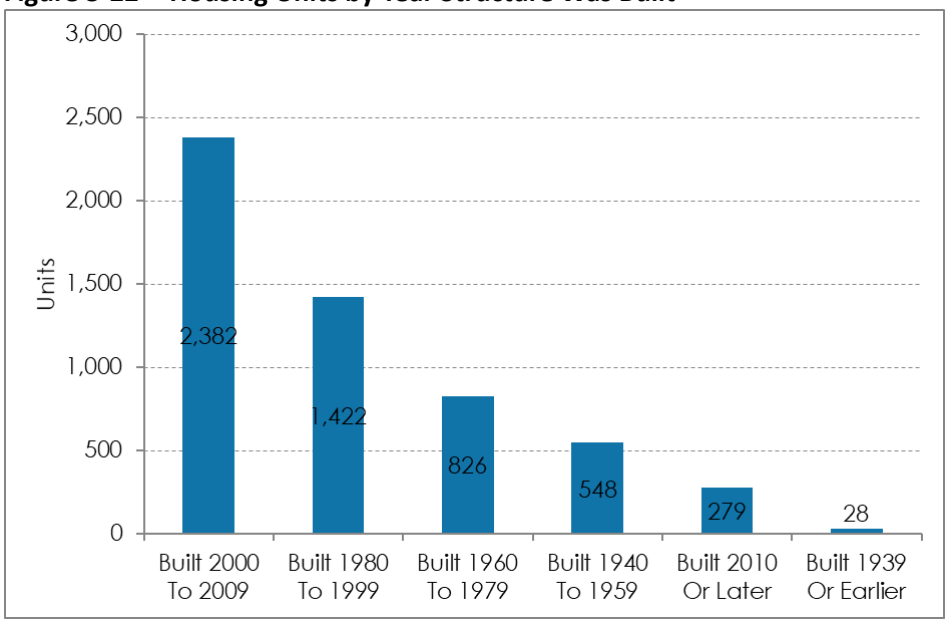
U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042

Age and Condition of Existing Housing Stock

The age and condition of the housing stock provides additional measures of housing adequacy and availability in many communities. Although age does not always correlate with substandard housing conditions, neighborhoods with many homes more than 30 years old are more likely than newer neighborhoods to have a concentration of housing problems related to deferred maintenance, inadequate landscaping care, outdated utilities or interior amenities, and a need for housing rehabilitation.

The year a structure was built can be an indicator of the current condition of the housing unit. Homes of sound construction typically show signs of deterioration and need repair after 30 years if not adequately maintained—some even sooner depending on the construction technique and weather conditions. Figure 3-22 shows the housing units in American Canyon by year the structure was built. In American Canyon, the largest proportion of the housing stock was built 2000 to 2009, with 2,382 units constructed during this period. Since 2010, 5.1 percent of the current housing stock was built, about 279 units. About 29 percent of the housing was built in 1979 or before and can reasonably be assumed to be the proportion of the housing stock most likely to need rehabilitation.

Figure 3-22 Housing Units by Year Structure Was Built



U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034

Housing Problems

The U.S. Department of Housing and Urban Development (HUD) periodically receives "custom tabulations" of data from the U.S. Census Bureau that are largely not available through standard Census products. This data, known as "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low-income households. CHAS data is used by local governments to plan how to spend HUD funds and may also be used by HUD to distribute grant funds.

Table 3-14 shows CHAS data on housing problems for households in American Canyon. The four housing problems are incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and cost burden greater than 30 percent. These data are used by state and federal housing agencies to show housing problems for multiple income groups both renting and owning.

Table 3-14 Housing Problems, American Canyon, 2011

	Total Owners	Total Renters	Total Households
Extremely Low-Income Households (Income <=30% MFI)	275	255	530
% with any housing problems	90.9%	88.2%	89.6%
% Cost Burden >30%	92.7%	87.8%	90.6%
% Cost Burden >50%	83.6%	86.3%	84.9%
Very Low-Income Household (Income >30% to <=50% MFI)	325	175	500
% with any housing problems	38.5%	91.4%	57.0%
% Cost Burden >30%	38.5%	74.3%	50.0%
Low-Income Household (Income >50% to <=80% MFI)	600	240	840
% with any housing problems	48.3%	75.0%	56.0%
% Cost Burden >30%	45.0%	68.8%	51.2%
Median-Income Household (Income >80% to <=100% MFI)	315	50	365
% with any housing problems	38.1%	100.0%	46.6%
% Cost Burden >30%	38.1%	80.0%	42.5%
Above Median-Income Household (Income >100% MFI)	2,695	510	3,205
% with any housing problems	17.6%	16.7%	17.5%
% Cost Burden >30%	12.8%	5.9%	11.9%

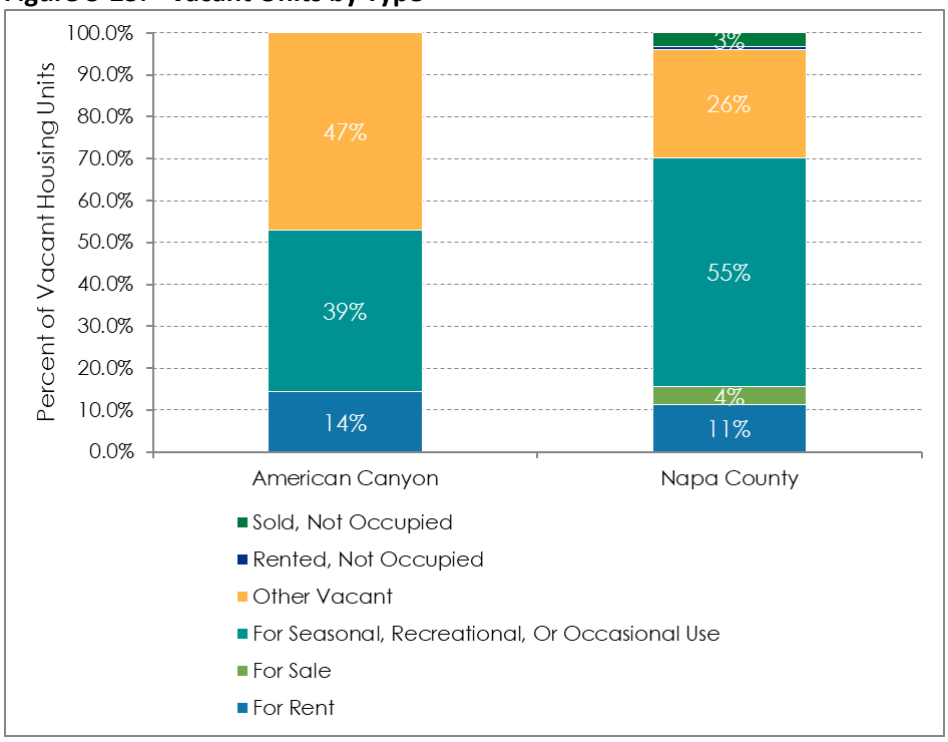
Source: CHAS, 2014-2018.

Vacancy Rates and Housing Occupancy

Vacancy rates are an indicator of existing housing need. The Census Bureau classifies a unit as vacant if no one is occupying it when census interviewers are conducting the American Community Survey or Decennial Census. The difference between the current vacancy rate and optimal vacancy rate is a good measure of whether the market is responding to overall housing needs. Optimal vacancy rates differ between rental housing and for-sale housing. The Association of Bay Area Governments (ABAG) has set two rates as the regional vacancy objective. For rental housing, a five percent vacancy rate is considered necessary to permit ordinary rental mobility. For for-sale housing, a two percent vacancy rate is considered the threshold to permit ordinary mobility. If vacancy rates are below these levels, residents will have difficulty finding appropriate units and competition will drive up housing prices.

Vacant units make up 3.4 percent of the overall housing stock in American Canyon. The rental vacancy stands at 2.2 percent, while the ownership vacancy rate is nearly zero percent. Figure 3-23 shows the distribution of vacant units by type in American Canyon and Napa County,

Figure 3-23: Vacant Units by Type



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004

Of the vacant units in American Canyon, the most common type of vacancy is Other Vacant, with a large proportion of vacant units for seasonal, recreational, or occasional use. Vacant units classified as "for recreational or occasional use" are those that are occupied for short-term periods of use throughout the year. Accordingly, vacation rentals and short-term rentals are likely to fall in this

category. The Census Bureau also classifies units as "other vacant" if they are vacant due to foreclosure, personal/family reasons, legal proceedings, repairs/renovations, abandonment, preparation for being rented or sold, or vacant for an extended absence for reasons such as a work assignment, military duty, or incarceration.

Building Permit Activity

Between 2015 and 2019, 382 new housing units were permitted in American Canyon. Of the permits issued during that time, 37.4 percent were for above moderate-income housing, 36.9 percent were for moderate-income housing, 10.5 percent were for low-income housing, and 15.2 percent were for very low-income housing. Table 3-15 summarizes building permit activity in American Canyon from 2015 to 2019. The majority of housing units built in this period are moderate-income and above moderate-income units.

Table 3-15 Housing Permits Issued (2015-2019)

Income Group	Number of Permits Issued (2015-2019)
Above Moderate-Income Permits	143
Moderate-Income Permits	141
Low-Income Permits	40
Very Low-Income Permits	58

Special Housing Needs

Government Code Section 65583 (a)(3) requires analysis of any special housing needs, such as those for persons with disabilities, including developmental disabilities, the elderly, large households, farmworkers, female-headed households, and people in need of emergency shelters. Special housing needs arise due to physical, economic, social, or cultural characteristics or conditions that are present in a substantial percentage of the local population. These characteristics or conditions distinguish individuals from the general population and lead to housing or supportive service needs that are not (or cannot) be met by the private market acting alone. Examples of special housing needs include accessibility for the mobility impaired, transitional housing for those leaving a homeless environment, and housing specifically designed for the physical and social needs of older adults.

Characteristics such as age or physical limitations may be present in a large portion of the population. It is important for the community to accommodate a variety of housing types to serve such special needs groups. For example, disabled-accessible housing or units designed to aid physical limitations of the elderly may be needed in a community with large populations of this age group.

Conversely, a community may have a population of larger, low-income families that need adequately sized housing at a low cost. Affordability issues are also important to groups such as female-headed households, college students, farmworkers, or military personnel. Therefore, the City needs to evaluate the types of special needs groups in order to address special housing needs.

Extremely Low-Income Households

Despite the economic and job growth experienced throughout the Bay Area region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high- and low-income households in the state.

While extremely low-income households are not considered a special needs group by state law, these households encounter a unique set of housing situations and needs.

HCD defines an extremely low-income household as earning less than 30 percent of the AMI. In 2020, a family of four earning less than $32,500 would be considered extremely low-income. Often, these households include any combination of special needs populations and/or often represent families and individuals receiving public assistance, such as Supplemental Security Income (SSI) or disability insurance.

In 2017, there were approximately 523 extremely low-income households in American Canyon, or 9.5 percent of all households. Approximately fifty-nine (59) percent of the extremely low-income households were homeowners. As shown earlier in Table 3-14, an estimated 89.6 percent of extremely low-income households had one of four housing problems (i.e., incomplete kitchen facilities, incomplete plumbing facilities, overcrowding, or overpayment). Approximately 92.7 percent of extremely low-income owner households and 87.8 percent of extremely low-income renter households were overpaying for housing; 84.9 percent of extremely low-income households are severely overpaying for housing.

Persons with Disabilities

Some individuals have ambulatory impairments, self-care limitations, or other conditions that may require special housing accommodations or financial assistance. Individuals with such disabilities may have a variety of special needs that distinguish them from the population at large, including:

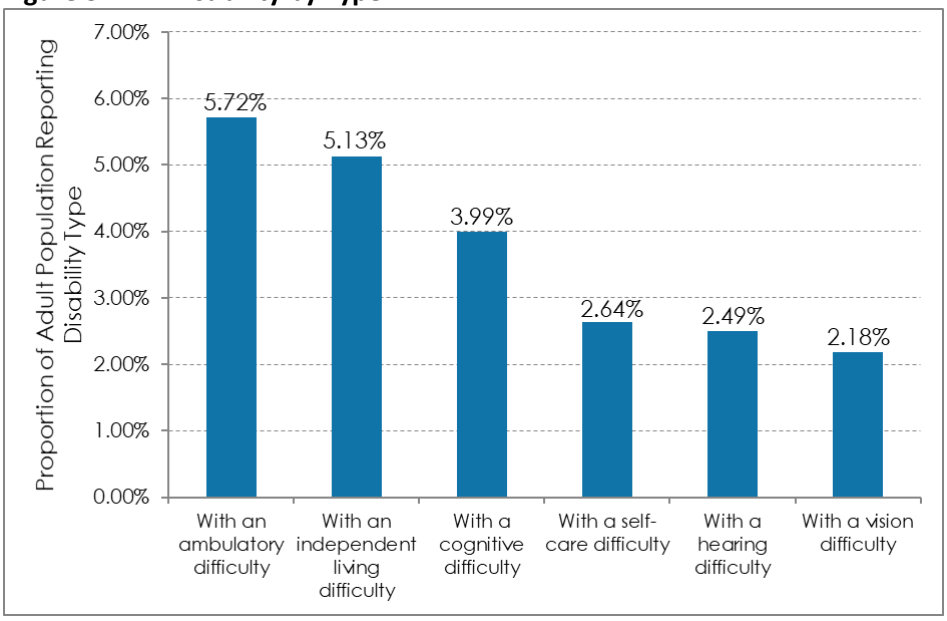
- Individuals with ambulatory difficulties (such as those confined to wheelchairs) may require special accommodations or modifications to their homes to allow for continued independent living. Such modifications are often called “disabled access.”

- Individuals with self-care limitations (which can include persons with mobility difficulties) may require residential environments that include in-home or on-site support services ranging from congregate to convalescent care. Support services can include medical therapy, daily living assistance, congregate dining, and related services.
- Individuals with developmental disabilities and other physical and cognitive conditions that prevent them from functioning independently may require assisted care or group home environments.

Individuals with disabilities may require financial assistance to meet their housing needs because a higher percentage than the population at large are low-income and their special housing needs are often more costly than conventional housing.

The 2014-2018 ACS reported approximately 11.3 percent (2,291 residents) of the city's non-institutionalized residents have conditions that may affect their ability to live independently in conventional residential settings. This is slightly lower than the countywide rate of 11.8 percent. Figure 3-24 shows the distribution of persons with disabilities in American Canyon by type of disability.

Figure 3-24 Disability by Type



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107.

Table 3-16 shows persons by type of disability and age in American Canyon. The table illustrates the largest age group with disabilities appears to be individuals aged 18 to 64, while the second highest is persons aged 65 and older. However, individuals aged 65 and older has the highest proportion of individuals with a disability (approximately 35.7 percent, compared to 10.2 percent of people aged 18 to 64 years, and three percent of people aged five to 17 years.

Table 3-16 Persons with Disability by Age and Disability

Type of Disability by Age	Number
Total disabilities tallied	
Total disabilities tallied for people 5 to 17 years	*120*
Hearing disability	10
Vision disability	21
Cognitive disability	-
Ambulatory disability	-
Self-care disability	-
Total disabilities tallied for people 18 to 64 years	*1,283*
Hearing disability	118
Vision disability	210
Cognitive disability	537
Ambulatory disability	572
Self-care disability	298
Independent living disability	549
Total disabilities tallied for people 65 years and over	*877*
Hearing disability	377
Vision disability	199
Cognitive disability	183
Ambulatory disability	572
Self-care disability	217
Independent living disability	491

Source: ACS 5-year estimates, 2015-2019.

A disability can impact a person's ability to work, leaving many disabled individuals on fixed incomes or jobs with wages lower than the non-disabled population. According to 2015-2019 ACS estimates, approximately 83.1 percent of disabled persons in the labor force were employed, compared to 95.6 percent of the non-disabled population. The median income of the working disabled was $36,649, compared to $41,087 for the non-disabled population.

DEVELOPMENTAL DISABILITIES

Senate Bill (SB) 812, which took effect January 2011, amended state housing element law to require an evaluation of special housing needs of persons with developmental disabilities. A "developmental disability" is defined as a disability

that originates before an individual becomes 18 years old, continues, or can be expected to continue indefinitely, and constitutes a substantial disability for that individual. This includes intellectual disabilities, cerebral palsy, epilepsy, and autism. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 347,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The North Bay Regional Center is one of 21 regional centers that provides point of entry to services for people with developmental disabilities and serves Napa, Sonoma, and Solano counties. The North Bay Regional Center reported 9,040 served by the organization in 2020. Of those served, approximately 40 percent had a mild to moderate intellectual disability, 33 percent had autism, and eight percent had a severe or profound intellectual disability.

According to the California Department of Developmental Services, there were 205 residents with developmental disabilities served in American Canyon in 2020. This is less than one percent of the total population. Of the total, 103 are under the age of 18. Most developmentally disabled residents of American Canyon receiving services lived in the home of their parent or guardian (178 individuals or 85.2 percent); 15 residents or 7.2 percent lived in a community care facility. Many developmentally disabled persons live and work independently. However, more severely disabled individuals require a group living environment with supervision, or an institutional environment with medical attention and physical therapy. Because developmental disabilities exist before adulthood, the first housing issue for the developmentally disabled is the transition from living with a parent/guardian as a child to an appropriate level of independence as an adult.

There are several housing types appropriate for people living with a developmental disability: independent living in privately owned or rented homes, group homes, and residential care facilities. The design of accessibility modifications, proximity to services and transit, and availability of group living opportunities represent considerations important to serve this need group. Incorporating barrier-free design in all new multifamily housing (as required by state and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to housing affordability, as people with disabilities may live on a fixed income.

The most severely disabled persons may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, supportive housing for developmentally disabled individuals should focus on transitioning from the person's living situation as a child to an appropriate level of independence as an adult.

DISABLED HOUSING NEEDS

Some people with mobility and/or self-care limitations can live with their families or others who assist them to satisfy housing and daily living needs. A segment of the disabled population, particularly low-income and retired individuals, may not have the financial capacity to pay for accommodations or needed modifications to their homes. In addition, even those able to pay for housing with special accommodations may find it unavailable in the city. Although housing for homeless individuals is discussed in the sections below, there can be a strong correlation between a person's ability to work and their housing status. Disabilities may comprise mental and physical and can limit employment opportunities and an ability to earn sufficient income for housing.

Disabled persons often require special housing features to accommodate physical limitations. Some disabled persons may have difficulty paying the cost of services to address their special needs or difficulty finding appropriate employment salary. Although the California Code of Regulations (Title 24) requires all public buildings be accessible to the public through architectural standards such as ramps, large doors, and restroom modifications to enable handicap access, not all available housing units have these features.

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling.

American Canyon adopted a reasonable accommodation ordinance (Chapter 19.52) in 2009. The Reasonable Accommodation Ordinance contains a ministerial procedure for an individual with a disability seeking equal access to housing to request reasonable accommodation.

ADULT CARE FACILITIES

Currently, eight facilities in the city of American Canyon care for adult individuals with special needs. Special needs may consist of a mental or physical disability, which requires additional support. These facilities are shown in Table 3-17.

Table 3-17 Adult Care Facilities

Facility	Address	Number of Beds	Phone Number
Adondi's Residential Care Home	557 Canyon Meadows Drive	3	(707) 648-7374
Core Arf Gadwall	3 Gadwall Court	2	(707) 554-4802
E.R. Salgado, Inc./ Saint Lucia Residential Care	134 Landana Street	6	(707) 315-4838
Griffin Family Care Home - Elliot	2330 Elliot Drive	6	(707) 552-6346
One Step Beyond Care Home	154 Entrada Circle	4	(707) 552-8588
Sacred Heart Care Home #1	1509 Rio Grande Street	6	(707) 246-4565
Sacred Heart Care Home #2	1513 Rio Grande Street	6	(707) 246-4565
Sacred Heart Care Home #3	241 Landana Street	6	(707) 647-2260

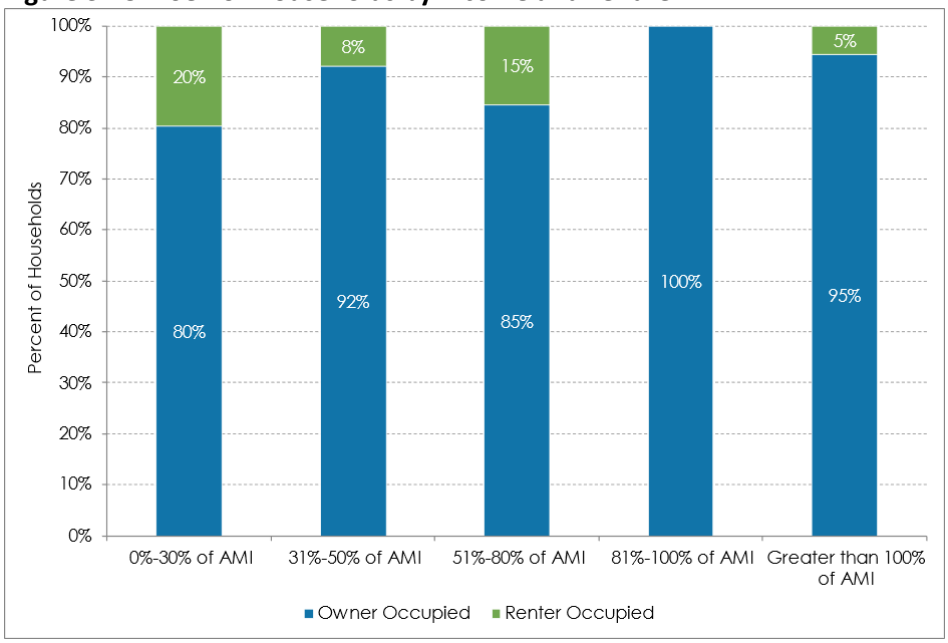
Source: Department of Social Services Community Care Licensing Facility Search, 2022.

On January 1, 2002, SB 520 became effective and requires local jurisdictions to analyze local government constraints on developing, maintaining, and improving housing for persons with disabilities. In accordance with SB 520 and Government Code 65583(a)(7), the City recognizes the importance of providing housing for persons with disabilities. The City has since included a review of all development applications for their adherence to Title 24. This review is included during the entitlement processing stage as well as during the issuance of building permits for minor alterations.

Seniors

Seniors are defined as persons age 65 and over. Seniors are considered a special needs group, as they tend to have more health problems than the population at large. These health problems may make it more difficult for seniors to live in typical housing and to live independently. Seniors with serious health problems may require communities with extra services, such as assisted living facilities. Lower-income senior households may especially need housing assistance, as many seniors live on fixed incomes such as Social Security and pensions. Increases to the cost of living may make it difficult for seniors to afford housing. Financially strained senior homeowners may have to defer home maintenance needs. Seniors who rent may be at even greater housing risk than those who own their home, due to income differences between these groups. In American Canyon, the largest proportion of senior households are extremely low-income (those who earn 0 to 30 percent AMI), while the largest proportion of senior households who are homeowners falls in the moderate-income group (those who earn 81 to 100 percent AMI), as shown in Figure 3-25.

Figure 3-25 Senior Households by Income and Tenure



Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

As is the case in many suburbs, the number of elderly residents has increased in American Canyon over the years. However, as a proportion of the population, the senior population has fluctuated. The percent of the city's total population that was 65 and over decreased from 2000 to 2010 but increased from 2010 to 2019. According to 2015-2019 ACS data, 12.2 percent (2,457) of the population was above the age of 65. In 2010, 9.6 percent (1,865) of the population was above the age of 65 and in 2000 13.4 percent (1,306) of the population was above the age of 65. Current trends suggest that, while the number of older adults and their needs will remain significant in the city over the next five years, their proportion of the total population will not necessarily increase as more families with children and adults under the age of 65 move into new residential neighborhoods. (Table 3-18)

Table 3-18 Senior Population (1990-2019)

	1990	2000	2010	2019
Senior (65 and over)	994	1,306	1,865	2,457
Seniors as Percent of Total Population	12.9%	13.4%	9.6%	12.1%
Total Population	**7,706**	**9,774**	**19,454**	**20,261**

Source: US Census 1990, 2000, 2010, 2015-2019 ACS five-year estimates, Table DP05.

In most communities, older adults tend to have a lower poverty rate due to retirement income or government assistance such as Social Security (young families with children, especially single mothers, usually have the highest poverty rate). However, according to the 2015-2019 ACS estimates, 11.2 percent of seniors were living in poverty, compared to 7.8 percent of the general

population. Countywide, 7.9 percent of seniors were in poverty compared to 7.8 percent of the general population. Approximately 53 percent of all elderly households paid more than 30 percent of their income for housing expenses, compared to 36.1 percent of all households.

Tenure is also important when analyzing the needs of seniors. Figure 3-13 from the previous "Household Tenure" section, illustrates the number of seniors living in owner-occupied housing. Out of 1,011 senior households, 83.3 percent own their homes.

Due to mobility limitations or the need for supportive services (such as medical or meal assistance), it can become very challenging for the elderly to adequately meet their housing needs. The City can support the elderly population with rehabilitation programs for existing units, as well as the creation of affordable senior housing units. The City has collected specific data on the age and condition of housing units; however, this does not include a specific breakdown of homes occupied by seniors. In American Canyon the existing mobile home parks have a large percentage of senior citizens occupying the homes and the City is committed to retaining this housing type. Because mobile homes tend to deteriorate faster than site-built homes, and seniors face the added financial burden of space rents, many seniors find it difficult to maintain their homes and keep up with rising space rents and utility costs.

There are five California Department of Social Services-licensed elderly care facilities providing services in American Canyon. These facilities are shown in Table 3-19.

Table 3-19 Elderly Care Facilities

Facility	Address	Number of Beds	Phone Number
C&F Senior Care Home American Canyon	178 Sonoma Creek Way	5	(707) 246-0867
Greenhills Care Home	115 Thayer Way	24	(707) 558-8487
Pink Lady Carehome, LLC	39 Via Marciana	6	(720) 619-6962
RMB Home Care, Inc.	6 Via Pescara	6	(720) 619-6962
Summer Rose Senior Living, LLC	1088 Donaldson Way	6	(707) 515-9099

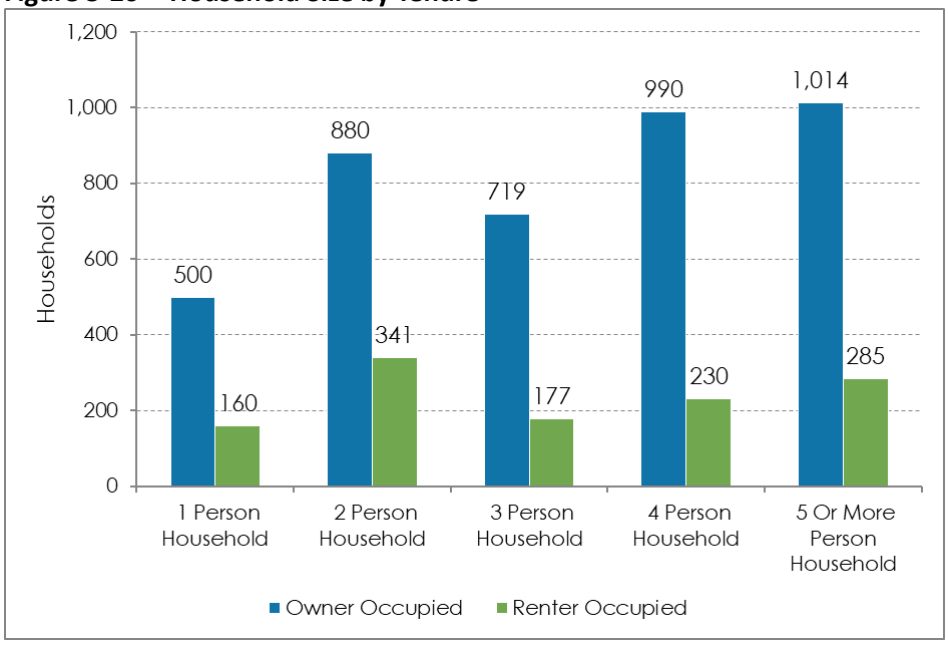
Source: Department of Social Services Community Care Licensing Facility Search, February 2022.

Large Households (Five or More Persons)

Large households are defined as households of five or more individuals. Large households often face special challenges in the housing market because they need housing of sufficient size to prevent overcrowding and do not always have sufficient income to purchase or rent such housing, even if it is available.

In 2019, American Canyon had 1,299 households of five or more persons. There were 1,014 owner households of five or more persons and 285 renter households of five or more persons. Figure 3-26 shows the household size by tenure in American Canyon.

Figure 3-26 Household Size by Tenure



U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009

While the city has a large proportion of large households, homes in American Canyon tend to be larger, in part because much of American Canyon's housing stock is relatively new. As shown earlier in Figure 3-21, 79.7 percent of the total housing stock had three or more bedrooms per house; 16.6 percent had five or more bedrooms.

However, affordability can sometimes be an issue for larger households since the household income is split between more people. As shown in Table 3-20, the median income per person in American Canyon generally declines with household size.

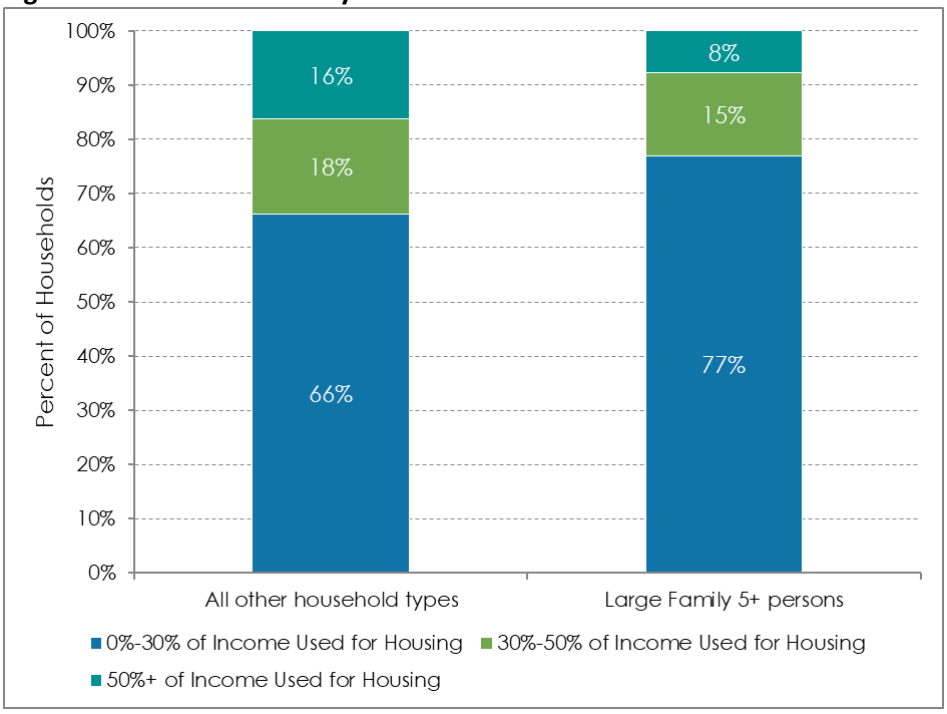
Table 3-20 Median Household Income by Household Size (2019)

Household Size	Median Income	Median Income Per Person
Total	$101,792	varies
1-person households	$34,792	$34,792
2-person households	$86,563	$43,282
3-person households	$97,600	$32,533
4-person households	$113,750	$28,438
5-person households	$150,455	$30,091
6-person households	$141,136	$23,523
7-or-more-person households	$207,708	<$29,672

Source: ACS 5-year estimates, 2015-2019, Table B19019.

Additionally, homes with multiple bedrooms have higher costs which can result in larger families experiencing a disproportionate cost burden compared to the rest of the population. However, in American Canyon large families did not experience a disproportionate cost burden compared to other households. Large families with five or more persons had a smaller percentage of households who paid more than 30 percent of their income on housing compared to other households, as shown in Figure 3-27.

Figure 3-27 Cost Burden by Household Size



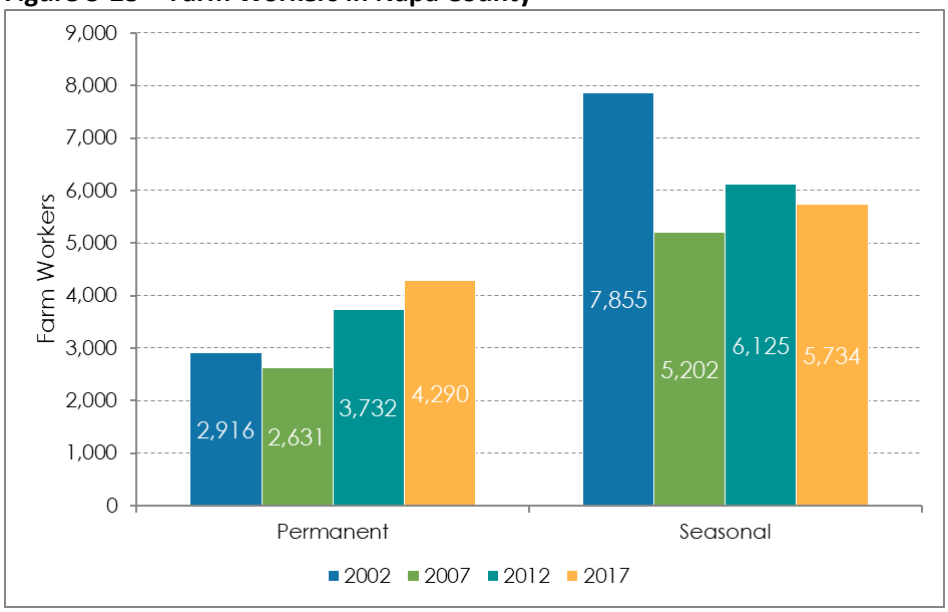
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Farmworkers

State law requires every jurisdiction in California to assess the need for farmworker housing. Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers generally receive wages that are considerably lower than other jobs and may have temporary housing needs. Finding decent and affordable housing can be challenging, particularly in the current housing market.

In Napa County, agriculture is the predominant land use by area. A significant percentage of farmworkers employed in the county are migrant (seasonal) workers who may require special accommodations during their temporary stay. Such housing is extremely limited in Napa County. As a result, many migrant workers live in substandard housing conditions, such as motel units, illegally converted garages or secondary dwelling units, vehicles, and older mobile homes and trailers. In 2017, there were 4,290 permanent farm workers in Napa County and 5,734 seasonal farm workers. As shown in Figure 3-28, the number of permanent farm workers in Napa County has increased over the past decade, but the number of seasonal workers has decreased since 2002.

Figure 3-28 Farm Workers in Napa County



U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor

Currently, there is no housing in American Canyon specifically designated for farmworkers or employee housing for farmworkers. Although there are agricultural activities in Napa County, the city itself does not contain enough land that could suit the demands of agriculture. The City's Sphere of Influence includes some land designated for agricultural uses, but there is no land designated for agricultural uses within city limits. In 2019, 116 people (1.2 percent of the civilian employed population age 16 and over) in American

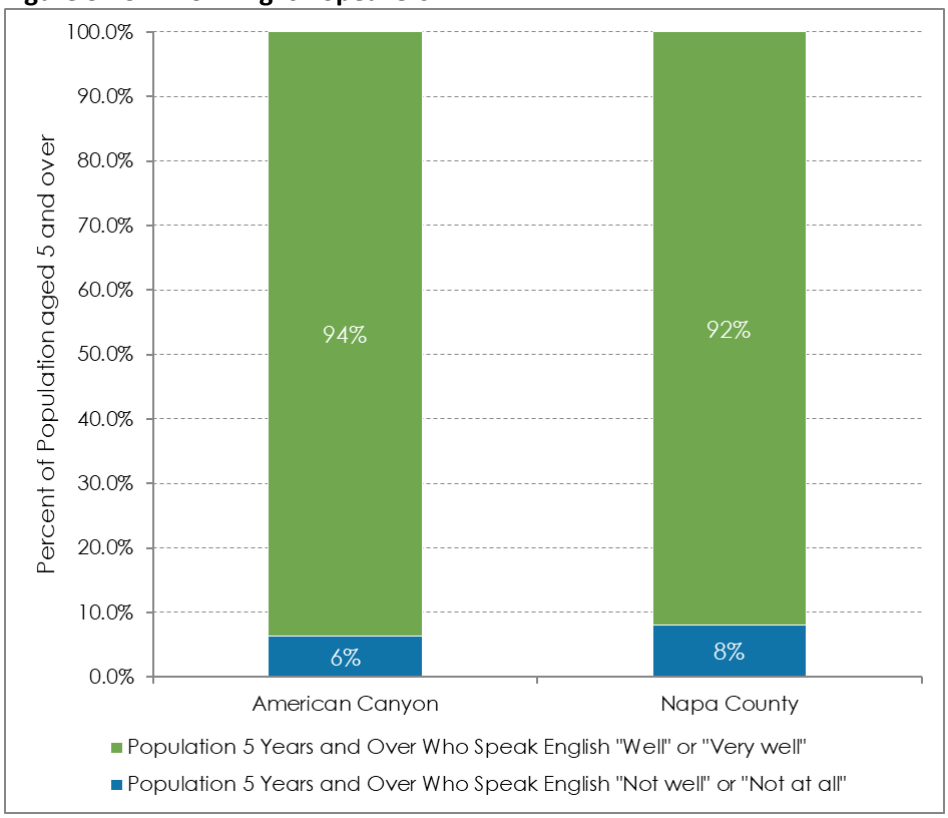
Canyon were employed in agriculture, forestry, fishing, and hunting. This is less than 4.3 percent of the civilian employed population age 16 and over employed in agriculture, forestry, fishing, and hunting in Napa County as a whole.

The California Human Development Corporation (CHDC) manages three farmworker housing centers in Napa County (Calistoga, Mondavi, and River Ranch) that are designed to serve the short-term housing needs of unaccompanied male residents during peak agricultural seasons. Residents tend to be employed by labor contractors and occupy beds for five days during the week, returning home to their families elsewhere in Northern California on the weekend. The dormitory-style housing in each of the three centers has 60 beds (30 rooms with two beds each), for a total of 180 beds. None of the centers are open year round; each closes during November to February, when the demand for labor goes down. However, the months during which they close are staggered, such that at least one of the centers is open during any given month of the year. In addition to the three CHDC centers, there are seven other licensed farmworker housing facilities in the county that provide an estimated 130 beds.

Non-English Speakers

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the Bay Area. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction, because residents may not be aware of their rights or they may be wary to engage due to immigration status concerns. In American Canyon, approximately 6.4 percent of residents five years and older identify as not speaking English or not speaking English well. By comparison, approximately eight percent of residents five years and older identify as not speaking English well or at all in Napa County. Figure 3-29 shows the proportion of non-English speakers in American Canyon and Napa County.

Figure 3-29 Non-English Speakers



U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B16005

Single-Parent and Female-Headed Family Households

"Single-parent household" as used in this document is defined as a family household with one or more children under the age of 18 years and headed by either a female or a male head of household with no spouse present. Single-parent households typically have a higher than average need for day care and affordable housing. In addition, single mothers have a greater risk of falling into poverty than single fathers due to factors such as the wage gap between men and women, insufficient training and education for higher-wage jobs, and inadequate child support. Limited household income levels affect the ability of these households to locate affordable housing and, consequently, this is one of the more significant housing problems of this household category. As a result, these households may have to pay more than they can afford for housing for themselves and their children; or, they may have to rent a housing unit that is too small for their needs because it is the only type of housing they can afford. Other housing-related needs experienced by single-parent households include difficulty paying security deposits, lack of housing near jobs, availability of childcare services, and proximity to transit services. In American Canyon, there are 5,296 households of which 68 households (1.3 percent) are male single-parent households and 353 households (6.7 percent) are female-single parent households.

Female-headed household is used to describe a household in which an adult female is the sole or main provider. Most female-headed households are either single elderly women or single mothers. Traditionally, these two groups have been considered special needs groups because their incomes tend to be lower, making it difficult to obtain affordable housing, or because they have supportive service needs related to housing (such as childcare or assisted living support). Single mothers, in particular, tend to experience difficulty in obtaining suitable, affordable housing because they are supporting children or a family with only one income and need housing with two or more bedrooms. According to 2015-2019 ACS estimates, there were 1,150 (21.7 percent) female householders with no spouse or partner. In comparison, in 2010, 733 households were female-headed (13.7 percent) out of 5,354 households total.

The city had a similar percentage of female-headed households (21.7 percent and 6.7 percent with children) than the county (26.6 percent and 4.2 percent with children). According to the 2015-2019 ACS, 182 or 21.0 percent of all female-headed households in the city had incomes under the poverty level; 146 of the city's female-headed households with children under the age of 18 (16.8 percent) had incomes below the poverty level, giving this group the highest poverty rate in the city. It may be assumed that most of these households are overpaying for housing (i.e., more than 30 percent of their income), or are experiencing other unmet housing needs because of their extremely low incomes and the rising cost of housing.

Homeless Population and Persons in Need of Emergency Housing

Government Code Section 65583(a)(7) requires an analysis of housing needs for homeless individuals and for local governments to address any need for emergency shelters and transitional housing. Homelessness can result from a number of social and economic factors that include a breakdown of traditional social relationships, chronic unemployment, a shortage of affordable housing, chronic substance abuse, and a physical or mental disability that limits the person’s ability to find adequate work. By definition, a homeless person lacks consistent and adequate shelter and can be considered a resident of a community (those remaining in an area year-round), or transient, depending on the person’s residence before becoming homeless and the length of time spent in a community. The three types of housing that accommodate these needs are emergency housing, transitional housing, and supportive housing. They are defined as follows:

- Emergency Shelter/Housing. Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay (Health and Safety

Code 50801). Jurisdictions must allow emergency housing (homeless shelters) in at least one zone without discretionary review.

- Transitional Housing. Buildings configured as rental housing developments but operating under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at some predetermined future point in time that shall be no less than six months from the beginning of the assistance (Government Code 65582(h)). Transitional housing units must be considered residential uses subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.
- Supportive Housing. Housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community (Government Code Section 65582(f)). Supportive housing units must be considered residential uses subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.

Emergency shelters can provide a short-term solution to homelessness by providing limited supplemental services, while transitional housing is directed toward removing the basis for homelessness. Transitional housing is provided for an extended period and is combined with other social services and counseling to assist in the transition to self-sufficiency. As discussed in Section X: Constraints, there is sufficient land in American Canyon to accommodate at least one emergency shelter.

During the Point in Time (PIT) Count performed on January 30, 2020, an estimated 464 persons were experiencing homelessness in Napa County on any given night. Eighty-four percent were living in Napa County before their most recent episode of homelessness. The majority (75 percent) identified as white, 10 percent as American Indian or Alaska Native, and 15 percent as other; 19 percent identified as Hispanic/Latino. Seventy-two percent were male and 28 percent were female. Most (35 percent) spent the night of the count in emergency shelters, 25 percent stayed outdoors or in the streets/parks, 16 percent in vehicles, eight percent in tents, six percent in encampments, and 10 percent somewhere else.

For 30 percent, this was their first time being homeless. Over half (63 percent) of the homeless population had been homeless for more than a year. Twenty percent were employed, but only nine percent were employed full time, 10 percent were employed part time, and one percent were employed seasonally/sporadically. Of the unemployed, 45 percent were not looking for work and 24 percent were unable to work. Most (73 percent) have a mental health issue, 41 percent have a chromic health issue, and 41 percent have a

physical disability; 62 percent have a substance use issue and 51 percent suffer PTSD.

Compared to the 2019 PIT Count, there was a 44 percent increase in the number of individuals counted experiencing homelessness (322 in 2019 to 464 in 2020). However, this increase is attributed to new methods used to conduct the count as well as an increase in coverage and use of peer guides. Persons experiencing chronic homelessness increased from 149 individuals in 2019 to 203 in 2020. The number of veterans experiencing homelessness increased from 14 to 60. The number of transition-age youth increased (age 18 to 24) increased from 23 to 54.

The City amended its Zoning Code December 2, 2014 to update the definitions of transitional and supportive housing to comply with state law. This is discussed within the "Zoning for Variety of Housing" section of this document.

Since American Canyon shares a border with Vallejo, it is possible that American Canyon could see an overlap in the homeless population and services between Vallejo and American Canyon. Since Vallejo is within Solano County and not Napa County, American Canyon would cooperate with the City of Vallejo, Solano County, and Napa County to address any migration and redirect those individuals to the appropriate facility. Some of the facilities in Vallejo include:

- House of Joy Transitional, 1106 Marin St., Vallejo 707-554-8800
- Homeless Shelter Napa Valley, 2521 Old Sonoma Rd., Napa 707-253-6145
- Baptist Church of Vallejo, 2025 Sonoma Blvd., Vallejo 707-644-4064
- The Salvation Army of Vallejo, 630-632 Tuolumne St., Vallejo 707-643-8621

AGENCIES OFFERING PUBLIC ASSISTANCE

Resources for the homeless in Napa County include the Napa Emergency Women's Services (NEWS), the South Napa Shelter, the South Napa Day Center, the Family Shelter, and the Winter Emergency Shelter (a leased wing at Napa State Hospital).

Meals for those in need are provided by Meals on Wheels, the Table, Congregate Meals Sites (at the American Canyon senior Center, Napa Senior Center, and Rianda House). Other food assistance programs include CalFresh, Community Action of Napa Valley Food Pantries, Napa Storehouse Emergency Food Pantry, Salvation Army, Spanish Seventh Day Adventist, Women, Infants & Children Program (WIC). Other services are provided by Catholic Charities and church groups throughout Napa County.

Napa Valley Community Housing (NVCH), a local nonprofit organization that sponsors, develops, and manages 27 properties with 920 affordable homes within Napa County. HVCH also developed a Home Sharing Match Up program

to match home seekers with home providers supplying affordable rooms to rent with homeowners who have additional space.

Catholic Charities offers two programs to support housing for individuals and families—Rainbow House and Housing Options. Rainbow House is a residential program for young single mothers who are 18 to 22 years of age and who are highly motivated to work toward financial and self-sufficiency. The Housing Option Program helps individuals and families find suitable housing; helps people interested in a shared housing arrangement; and provides housing advocacy.

The Napa County Council for Economic Opportunity has a program called The Napa Valley Shelter Project that provides homeless families and single adults assistance to move into permanent housing and maintain current housing. Case managers at the shelter work with clients on an action plan to obtain permanent housing and community support services.

Community Action Napa Valley (CANV), formerly called the Napa County Council for Economic Opportunity, offers the following programs to residents of Napa County:

- Winter Shelter operates during the winter months to provide emergency shelter.
- Rental Assistance program helps prevent homelessness among families and individuals by providing loan and grant assistance for housing expenses.
- Homeless Employment program works with homeless clients to provide training and job placement.
- Family Advocacy program assists homeless families with parenting classes and life-skill classes.
- American Canyon Family Resource Center works collaboratively with community partners to bring together resources and activities into an integrated service system that is accessible and responsive.

CANV runs the County Food Bank which provides a variety of nutritious foods to low-income individuals, families, seniors, and non-profit organizations throughout the county through the following programs:

- CANV provides Non-Profit Agency Access, contracting with 43 local non-profit organizations that serve vulnerable and low-income individuals, to provide access to low-cost nutritious food. Local non-profits can shop once a week for USDA Commodities and bulk food for only 19 cents per point or at wholesale cost allowing them to offset their food budget.
- Food Pantry Network serves an allotment of food, including meat, dairy, produce, and dry and canned food items to over 1,000 low-income households per month.

- USDA Commodity Program provides nonperishable food staples, including peanut butter, cereal, canned fruits and vegetables, pasta, and canned meats, to low-income residents monthly. Distribution is handled by agencies that have agreements with the food bank.
- Free Food markets provide fresh fruits and vegetables to residents, with no income eligibility requirements.
- Brown Bag program is a food program providing a bag containing 10 to 14 items twice a month to seniors 60 years of age and older who are low income.
- Congregate Meals Sites located in St. Helena and American Canyon provide a place for seniors to meet and eat together, and they host monthly bingo games.
- Meals on Wheels supplies home-bound seniors with home-delivered daily meals and conversation.
- CANV Kids Development & Family Program offers affordable, high-quality childcare for children ages 18 months through pre-K and aims to support children's development in preparation for school.

Residents of Mobile Home Parks

Residents of mobile home parks are not usually considered a special needs group, but mobile homes represent a significant portion of American Canyon's naturally occurring affordable housing stock, and residents of mobile home parks tend to be lower income. As shown in Figure 3-20, approximately 13.7 percent of dwelling units in the city (849 homes as of 2020) are mobile homes. The issues and challenges facing mobile home park residents are substantially different from those of either owners or renters of site-built housing. The special needs of mobile home park residents result from the following circumstances:

- Most residents have incomes below 80 percent of the countywide median income and are elderly, retired, and/or disabled and living on limited pension, social security, and/or public assistance income.
- Mobile home residents typically own their homes but rent the spaces on which these homes are located. Many residents also pay directly to the park owner for public and private utility services. As a result, mobile home residents have less control over their housing costs than do other owner-occupants.
- Unlike other forms of housing, mobile homes typically decline in real value with age, rather than appreciate. The value of a mobile home is linked to the condition, amenities, and cost of the park in which it is located. Even a well-maintained, high-value mobile home will suffer a significant decline in value if the park in which it is located does not offer superior value and amenities in relation to other parks in the community.

A significant percentage of mobile homes in American Canyon are estimated to be more than 30 years old. Some of these homes are nearly 40 years old and were manufactured prior to the adoption of minimum state and federal standards for manufactured housing. Older mobile homes tend to require more substantive repair and rehabilitation sooner than do site-built homes of comparable age. The feasibility and cost-effectiveness of rehabilitating mobile homes is often much lower than for site-built homes; however, HCD offers the Mobile Home Park Resident Ownership Program (MPROP) to assist resident organizations, non-profit housing providers, or local public agencies to acquire and own mobile home parks. This program offers short- and long-term three percent interest loans for the purchase or rehabilitation of a mobile home park.

Mobile homeowners often face additional challenges in obtaining financing for repairs, although new private, state, and federal lending programs adopted over the past 20 years have reduced the financing gap relative to homes attached to real property.

In theory, mobile homes can be relocated; however, the cost of doing so is often disproportionate to the value of the home. Additionally older mobile homes can suffer significant damage during a move. Mobile homeowners are, therefore, limited in their options when faced with financial difficulties; most cannot simply pick up their mobile homes and move.

The combination of these factors has prompted many communities to establish financial assistance programs and rent control procedures specifically oriented to mobile home park residents and owners. Inspection programs are also done by the state. To address the potential problem of the “permanence” of the location of mobile home parks, the City has established a mobile home park overlay district (MHP) as well as a Mobile Home Conversion Ordinance and a Rent Stabilization Ordinance. Purposes of this district include protecting mobile home parks from speculative pressures to convert to other uses, designation of appropriate areas of the city for mobile home parks, ensuring adequate park design and residential environment, and achieving design compatibility with surrounding residential areas. Chapter 19.34, Conversions of Senior Housing to Non-Senior Housing, establishes necessary and appropriate policies related to conversion of senior housing projects to non-senior housing projects.

In 2001 the American Canyon City Council approved a mobile home rent control ordinance (Measure T). Under the ordinance rents were rolled back to 1996 levels and then increased by adding three percent per year, or 75 percent of the annual increase in the Consumer Price Index (CPI), whichever is lower. The measure restricts annual rent increases to the CPI or a cap of 3 percent.

Analysis of At-Risk Units

Preservation Strategies

Although there are no affordable units at risk during the 2023-2031 housing cycle, it is important to identify strategies that will keep existing units affordable. There are many options for preserving units, including providing financial incentives to project owners to extend low-income use restrictions, purchasing affordable housing units by a non-profit or public agency, or providing local subsidies to offset the difference between the affordable and market-rate rents. Scenarios for preservation will depend on the type of project at risk.

LOCAL RENT SUBSIDY

Tenant-based subsidies could be used to preserve the affordability of housing. Similar to Housing Choice Vouchers, the City, through a variety of potential funding sources and organizational partnerships, could potentially provide a voucher to lower-income households. The level of subsidy required to preserve at-risk affordable housing through rent subsidies is estimated to equal the Fair Market Rent for a unit minus the housing cost affordable by a lower-income household.

ACQUISITION

Another option to maintain the number of affordable units in American Canyon is to facilitate the purchase at-risk developments and preserve their affordability. Acquisition of at-risk affordable units may not be feasible when they are part of a larger housing development. The City may use funds as available or support affordable housing developers to apply for funding and acquire and/or rehabilitate at-risk developments.

REPLACEMENT

The cost of preserving existing rental housing is far less than the cost of producing new rental housing comparable in size and rent levels. The cost of developing new housing depends on a variety of factors, including density, size of units, construction quality and type, location, and land cost. Costs to develop a new affordable unit under the Low-Income Housing Tax Credit (LIHTC) was $480,000 in 2019. Research indicates that hard construction costs, such as cost of materials and labor, are the primary cause of increased developer costs.[1]

COST COMPARISON

The most expensive way to create or preserve affordable housing is the construction of new units. With increased local, state, and federal government

[1] Reid, Carolina. 2020. *The Costs of Affordable Housing Production: Insights from California's 9% Low-Income Housing Tax Credit Program.* Terner Center for Housing Innovation, UC Berkeley. March 2020. https://ternercenter.berkeley.edu/wp-content/uploads/pdfs/LIHTC_Construction_Costs_March_2020.pdf

requirements, the time and costs involved in new construction are far more extensive than purchasing existing units and converting them into affordable housing, or than providing rent subsidies. Providing rental assistance generally requires the least upfront costs. However, a sustainable funding source must be identified for this option to be feasible.

The following nonprofit housing developers are active in Napa Valley and could assist the City in preserving at-risk units: Napa Valley Community Housing, Ecumenical Association for Housing, and Bridge Housing. There are also private developers in the Napa Valley, including owners of rental apartments with subsidies or other rent restrictions, who might be interested in participating in their preservation. Such developers may have access to state and federal tax credit funding. Potential funding sources to assist in the preservation of at-risk units include Community Development Block Grant funds, tax credits, and HOME funds. HCD also has a multifamily housing program that provides deferred payment loans for acquisition and rehabilitation of at-risk units.

California Government Code Section 65863.10 requires that owners of federally assisted properties provide notices of intent to convert their properties to market rate 12 months prior and again at six months prior to the expiration of their contract, opt-outs, or prepayment. Owners must provide notices of intent to public agencies, including HCD and the local public housing authority, as well as to all impacted tenant households. The six-month notice must include specific information on the owner's plans, timetables, and reasons for termination. Under Government Code Section 65863.11, owners of federally assisted projects must provide a Notice of Opportunity to Submit an Offer to Purchase to Qualified Entities, non-profit or for-profit organizations that agree to preserve the long-term affordability if they should acquire at-risk projects, at least one year before the sale or expiration of use restrictions. Qualified entities have first right of refusal for acquiring at-risk units. HCD keeps a current list of all of the qualified entities across the state. The qualified entities that HCD lists for Napa County are found in Table 3-21.

Table 3-21 Qualified Entities, Napa County (2021)

Organization	City	Phone Number
Affordable Housing Foundation	San Francisco	(415) 387-7834
Housing Corporation of America	Laguna Beach	(323) 726-9672
Rural California Housing Corp	West Sacramento	(916) 414-4436
Volunteers of America National Services	Sacramento	(916) 917-6848
SWJ Housing	Sebastopol	(707) 823-9884

Source: California Department of Housing and Community Development. Quantified Entities. https://www.hcd.ca.gov/policy-research/preserving-existing-affordable-housing/docs/qualified-entities.xlsx. December 17, 2021.

Projected Housing Needs

Regional Housing Needs Determination

Each region of the state is assigned a regional housing need by HCD. State law requires Councils of Governments (COGs) to prepare regional housing needs plans (RHNP) that assign a share of a region's housing need to each city and county (Government Code Section 65584). The Association of Bay Area Governments (ABAG) prepared the RHNP for Bay Area jurisdictions in 2021, identifying each jurisdiction's future housing need for an eight-year period from 2023 to 2031. Each jurisdiction's housing need is based on a number of factors that include housing development potential from vacant land, housing replacement need, and proximity to transit infrastructure. The exact amount of housing needed is called the Regional Housing Needs Allocation (RHNA).

The City of American Canyon must show that it has enough land to accommodate housing to meet its share of the RHNA. The City must also identify policies and implementation programs to facilitate the construction of new housing. The RHNA is not meant to be a quota or requirement for the development of housing. Instead, the City must attempt to facilitate and accommodate the construction of housing to meet the RHNA allocation through zoning and other policies.

According to the ABAG RHNA, the City of American Canyon has a total housing need of 446 units between 2023 and 2031. American Canyon's planning period allocation is shown in Table 3-22 below.

Table 3-22 American Canyon Regional Housing Need Allocation

Income Category	Number of Housing Units	Percent of RHNA
Very Low (0-50% of AMI)	169	27.2%
Low (51-80% of AMI)	109	17.5%
Moderate (81-120% of AMI)	95	15.3%
Above Moderate (over 120% of AMI)	249	40.0%
Total Units	**622**	**100.0%**

AMI = Area Median Income

Source: Association of Bay Area Governments (ABAG). 2023-2031 Regional Needs Housing Plan, 2021

Projected Housing Needs for Extremely Low-Income Households

The RHNA does not project the need for extremely low-income units, but pursuant to Housing Element law (Government Code Section 65583(a)), the City must project its extremely low-income housing needs using one of two methodologies:

1. Calculate the percentage of very low-income households that qualify as extremely low income, and apply that percentage to the City's very low-income RHNA
2. Assume that 50 percent of the very low-income households qualify as extremely low income, and therefore assume 50 percent of the City's very low-income RHNA to be extremely low income

This analysis relies on the first methodology to determine the City's extremely low-income housing need. CHAS data reveals that 1,096 of American Canyon's households are very low income while 523 are extremely low income. Extremely low-income households represent 47.7 percent of very low-income households. The City's very low-income unit requirement is 112 units. Therefore, the City's RHNA allocation of 169 very low-income units should be distributed as 81 extremely low-income units (47.7 percent of the 169 very low-income units required by the RHNA) and 88 very low-income units.

For purposes of identifying adequate sites for the RHNA allocation, state law does not mandate the separate accounting for the extremely low-income category.

Chapter 4
Assessment of Fair Housing

Key Findings

The summary of fair housing issues guides the prioritization of contributing factors to fair housing issues and the creation of goals and actions to address these issues. Fair housing issues are conditions that restrict fair housing choice or access to opportunity in the geographic area of interest. The goal is to enable individuals' and families' opportunities to live where they choose without unlawful discrimination or barriers related to protected characteristics such as race, color, religion, sex, disability, etc. Fair housing choice means realistic housing opportunities exist, can be accessed without discrimination, and are informed with adequate information regarding options.

Contributing factors identified as impediments to fair housing in American Canyon are discussed in detail below and include descriptions of how each impediment is addressed in this Housing Element.

- There is a lack of language access for all languages spoken in the city.
- There is a lack of fair housing outreach and enforcement reaching all segments of the population, in particular, mobilehome park residents.
- The dominance of existing single-family housing types in are typically more expensive than multi-family housing, limiting affordable housing options for households at nearly all income levels but especially extremely low-income households.
- There are high rates of housing cost burden among renter and owner-occupied households.
- Lower-income households need support to repair or rehabilitate their homes.
- There is a shortage of public (local, state, or federal) funds invested in the development of affordable housing and social services.
- There is a lack of supportive and transitional housing in the city.
- There is a lack of services and accessible housing for senior and disabled residents.
- There are limited options for alternative modes of transportation, including walking, biking, and public transportation.

Introduction

In 2018, the California State Legislature passed Assembly Bill (AB) 686 to expand upon the fair housing requirements and protections outlined in the Fair Employment and Housing Act. The law requires all state and local public agencies to facilitate deliberate action to explicitly address, combat, and relieve disparities resulting from past patterns of segregation to foster more inclusive communities. AB 686 created new requirements that apply to all housing elements due for revision on or after January 1, 2021. The passage of AB 686 protects the requirement to affirmatively further fair housing within state law.

AB 686 defines "affirmatively further fair housing" (AFFH) to mean "taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity." AB 686 added to the Housing Element requirements an assessment of fair housing which includes the following components:

- A summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity
- An analysis of segregation patterns and disparities in access to opportunities
- An assessment of contributing factors
- An identification of fair housing goals and actions.[1]

Approach to Analysis

This AFFH analysis is consistent with the *California Department of Housing and Community Development (HCD)'s Affirmatively Furthering Fair Housing Guidance for All Public Entities and for Housing Elements*. This document provides guidance to ensure Housing Elements satisfy Government Code Section 65583(c)(10) statutory requirements.

This AFFH analysis evaluates the following fair housing topics:

- Fair Housing Enforcement and Outreach Capacity
- Integration and Segregation Patterns and Trends
- Racially and Ethnically Concentrated Areas of Poverty
- Disparities in Access to Opportunity
- Disproportionate Housing Needs
- Other Relevant Factors, including historical disinvestment, lack of infrastructure improvements, and presence of older affordable housing units that may be at risk of conversion to market-rate housing.

[1] Housing and Community Development (HCD). 2021. https://www.hcd.ca.gov/community-development/affh/index.shtml

This AFFH addresses impediments through AFFH-specific goals, and actions based on the contributing factors for each identified fair housing issue.

Fair Housing Methodology

California Government Code Section 65583 (10)(A)(ii) requires cities and counties to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk.

To conduct this analysis, the City utilized data from a variety of sources, including:

- The Housing and Community Development (HCD) AFFH Data Viewer
- AFFH Segregation Report: American Canyon
- Urban Displacement Project (UDP)
- U.S Housing and Urban Development (HUD)
- CalEnviroScreen 4.0
- California Tax Credit Allocation Committee (TCAC)
- The Comprehensive House Affordability Strategy (CHAS)
- US Census American Community Survey (ACS)
- AllTransit
- Walk Score

Additionally, the analysis includes a discussion of input from sources of local knowledge, including advocates for people with special needs, housing development and advocacy organizations, housing and social services providers, and low-income residents.

HOUSING AND COMMUNITY DEVELOPMENT'S AFFH VIEWER

The AFFH Data Viewer is a tool developed by HCD that features census block group and tract level data from an expansive collection of sources including ACS, HUD, TCAC, UDP, and CHAS. The Data Viewer tool is intended to assist in the creation of local and regional government policies that alleviate housing disparities, combat discrimination, and increase access to safe and affordable homes by providing spatial data patterns concerning fair housing enforcement, segregation and integration, racially and ethnically concentrated areas of poverty, and disparities in access to housing opportunities.

AFFH SEGREGATION REPORT

The University of California, Merced and STIR Labs, on behalf of ABAG, prepared California jurisdiction reports studying segregation patterns and current land use policies that correlate with patterns of racial segregation. The report addresses racial and income segregation using the racial isolation index, racial dissimilarity index, and Thiel's H-Index at the neighborhood and regional level.

According to this report, American Canyon is the fifth most racially integrated jurisdiction in the Bay Area.

NAPA SONOMA COLLABORATIVE

The Napa Sonoma Collaborative (NSC) is a collaboration between Napa and Sonoma counties that aims to address housing challenges within the region. NSC includes housing staff from jurisdictions within Napa and Sonoma counties and is working to raise awareness and increase participation in the Housing Element update process. The collaborative conducted outreach to gather information on fair housing issues within local communities and discuss constraints to affordable housing.

URBAN DISPLACEMENT PROJECT (UDP)

The UDP was developed to track neighborhood change and identify areas vulnerable to gentrification and displacement in California. Indicators of gentrification and displacement are measured at the census tract level based on data from the 2015 ACS. UDP indicators examine census tracts to identify areas that qualify as disadvantaged neighborhoods. Additionally, census tracts identified as disadvantaged neighborhoods by UDP's criteria are further analyzed to explore changes in the percentage of college-educated residents, non-Hispanic white population, median household income, and median gross rents over time to determine levels of gentrification and displacement risk.

CALENVIROSCREEN 4.0

The California Office of Environmental Health Hazard Assessment developed a screening methodology to identify communities disproportionately burdened by multiple sources of pollution. This tool is called the California Communities Environmental Health Screening Tool (CalEnviroScreen). CalEnviroScreen 4.0 is the latest iteration of the tool which utilizes existing environmental, health, and socioeconomic data to rank census tracts based on 20 distinct indicators. In general, if a community has a high score for that indicator, it is more likely to have greater degree of pollution burden and a higher rate of residents vulnerable to the effects of that pollution exposure. Designated disadvantaged communities are those with CalEnviroScreen percentile scores of 75 or higher, meaning they scored within the highest 25 percent of census tracts for pollution burden across California.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE (TCAC)

To assist fair housing analysis, HCD and the TCAC created the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further fair housing goals.[2] The California

[2]Office of The State Treasurer (STO). 2021. https://www.treasurer.ca.gov/ctcac/opportunity/2020-tcac-hcd-methodology.pdf

Fair Housing Task Force created Opportunity Maps to identify resource levels across the state to accompany new policies aimed at increasing access to high opportunity areas for families with children. Opportunity mapping is a way to measure and visualize place-based characteristics linked to critical life outcomes, such as educational attainment, earnings from employment, and economic mobility.[2] Opportunity Maps are generated from composite scores of three different domains comprised of data relating to a set of indicators shown in Table 4-1.

Table 4-1 Domains and List of Indicators for Opportunity Maps

Domain	Indicator
Economic	Poverty, Adult Education, employment, Job proximity, median home value
Environmental	CalEnviroScreen 4.0 pollution indicators and values
Education	Math proficiency, reading proficiency, high school graduation rates, student poverty rates

Source: California Fair Housing Task Force, Methodology for the 2020 TCAC/HCD Opportunity Maps, December 2020

ALLTRANSIT

AllTransit is an online database that identifies transit opportunity for communities. The website explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. The AllTransit performance score explores metrics that reveal the social and economic impact of transit, such as connectivity, access to jobs, and frequency of service.

WALK SCORE

Walk Score provides walkability services and apartment search tools to addresses across the United States, with the mission “to promote walkable neighborhoods.” Walk Score measures walkability by assigning a numerical score based on distance to amenities within a 30-minute walk and evaluates pedestrian friendliness by analyzing population density and road metrics, including block length and intersection density.

COMMUNITY ENGAGEMENT AND OUTREACH

As part of the Housing Element Update, the City implemented a community engagement program, soliciting input from the general public, housing stakeholders, and City decision makers. Results and feedback obtained during the community engagement program have been incorporated into the Housing Element, including this section on affirmatively furthering fair housing practices. Please see Chapter 1 for more details on the City’s outreach efforts.

Fair Housing Resources

Enforcement and Outreach Capacity

Fair housing enforcement and outreach capacity is the ability of a local jurisdiction and fair housing agencies to provide fair housing and tenants' rights information to community members. Enforcement and outreach capacity also includes the ability to address compliance with fair housing laws, such as investigating complaints, resolving issues, and conducting fair housing testing.

REGIONAL RESOURCES

Multiple organizations in Napa County conduct fair housing assistance outreach, as listed in Table 4-2. These organizations collaborate with local governments, including American Canyon, to address housing and community needs and provide the following services:

- Fair housing testing and complaints
- Fair housing counseling and education
- Tenant/landlord counseling and mediation
- Homeless prevention program
- Rental assistance program
- Rent/deposit grant program
- Homeseeking services
- Shared housing counseling placement
- Homebuyers' education learning program

Table 4-2 Fair Housing Organizations Active in Napa County

Organization	URL	Phone Number
Abode Services	https://www.abodeservices.orgf/napa-county	(510) 657-7409
Bay Area Legal Aid (BALA)	https://baylegal.org	(800) 551-5554
CA Department of Fair Employment and Housing	https://www.dfeh.ca.gov	(800) 884-1684
EAH Housing	https://www.eahhousing.org	
Fair Housing Advocates of Northern California (FHANC)	https://www.fairhousingnorcal.org	(415) 457-5025
Fair Housing Napa Valley (FHNV)	https://napafairhousing.org	(707) 224-9720
Napa Continuum of Care	https://homelessnapa.com	
Napa County Housing and Homeless Services Division	https://www.countyofnapa.org/272/Homeless-Services	(707) 271-7818
Napa Valley Community Housing	https://nvch.org	(707) 253-6140
North Bay Housing Coalition	https://www.northbayhousingcoalition.org	(707) 289-7000

Source: City of Napa AI, 2020; Napa Sonoma Collaborative Fair Housing Enforcement, Outreach Capacity and Resources, 2022

LOCAL RESOURCES

As discussed above, the City of American Canyon works with all the regional non-profit Fair Housing organizations. The City specifically maintains a contract with Fair Housing Napa Valley (FHNV), the Housing Authority of the City of Napa (HACN), and Adobe Services. FHNV is a regional non-profit fair housing agency, to assist residents with fair housing counseling services, connections to rental assistance and homelessness prevention programs, and to conduct fair housing testing. FHNV assists residents and landlords throughout the city, providing mediation, investigation, and referral services.

The HACN administers the Housing Choice Voucher (HCV) program to provide rental assistance to residents of American Canyon. Funded by HUD, the HCV program provides rental assistance aimed at helping low-income families, persons with disabilities, and the elderly secure affordable housing. American Canyon's City website maintains a list of housing resources with links to the FHNV website and City of Napa Housing Authority website.

Abode Services provides housing and other services for low-income people and people experiencing homelessness in six Bay Area counties. In Napa County, Abode operates an emergency shelter, provides outreach, housing support, and rental assistance. They also create and manage affordable housing.

Ability to Address Complaints

The Department of Justice's Civil Rights Division initiated fair housing testing in 1991. This is a technique used to uncover evidence of discrimination in rental housing. Fair housing testing involves one or more individuals who pose as prospective renters for the purpose of determining whether a landlord is complying with local, state, and federal fair housing laws. Enforcement actions may be taken when investigations yield evidence of a pattern or practice of illegal housing discrimination. Testing may be initiated following the filing of a specific housing discrimination complaint or, as is the case when testing for disability discrimination, as part of an overall effort to determine whether the design or architectural features of a specific rental facility comply with state and federal accessibility requirements. Fair housing testing is used to identify unlawful housing discrimination practices based on the real or perceived race, ethnicity, color, religion, gender identity or expression, national origin, disability, familial status, marital status, age, ancestry, sexual orientation, and source of income of prospective renters.

The Department of Fair Employment and Housing (DFEH) maintains a record of housing discrimination complaints filed in local jurisdictions. From 2017 to 2021, 17 fair housing complaints in Napa County were filed with DFEH.[3] According to

[3] State of California, Department of Fair Employment and Housing, 2022. https://www.dfeh.ca.gov/legalrecords/#reportsBody

the HCD AFFH Data Viewer, eight fair housing inquiries for the City of American Canyon were received between 2013 and 2021. Fair housing inquiries are comments or questions related to fair housing received by HUD's Office of Fair Housing and Equal Opportunity (FHEO), not formal discrimination complaints. The number of inquiries is low for the region, as seen when compared to the cities of Napa (received 33) and Vallejo (received 64).

Fair Housing Napa Valley (FHNV) conducts fair housing testing of rental properties, assists residents in filing fair housing complaints, provides education and technical assistance to housing providers, and provides conciliation services for tenants and landlords. Between 2017 and 2022, FHNV received 175 complaints for housing discrimination in American Canyon. Table 4-3 below shows the basis for those complaints.

Table 4-3 Fair Housing Complaints, 2017 to 2022 (American Canyon)

Complaint Basis	Number of Complaints
Landlord/Tenant	217
Disability	42
National Origin	23
Race	14
Source of Income	12
Familial Status	11
Sexual Orientation/Gender Identity	2
Sex	2
Other Protected Classes Under State Law	9

Source: Fair Housing Napa Valley, 2022

Segregation and Integration Patterns and Trends

To inform priorities, policies, and actions, the Housing Element must include an analysis of integration and segregation, including patterns and trends. Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability in a specific geographic area. Segregation generally means the opposite condition, in which there is a high concentration of any of the characteristics described above in a specific geographic area. In its AFFH guidance document published in April 2021, HCD describes the importance of segregation and integration analysis in relation to fair housing:

> *Residential segregation and exclusion, whether by race, ethnicity, disability, or income, is a result of numerous housing policies, practices, and procedures—both public and private—that have had enduring and*

pervasive negative impacts. Overt and covert housing discrimination through land use policy, shifting housing markets, and patterns of investment and disinvestment, have restricted meaningful fair housing choice and equitable access to opportunity, particularly for communities of color. Historic patterns of segregation persist in California despite the long-standing federal mandate, established by the Fair Housing Act of 1968 (FHA), that federal agencies and federal grantees affirmatively further the purposes of the FHA. Past and present discriminatory policies and practices, including long-term disinvestment, have resulted in neighborhoods with concentrated poverty and poor housing stock, limited access to opportunity, unsafe environmental conditions, underfunded schools, dilapidated infrastructure, and other disproportionately experienced problems. In addition, governmental policies have subsidized the development of segregated, high-resourced suburbs in metropolitan areas by constructing new highway systems—often through lower income communities of color—to ensure access to job opportunities in urban centers. This physical and policy infrastructure supports patterns of discrimination and high levels of segregation that continue to persist in California and across the country. All of these conditions persist despite the over 50-year-old obligation to prohibit discrimination and affirmatively further fair housing.[4]

To adequately assess the patterns of integration and segregation, this section identifies trends at the regional scale (Napa County) and at the local scale (American Canyon). To identify socio-economic and demographic spatial trends across these jurisdictions, this analysis utilizes HCD's AFFH Data Viewer, which provides an expansive collection of data from sources including the 2015-2019 ACS, HCD, HUD, UDP, the Center for Disease Control and Prevention (CDC), and other regional and federal agencies.

Race and Ethnicity

The ethnic and racial composition of a region relates to fair housing concerns such as household size, locational preferences, and economic opportunity. Historic exclusionary governmental policies, biased mortgage lending practices, and other tactics have caused racial and ethnic segregation and spatial inequities. If there are concentrations of minorities living in one location, it may be an indicator that some minority groups do not have as many housing choices as nonminority residents.

REGIONAL TRENDS

Regionally, the urbanized areas of Napa County are more diverse, with 40 percent and higher of the population consisting of non-white residents, as demonstrated in the geographic depiction of 2014-2018 ACS data shown in

[4] HCD 2021. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf

Figure 4-1 below. Comparatively, populations in the less urbanized and less densely populated areas of Napa County, generally consist of 60 percent or greater of white residents.

HUD utilizes the racial/ethnic dissimilarity index as a measure of segregation. The racial/ethnic dissimilarity index represents the extent of which any two racial/ethnic groups differ across a defined geographical area. The index ranges from 0 to 100, where 0 represents perfect integration between the two racial/ethnic groups and 100 representing perfect segregation. An index value below 40 is generally considered low segregation, a value between 40 and 54 is considered a moderate level of segregation, and a value above 55 is a high level of segregation.[5] Racial/ethnic segregation in Napa County slightly increased between 2010 and 2019. According to data from HUD's AFFH mapping tool, Black and Asian/Pacific Islander residents are the most segregated compared to other racial and ethnic groups. In Napa County, there has been an increase in segregation across all measured racial/ethnic groups between 2010 and 2019. (Table 4-4)

Table 4-4 Racial/Ethnic Dissimilarity Trends (Napa County)

Racial/Ethnic Dissimilarity Index	1990	2000	2010	2019
Non-White/White	19.58	26.18	31.24	36.84
Black/White	56.22	52.61	58.76	67.86
Hispanic/White	2186	28.94	30.13	35.61
Asian or Pacific Islander/White	37.11	38.97	57.35	64.47

Source: Affirmatively Furthering Fair Housing Mapping Tool – Table 3, Version AFFHT0004, 2019

LOCAL TRENDS

According to ABAG, American Canyon is the fifth-most integrated jurisdiction in the Bay Area and more diverse than the rest of Napa County. American Canyon has the largest proportion of non-white residents compared to any other city in the county and compared to the rural unincorporated areas. According to 2015-2019 ACS estimates, white and Asian residents comprised the largest racial/ethnic group in American Canyon, followed by Hispanic/Latino residents. Figure C3 shows the predominance of white, Asian American, and Hispanic/Latino populations in each census tract in the city. The eastern areas of the city have a predominant Asian/Pacific Islander population and the southwestern area of the city has a predominantly Hispanic/Latino population. White residents comprised the predominant ethnic group in the northwestern portion of the city; however, overall, non-white residents constitute 61 to 80 percent of the population in the northwest portion of the city. The northwest census tract includes rural unincorporated areas of the county. While patterns

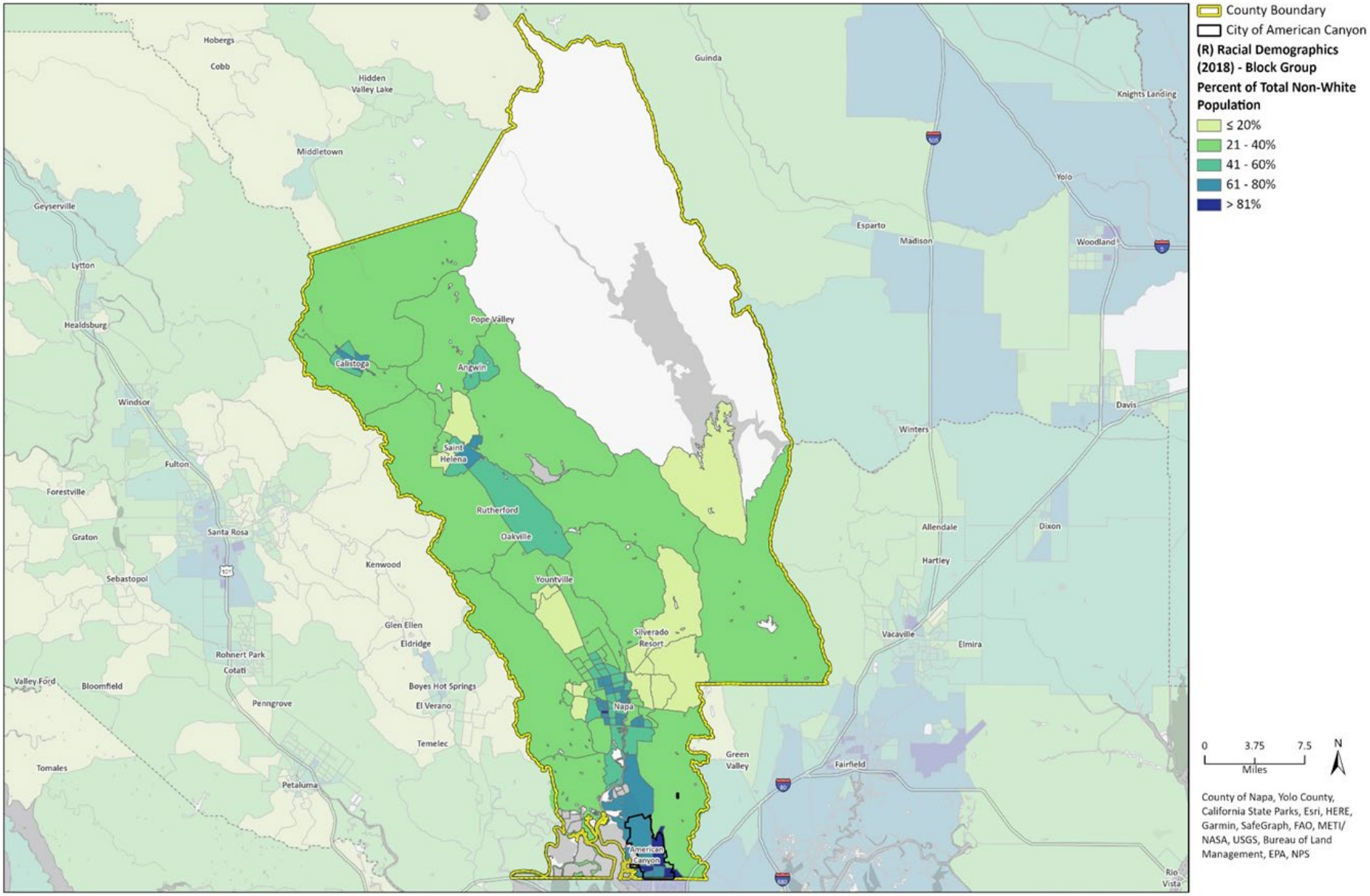
[5] HUD, 2020. https://www.hud.gov/sites/dfiles/FHEO/documents/AFFH-T-Data-Documentation-AFFHT0006-July-2020.pdf

of racial/ethnic predominance vary across American Canyon, there is no one ethnic group consisting of a majority in the City's population.

ABAG's Segregation Report analyzed neighborhood segregation in American Canyon using the racial isolation index, racial dissimilarity index, and Thiel's H-index. The isolation index showed Asian residents are the most segregated racial group in the city, followed by Hispanic/Latino residents. The dissimilarity index showed segregation is greatest between Asian/Pacific Islander and white residents, followed by Black/African American and white residents. Thiel's H-index for neighborhood level segregation indicated racial segregation between all racial groups within the city is less than in the average Bay Area jurisdiction.

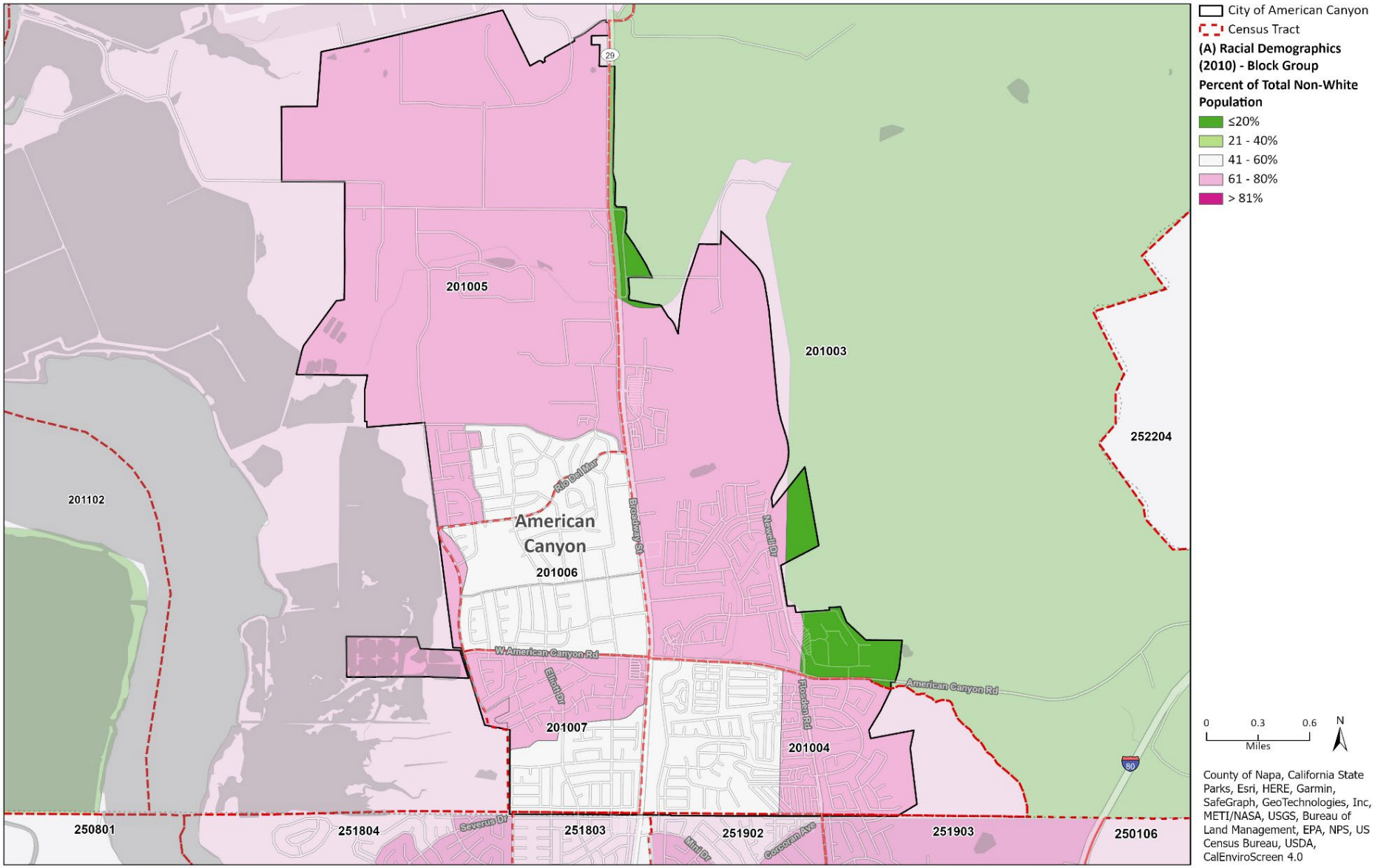
Figure 4-2 highlights the percentage of the non-white population by block group for American Canyon using 2014-2018 ACS data. A block group on the northeastern, west side, and the southeast portions of the city has over 80 percent non-white populations. The northwest, southwest, and central eastern portions of the city range between 61 – 80 percent non-white population.

Figure 4-1 Percent of Total Non-White Population (Napa County)



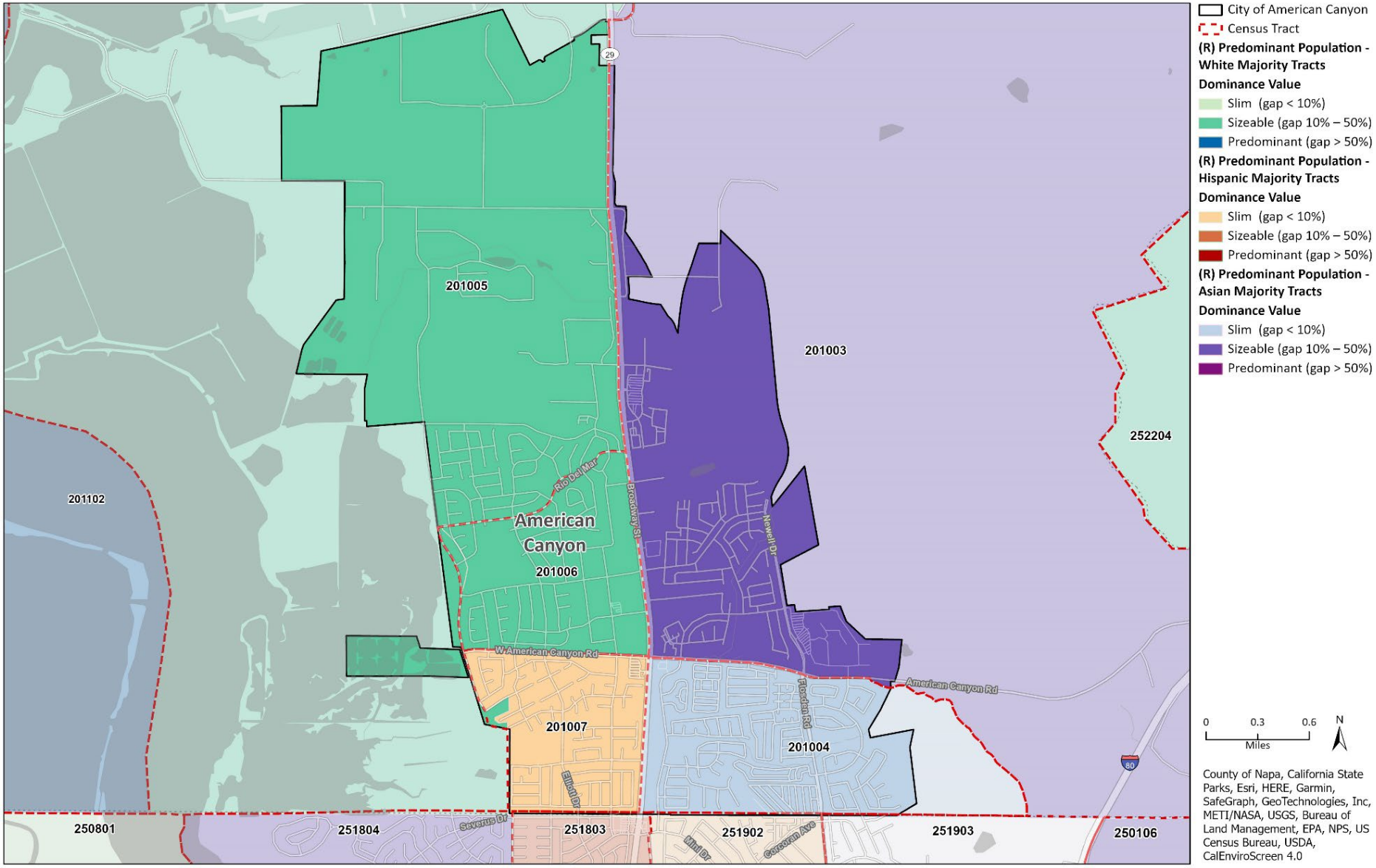
Source: AFFH Viewer, 2022.

Figure 4-2 Percent of Total Non-White Population (American Canyon)



Source: AFFH Viewer, 2022

Figure 4-3 Predominant Populations (American Canyon)



Source: AFFH Viewer, 2022

Persons with Disabilities

Persons with disabilities include those with a physical or mental impairment including hearing, vision, mobility, or cognitive function. For persons with disabilities, fair housing choice and access to opportunity include access to accessible housing and housing in the most integrated setting appropriate to an individual's needs as required under federal civil rights law, including equitably provided disability-related services that an individual needs to live in such housing. For example, persons with disabilities who are unable to use stairs or need a zero-step shower may not have actual housing choice if there are not sufficient housing units with these accessibility features.[6]

High spatial segregation of persons with disabilities may indicate fair housing issues related to physical needs and economic disparities. According to the *2020 Annual Report on People with Disabilities in America*, more than 25 percent of persons with disabilities (including physical, intellectual, and developmental; sensory; and other disability categories) live below the Census Bureau-designated poverty line, which is 14.5 percent higher than people without a disability.[7] Persons with disabilities may also be more reliant than persons without disabilities on fixed incomes or access to public transit.

REGIONAL TRENDS

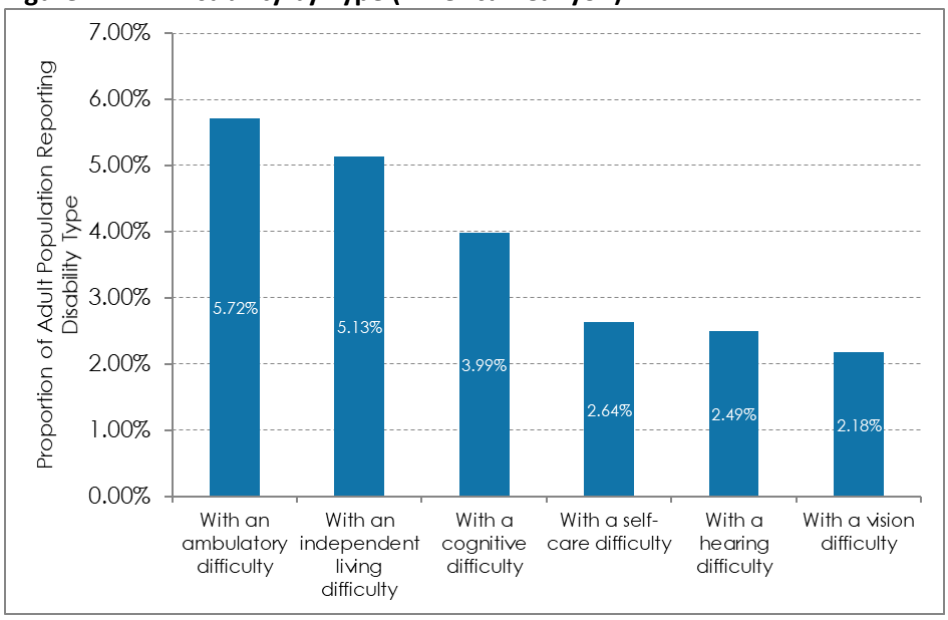
According to 2015-2019 American Community Survey (ACS) estimates, 16,244 Napa County residents, approximately 12 percent of the total population, had one or more disabilities. Figure 4-5 shows the percentage of the population living with one or more disabilities throughout Napa County. The western areas of the county and the urban centers of cities had higher concentrations of persons living with one or more disabilities than other areas of the county. The southeastern area of the City of Napa has the highest concentration of persons living with one or more disabilities in the county. Additional discussion regarding persons with disabilities in Napa County is included in *Chapter 2, Housing Needs Assessment.*

LOCAL TRENDS

As referenced in Chapter 2, *Housing Needs Assessment,* according to 2015-2019 ACS estimates, 2,291 residents, approximately 11 percent of American Canyon's population live with one or more disability. Figure 4-4 shows the types of disabilities of residents living with one or more disability in American Canyon. The most common disability reported in American Canyon is ambulatory difficulty, which is defined by the Census as when an individual has serious difficulty walking or climbing stairs.

[6] HCD, 2021. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf
[7] Annual Disability Statistics Compendium, 2020. https://disabilitycompendium.org/annualreport

Figure 4-4 Disability by Type (American Canyon)

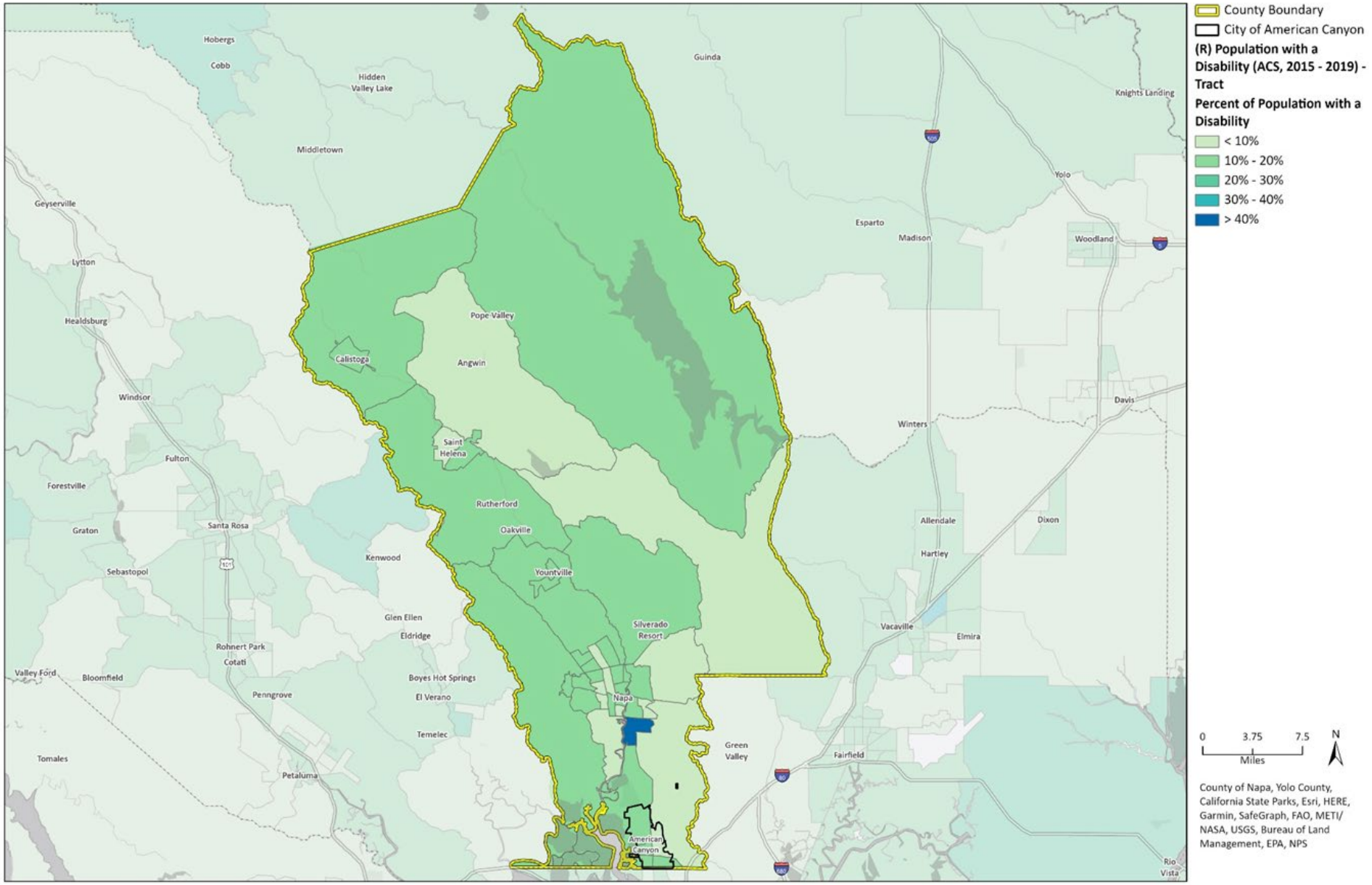


Notes: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107.

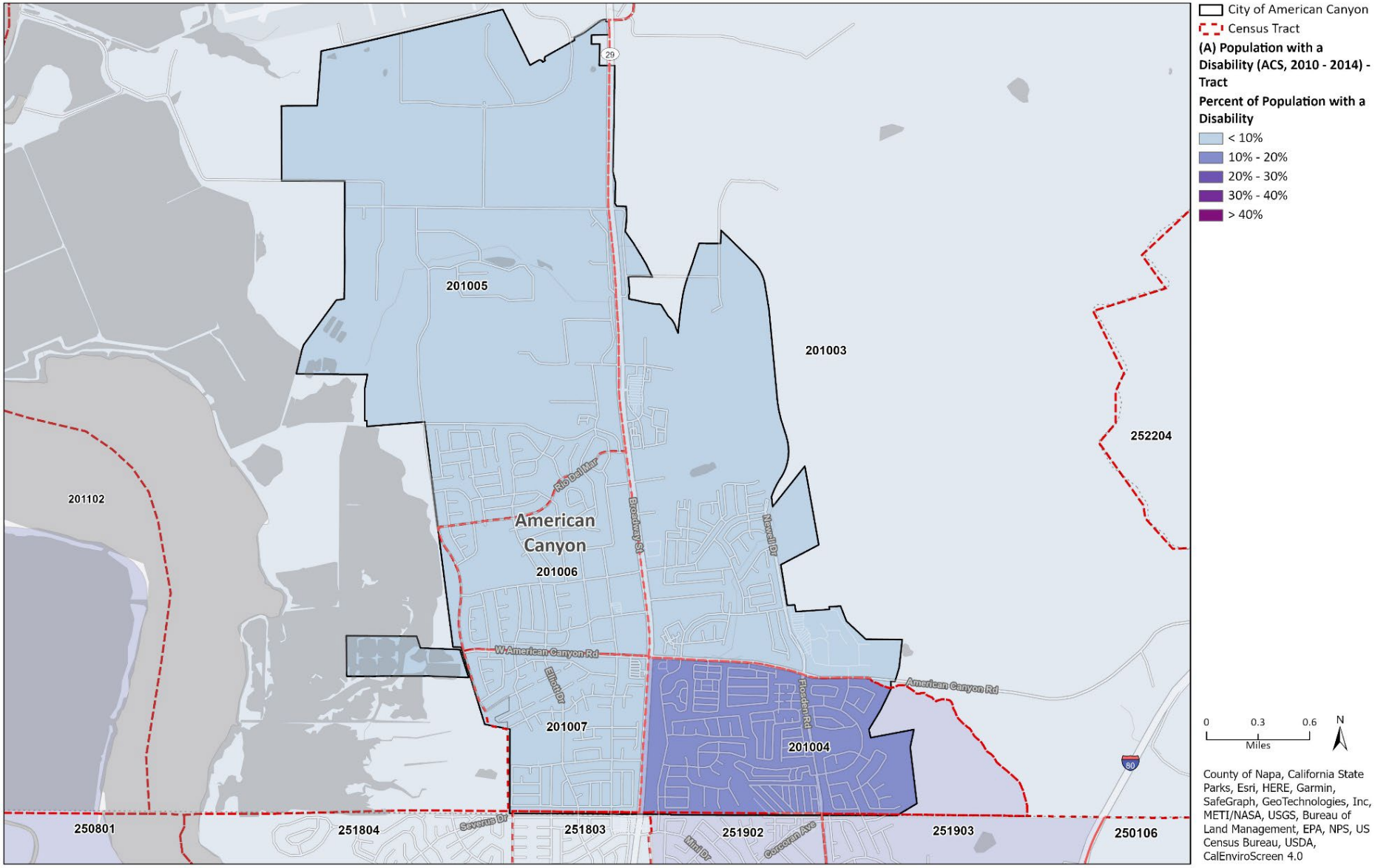
Figure 4-6 shows the percentage of the population living with one or more disabilities in the city by census tract, using 2015-2019 ACS data. Areas of the city east of Highway 29 and areas south of American Canyon Road had between 10 to 20 percent of residents reported living with one or more disability.

Figure 4-5 Percent of Population with a Disability (Napa County)



Source: AFFH Viewer, 2022

Figure 4-6 Percentage of Population with One or More Disabilities (American Canyon)



Source: AFFH Viewer, 2022

Familial Status

Familial status refers to the presence of children under the age of 18 and the martial status of the head of the household. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Differential treatment, such as limiting the number of children in a complex or confining families with children to a specific location, are also fair housing concerns. Single-parent households are protected by fair housing law. A 2016 HUD study analyzed the effects of housing discrimination based on familial status. The study found that landlords presented households with children fewer housing options, and the units shown were generally larger, and as a result, slightly more expensive to rent.[8] Additionally, female-headed households with children require special consideration and assistance because of generally greater needs for affordable housing and accessible day care, health care, and other supportive services.

REGIONAL TRENDS

As of 2019, Napa County has a total of 48,705 households, 68 percent of which are family households. According to 2015-2019 ACS estimates, households with children present comprise 31.6 percent (15,394) of the total households in Napa County. Table 4-5 shows tenure by household type and presence of children. Married couple families with children comprise the largest share of owner- and renter-occupied households with children. According to 2015-2019 ACS estimates, single-parent, female-headed households comprised approximately 10 percent of renter-occupied households (1,746 households), but only 2.2 percent (700 households) of owner-occupied households. Approximately 28.6 percent of single-parent, female-headed households rent and 76.4 percent own their home.

[8] HUD. 2016. https://www.huduser.gov/portal/sites/default/files/pdf/HDSFamiliesFinalReport.pdf.

Table 4-5 Tenure by Household Type and Presence of Children (Napa County)

Household Type	Owner-Occupied	Percent of Total Owner-Occupied	Renter-Occupied	Percent of Total Renter-Occupied
Married Couple Family, with Children Present	6,257	20.0%	4,036	23.2%
Single-Parent, Male Householder, no Spouse Present	383	1.2%	577	3.3%
Single Parent, Female Householder, No Spouse Present	700	2.2%	1,746	10.0%
Total Households with Children Present	7,340	23.5%	6,359	36.5%
Total Households	31,276	100%	17,429	100%

Source: U.S. Bureau of the Census, American Community Survey (ACS), Table B25115 Tenure by Household Type (Including Living Alone) and Age of Householder, 2015-2019 Estimates.

Figure 4-7 shows the percentage of children in female-headed, single-parent households in Napa County. According to 2015-2019 ACS estimates, the more urban areas of the county as well as the northeastern and southwestern areas had relatively higher proportions of children who reside in female-headed, single-parent households. In contrast, the more rural areas of the county and parts of the cities of St. Helena, Napa, and American Canyon had less than 20 percent of children residing in female-headed, single-parent households.

Figure 4-8 shows the percentage of children under the age of 18 who reside married couple households. The rural and northwestern portions of the county had the greatest proportion of children that reside in households with married couples. Urban areas, including portions of the City of Napa, Yountville, St. Helena, Calistoga, and American Canyon and unincorporated areas in the southern portion of the county had a relatively lower proportion of children residing in married-couple household.

LOCAL TRENDS

Approximately 84.2 percent of the total 5,296 households in American Canyon are family households. Households with children present comprised 41.4 percent of the total number of households in American Canyon, which is higher than the county. An overview of household tenure by type for households with children present is provided in Table 4-6. Similar to regional trends, married-couple families in American Canyon comprised the largest share of households with children present, and more married-couple families were more likely to own than rent. According to 2015-2019 ACS estimates, single-parent, female-headed households comprised 16.9 percent of renter-occupied households and

only 5.7 percent of owner-occupied households. However, single-parent households were slightly more likely to own rather than rent housing. Approximately 54 percent of single-parent, female-headed households own and 46 percent rent their home. The homeownership rate for single-parent, female-headed households is higher in American Canyon (53.7 percent) than the county (28.6 percent).

Table 4-6 Tenure by Household Type and Presence of Children (American Canyon)

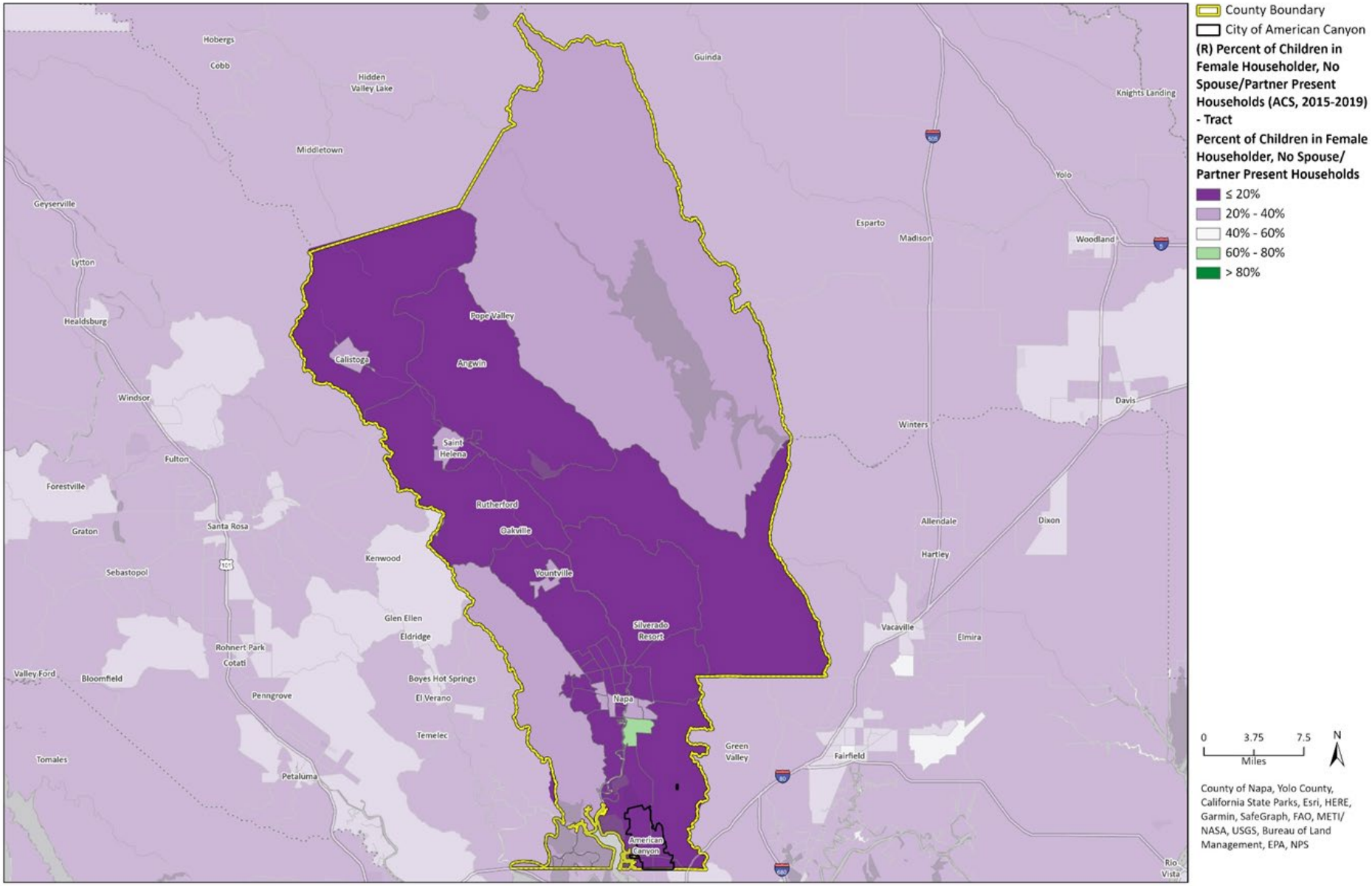
Household Type	Owner-Occupied	Percent of Total Owner-Occupied	Renter-Occupied	Percent of Total Renter-Occupied
Married couple family, with Children Present	1,329	34.8%	332	27.8%
Single-Parent, Male householder, no spouse present	58	1.4%	36	3.0%
Single-Parent, Female householder, no spouse present	234	5.7%	202	16.9%
Total Households with Children Present	1,621	39.5%	570	47.8%
Total Households	4,103	100%	1,193	100%

Source: U.S. Bureau of the Census, American Community Survey (ACS), Table B25115 Tenure By Household Type (Including Living Alone) and Age of Householder, 2015-2019 Estimates.

Figure 4-9 shows the percentage of children residing in single-parent, female-headed households in American Canyon. In all census tracts in the city, less than 20 percent of children reside in single-parent, female-headed households.

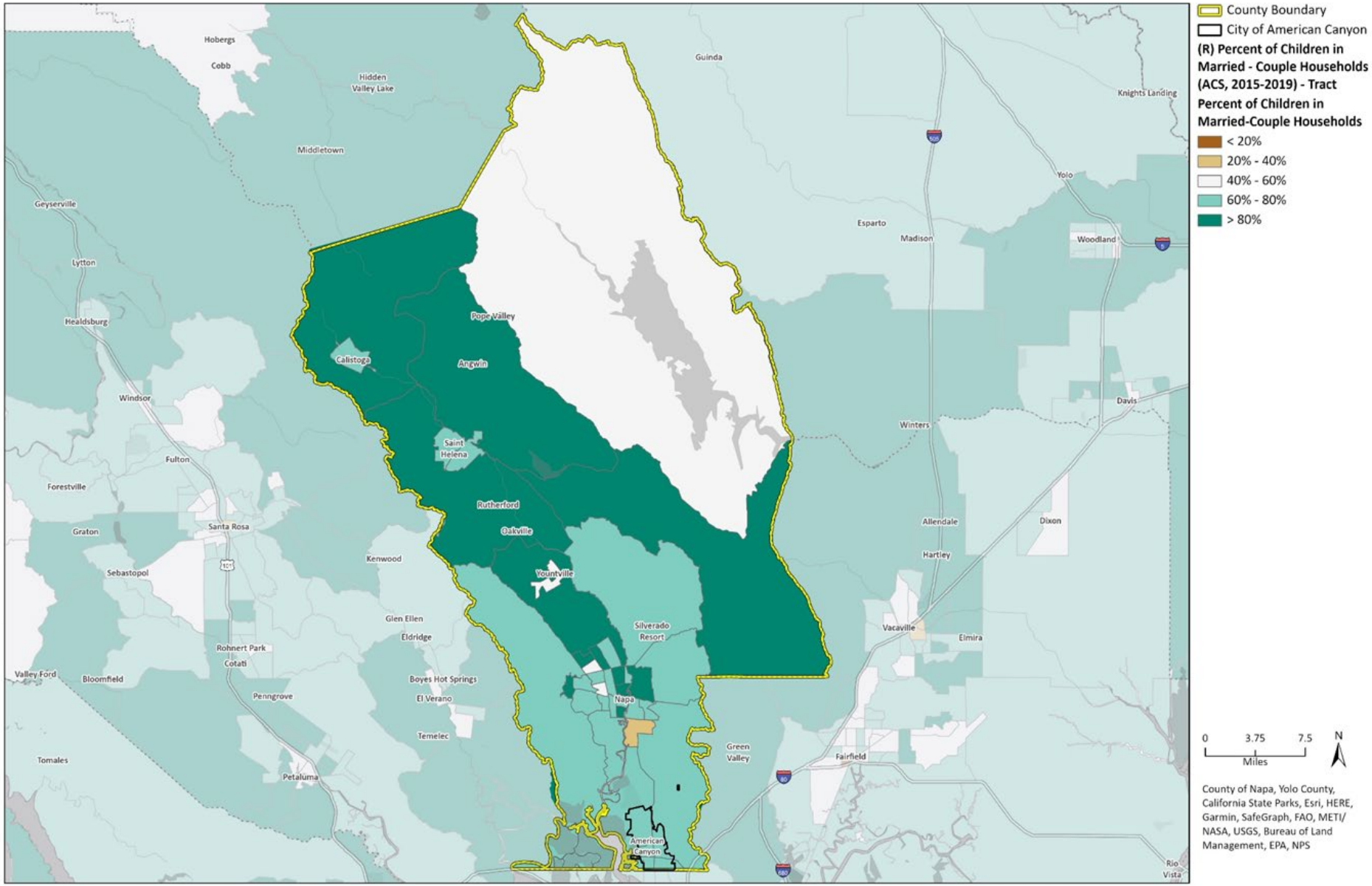
Figure 4-10 shows the percentage of children in married-couple households across American Canyon. All census tracts in the city had between 60 and 80 percent of children living in married-couple households, according to 2015-2019 ACS estimates.

Figure 4-7 Female-Headed Households with Children Present, No Spouse/Partner Present (Napa County)



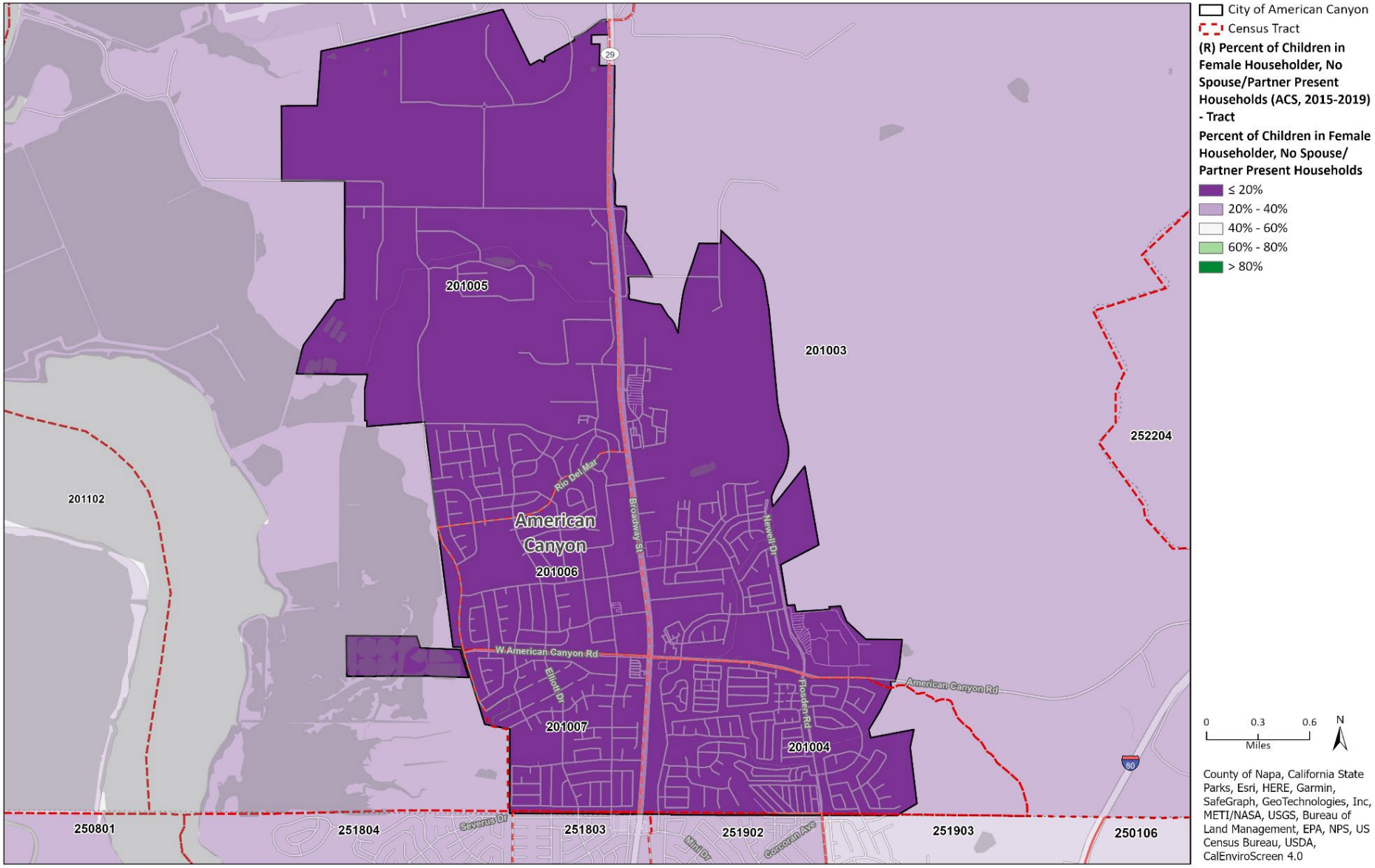
Source: AFFH Viewer, 2022

Figure 4-8 Children in Married-Couple Households (Napa County)



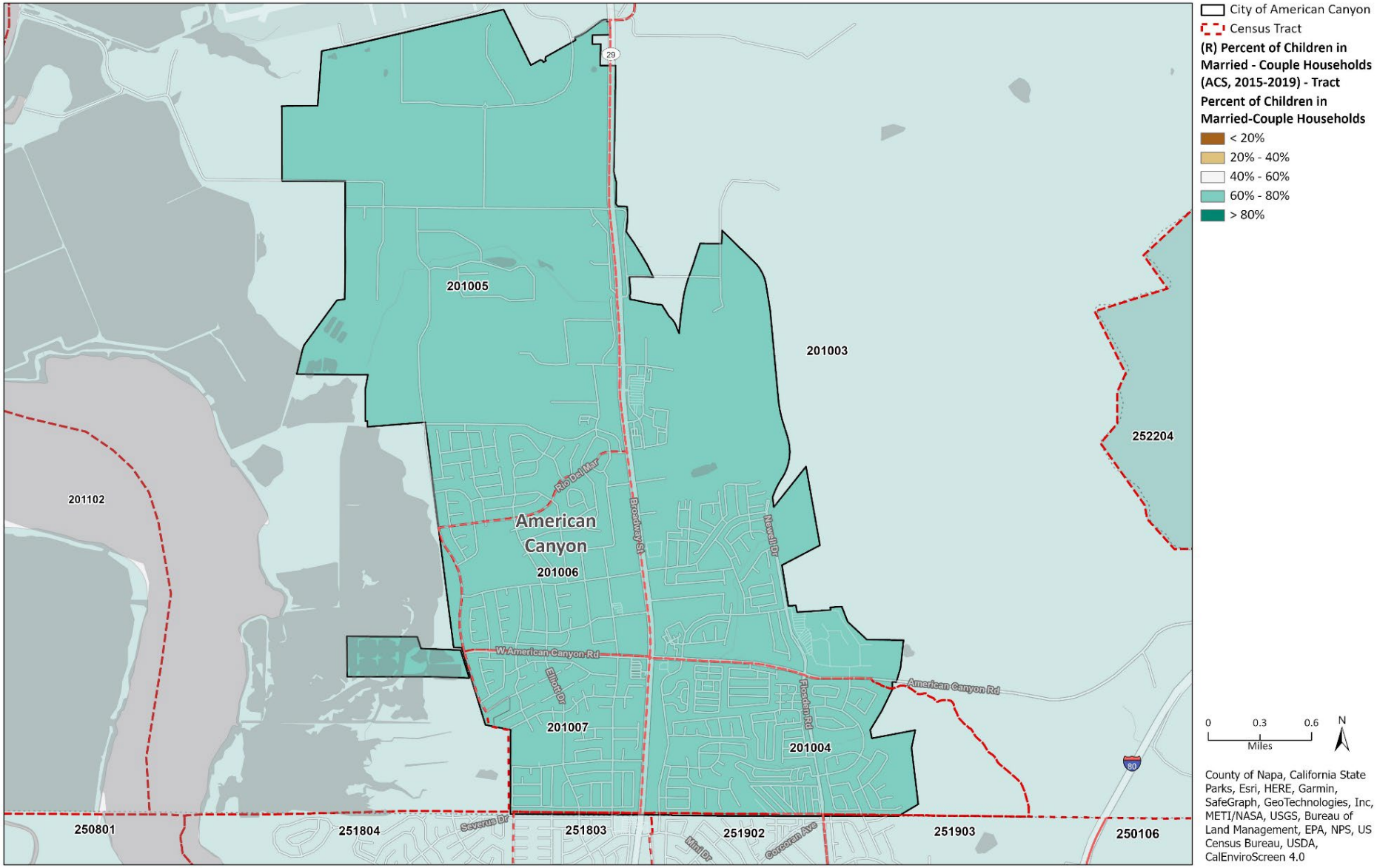
Source: AFFH Viewer, 2022

Figure 4-9 Female-Headed Households with Children Present, No Spouse/Partner Present (American Canyon)



Source: AFFH Viewer, 2022

Figure 4-10 Children in Married-Couple Households (American Canyon)



Source: AFFH Viewer, 2022

Household Income

Household income is directly connected to the ability to afford housing. Higher-income households are more likely to own their homes rather than rent. As household income decreases, households tend to pay a disproportionate amount of their income for housing and the number of persons occupying unsound and overcrowded housing increases. To achieve fair housing objectives, people in low-income households must have actual choice in housing opportunities—that is, they must be able to locate units that are affordable and well maintained in all parts of a city and region.

This section identifies household income disparities using data based on median household income and low or moderate income (LMI) geographies. HUD defines a LMI area as a census tract or block group where over 51 percent of the population earns less than 80 percent of AMI. Data for this analysis are from the HUD Low- and Moderate-Income Summary Data based on the 2011-2015 American Community Survey (most recent available data).[9]

REGIONAL TRENDS

According to 2015-2019 ACS estimates, Napa County had a median household income of $88,596. Figure 4-11 displays the median household income by census block group for Napa County using 2015-2019 ACS estimates. Generally, households in the urban areas of the county had a lower income than rural areas. Communities with the lowest median household incomes are include areas in and around the cities of Napa, St. Helena, and Calistoga, and the Town of Yountville.

LMI populations by census tract for Napa County are displayed in Figure 4-12. Census tracts within the City of Napa and Town of Yountville contain highest LMI populations in Napa County. Most rural areas and portions of the cities of St. Helena, Napa, and American Canyon had the lowest percentage of low- and median-income households in the county.

LOCAL TRENDS

Geographically, median household income varies across census block groups throughout American Canyon. According to 2015-2019 ACS estimates, American Canyon had an estimated median household income of $101,792, which is 14.9 percent higher than the median income for Napa County. Figure 4-13 provides an overview of median household income by block group in the city. The areas with the lowest median household income are in the southern portion of the city: the area south of American Canyon Creek and east of Highway 29 ($78,542) and the area south of American Canyon Road and east of Highway 29 ($65,806). In contrast, neighborhoods located near the center of the city, including the area

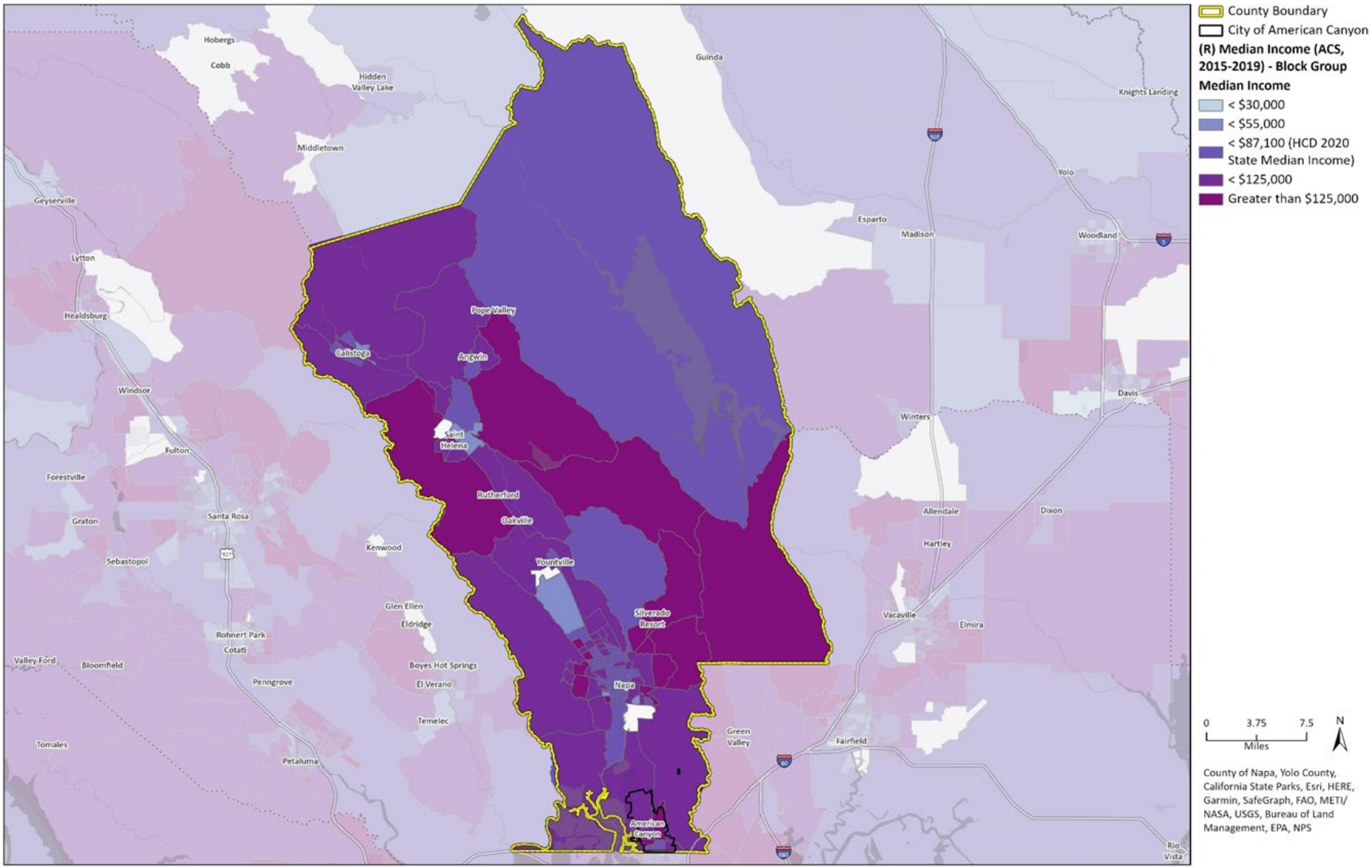
[9] HUD Exchange 2021: https://www.hudexchange.info/programs/acs-low-mod-summary-data/

surrounding West American Canyon Road ($125,329 and $137,350) and east of Highway 29 ($145,543) had higher median household incomes.

LMI populations in American Canyon are concentrated in the central areas of the city, as shown in Figure 4-14. The area west of Highway 29, south of Rio del Mar, and north of Donaldson Way had the highest percentage of LMI populations (approximately 61 percent of the population). The area south of American Canyon Road, east of Highway 29, and west of Flosden Road also had a higher percentage of LMI populations (48 percent). In contrast, the northwest and southeast areas of the city had a lower percentage of LMI populations, 14 percent and 22 percent, respectively.

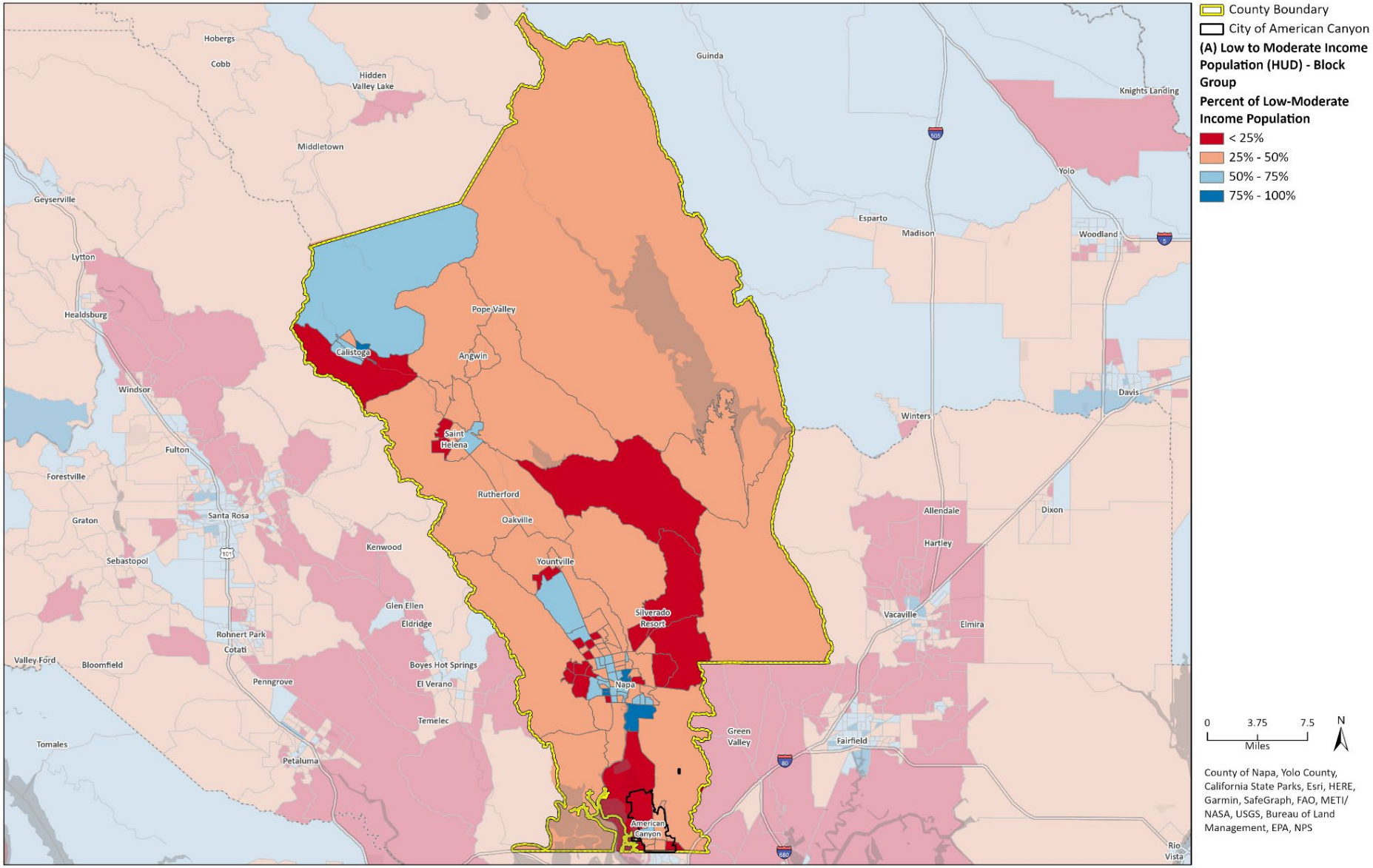
ABAG's Segregation Report analyzed neighborhood level income segregation between 2010 and 2015 in American Canyon using the income group isolation index, income group dissimilarity index, and Thiel's H-index. The isolation index showed above moderate-income residents are the most segregated income group in the city. Among all income groups, segregation of the very low-income population has changed the most between 2010 and 2015, becoming more segregated. The dissimilarity index showed there is less income segregation in American Canyon than the average Bay Area jurisdiction between lower income residents and non-lower income residents and between very low-income residents and above moderate-income residents. Overall, segregation between lower-income residents and residents who are not lower income increased between 2010 and 2015. Thiel's H-index for neighborhood level income segregation also showed income segregation in the city is less than the average Bay Area city. Compared to all Bay Area jurisdictions, American Canyon has a lower share of very low-income and low-income residents and a higher share of moderate-income and above moderate-income residents.

Figure 4-11 Median Household Income (Napa County)



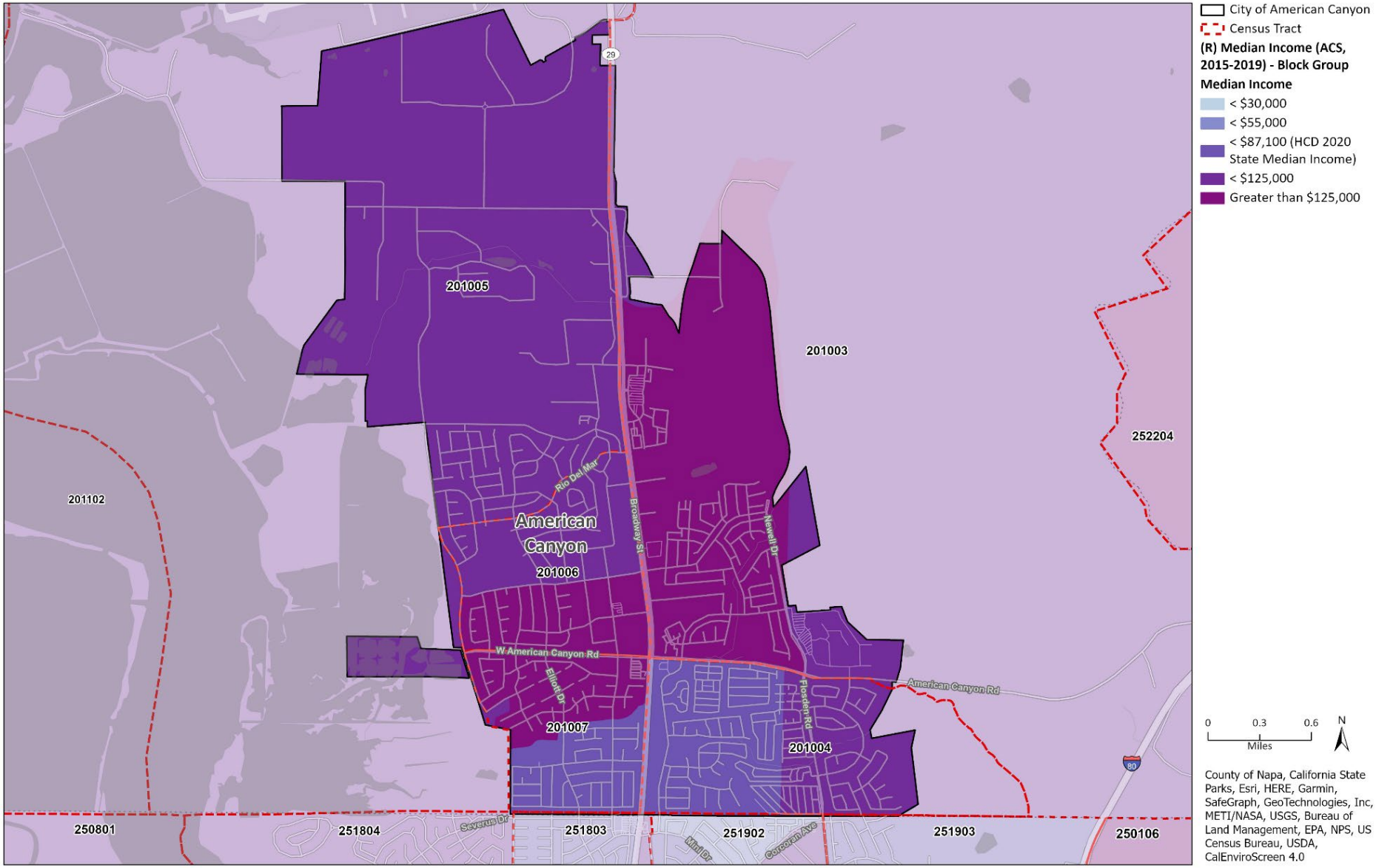
Source: AFFH Viewer, 2022

Figure 4-12 Low and Moderate Income Population (Napa County)



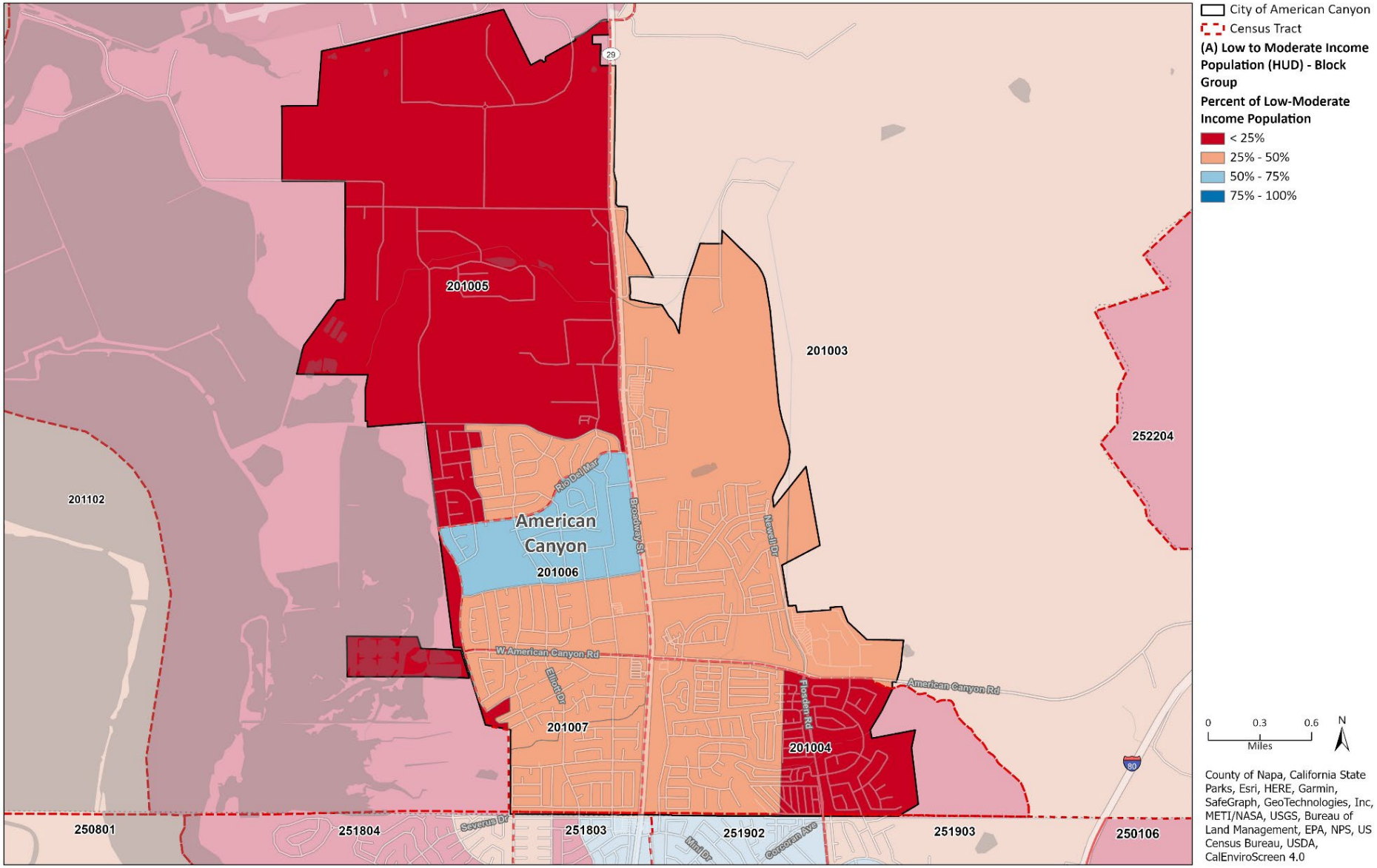
Source: AFFH Viewer, 2022

Figure 4-13 Median Household Income (American Canyon)



Source: AFFH Viewer, 2022

Figure 4-14 Low to Moderate Income Population (American Canyon)



Source: AFFH Viewer, 2022

Racially and Ethnically Concentrated Areas of Poverty

To identify racially and ethnically concentrated areas of poverty (known as R/ECAPs), HUD developed thresholds based on racial and ethnic concentration and income level. The threshold for racial and ethnic concentration is a non-white population of 50 percent or more in metropolitan or micropolitan areas. The income threshold is based on areas of "extreme poverty," where 40 percent or more of households earn incomes at or below the federal poverty line, or where the poverty rate is three times the average poverty rate in the metropolitan area, whichever is less. An area that meets both thresholds for racial or ethnic concentration and extreme poverty is considered a R/ECAP.

POVERTY AND SEGREGATION

Regional Trends

In Napa County, there are no identified R/ECAPs. However, a small area in the southern portion of the City of Napa is considered an area of extreme poverty with more than 40 percent of the population living below the poverty line. Figure 4-15 shows areas within Napa County where there are higher rates of poverty based on ACS data from 2015-2019. Several areas in and around the cities of Napa and American Canyon had between 10 and 20 percent of the population below the poverty level.

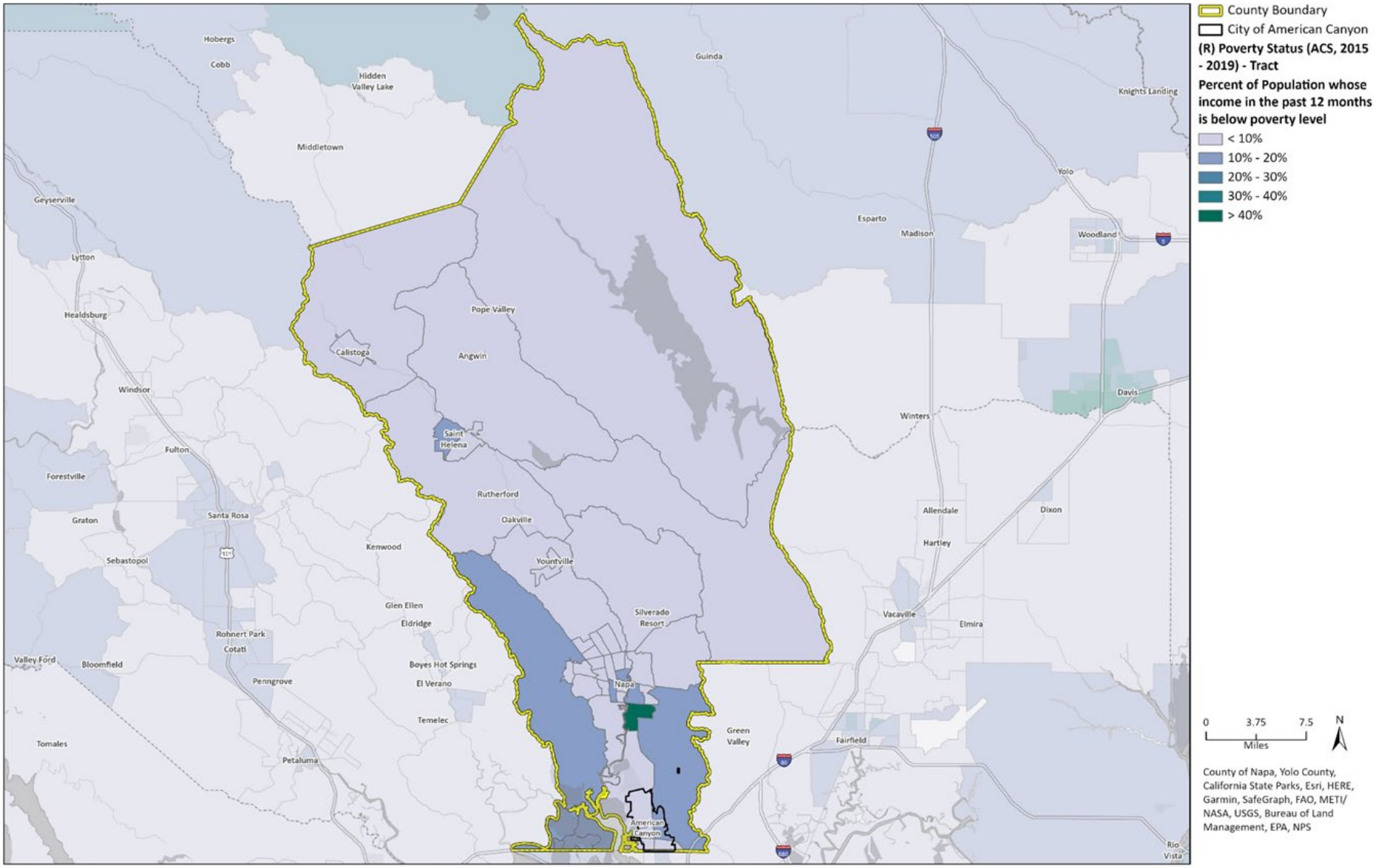
Local Trends

While R/ECAPs were not identified within American Canyon, there are areas where lower household income and predominance of non-white populations overlap. Figure 4-16 displays areas of American Canyon where between 10 and 20 percent of the population earned an income that was below the poverty line according to 2015-2019 ACS estimates. The census tract located in the northeast area of the city has a higher proportion of residents living below the poverty line (10.4 percent) and is predominantly Asian/Pacific Islander. However, this tract includes a large area outside the city limits within the unincorporated area of the county.

Poverty rates in American Canyon have shifted slightly over time. The 2010-2014 ACS estimates reported higher levels of poverty status in census tracts south of Rio del Mar Road and lower poverty levels east of Highway 29 compared to 2015-2019 ACS estimates.

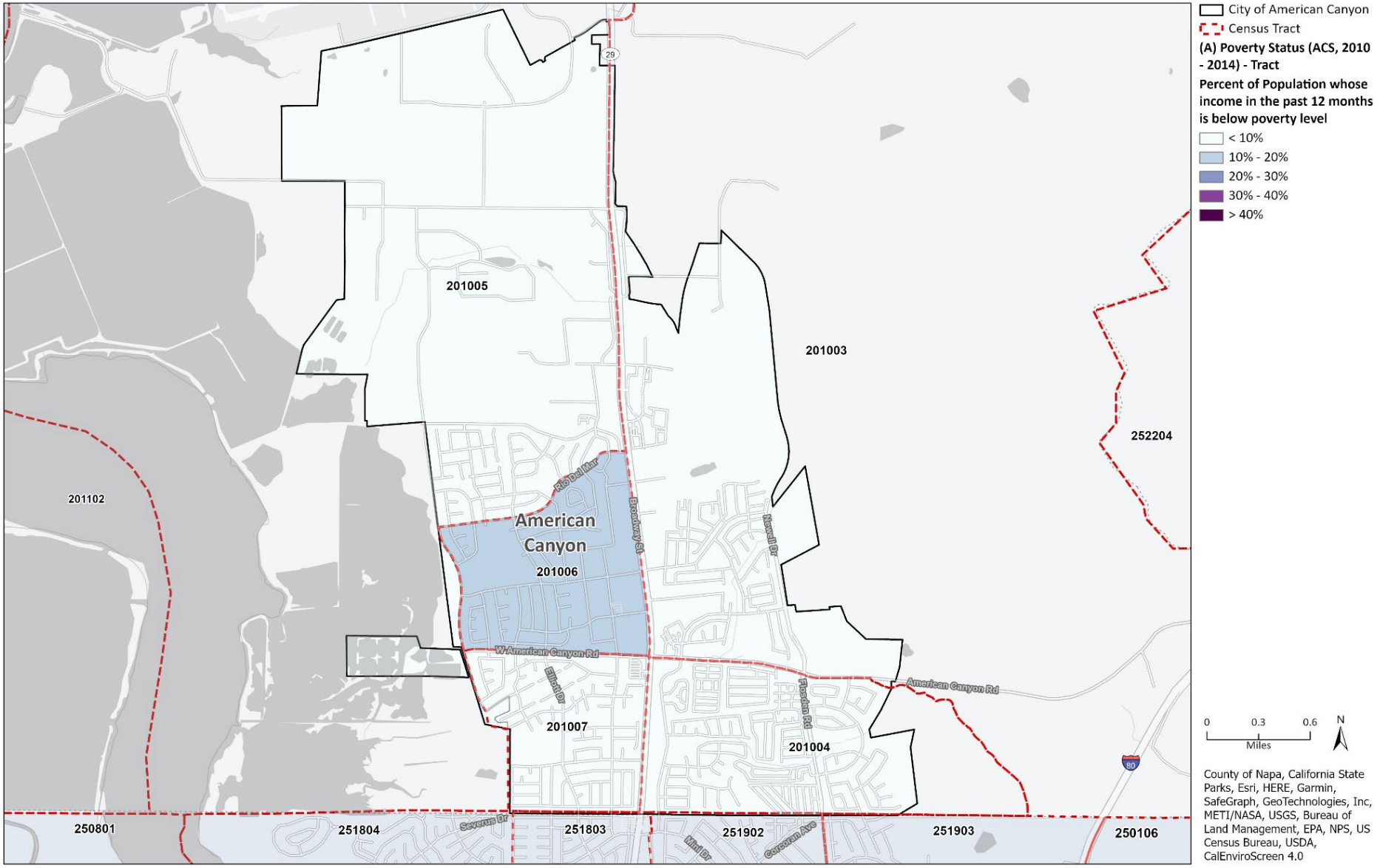
Racial and ethnic neighborhood segregation analysis is provided in Figure 4-17. As shown by Urban Displacement Project data, American Canyon is a very diverse community. The predominant racial/ethnic composition of most neighborhoods on the eastern half of American Canyon were a four-group neighborhood mix of Black/African American, Asian American, Hispanic/Latino, and non-Hispanic white. On the western half of American Canyon, most

Figure 4-15 Poverty Status (Napa County)



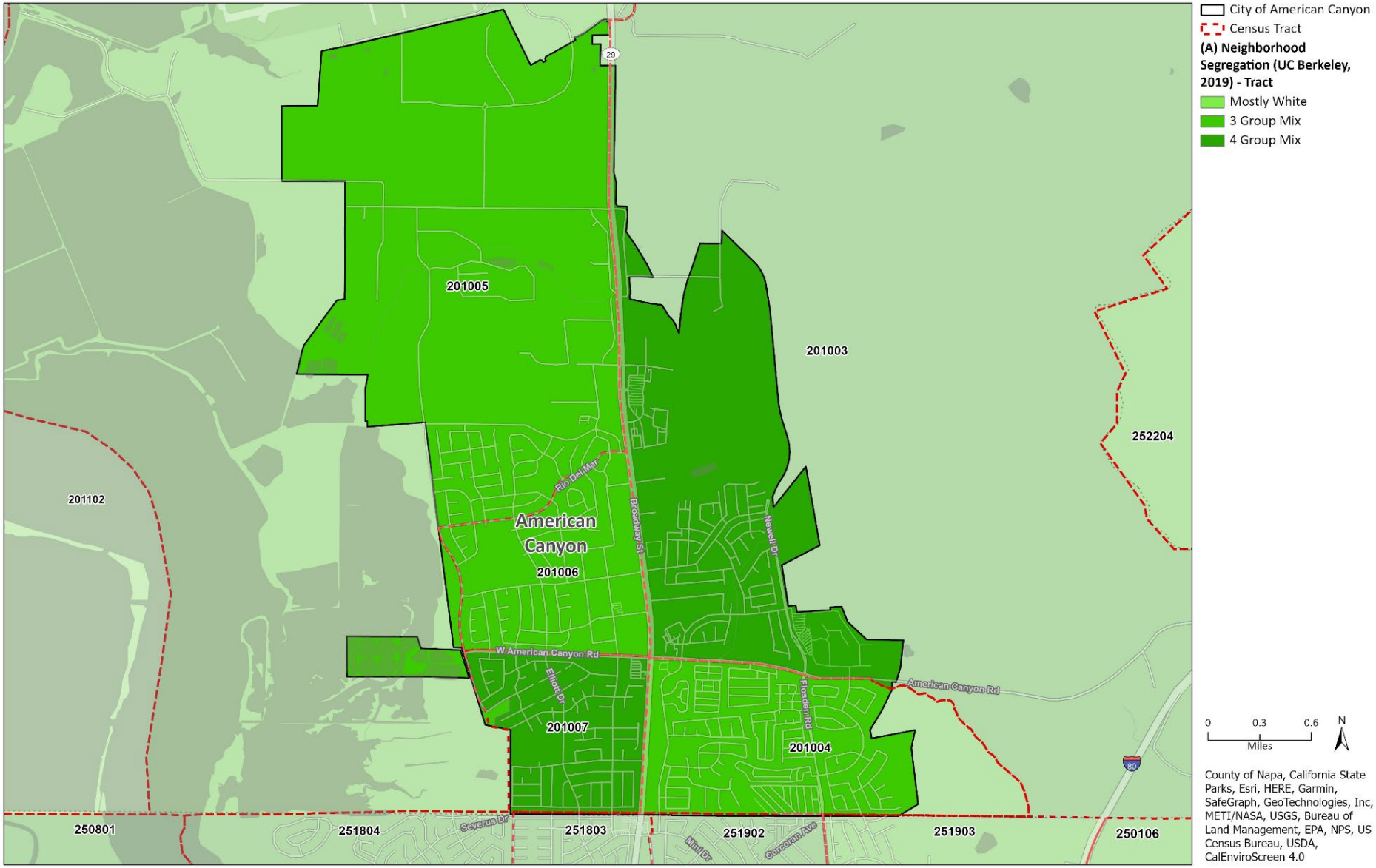
Source: AFFH Viewer, 2022

Figure 4-16 Poverty Status (American Canyon)



Source: AFFH Viewer, 2022

Figure 4-17 Neighborhood Segregation (American Canyon)



Source: Urban Displacement Project, SF Bay Area Gentrification and Displacement, 2022

neighborhoods were a three-group mix consisting of Asian American, Hispanic/Latino, and non-Hispanic white.

Language access can prevent households from accessing housing opportunities. A significant portion of American Canyon residents speak a language other than English at home, as discussed further in Local Area Knowledge, below. Of the population age five and over, 46.1 percent speak a language other than English (8,815 residents). Of those individuals, 42.6 percent (3,752 residents) speak English less than "very well."

Concentrated Areas of Affluence

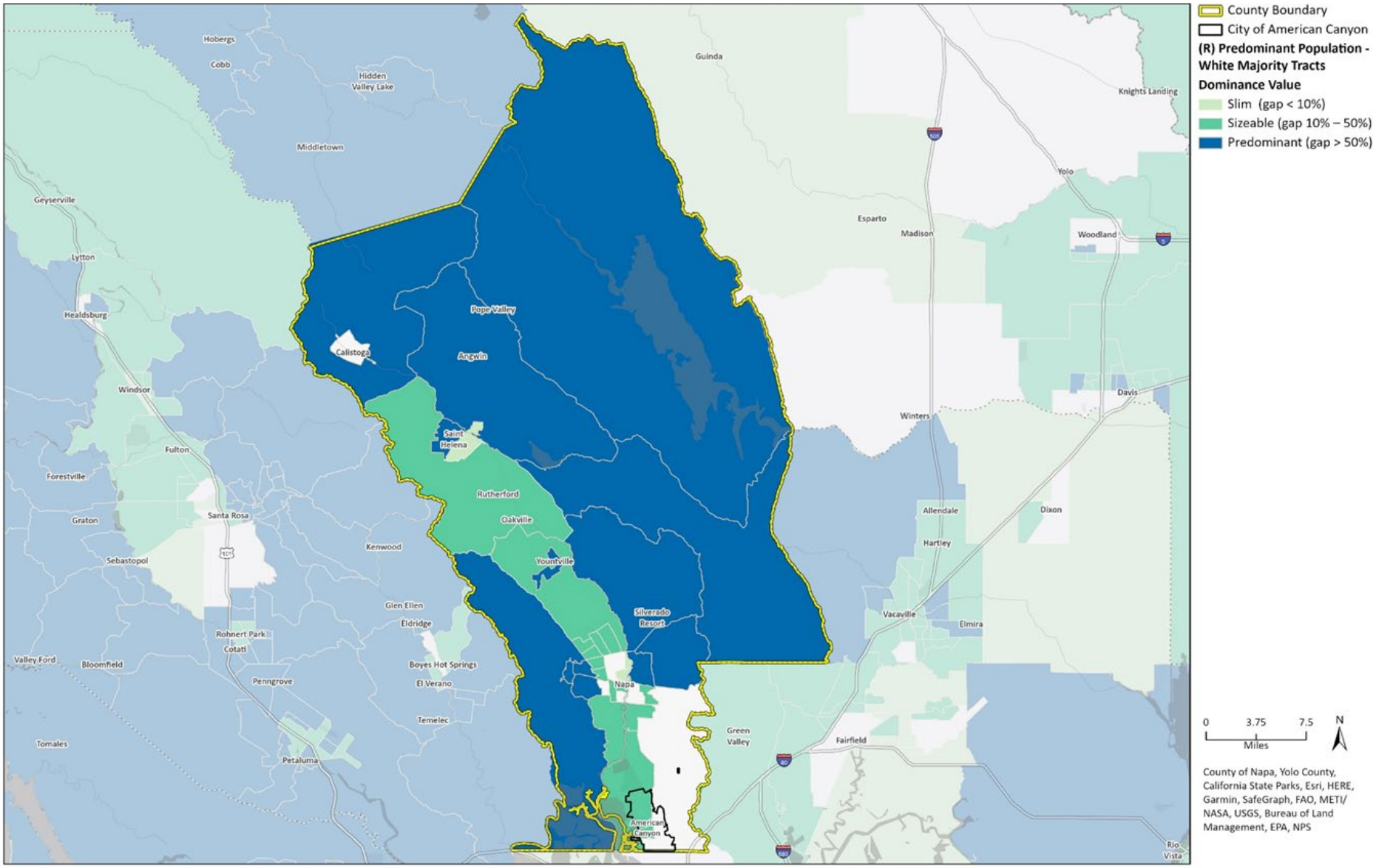
While R/ECAPs have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed. RCAAs are defined as affluent, white communities.[10] According to a policy paper published by HUD, white residents are the most racially segregated group in the United States typically more affluent than majority non-white communities. RCAAs have not been studied extensively, nor has a standard definition been adopted by HCD or HUD. Therefore, this assessment uses the percent white population and median household income as thresholds to identify potential RCAAs. In addition to having a higher median income, areas of affluence experience less overcrowding, less housing cost burden on renters, and are generally less susceptible to displacement compared to LMI areas, as described in Section 4.4, *Household Income*.

REGIONAL TRENDS

Napa County is predominantly white, especially in the rural areas of the county. More urban areas and areas within the valley are less predominantly white, these are also the areas that are more densely populated. Figure 4-18 highlights the predominantly white census tracts in Napa County, which are concentrated in the northeastern and southwestern non-urbanized areas of the County and portions of the City of St. Helena and Town of Yountville. Generally, areas with higher median incomes such as the northern portion of St. Helena and the rural areas of the county had relatively larger concentrations of white residents compared to areas with lower median incomes such as the cities of Calistoga and Napa and the southern portion of the City of St. Helena.

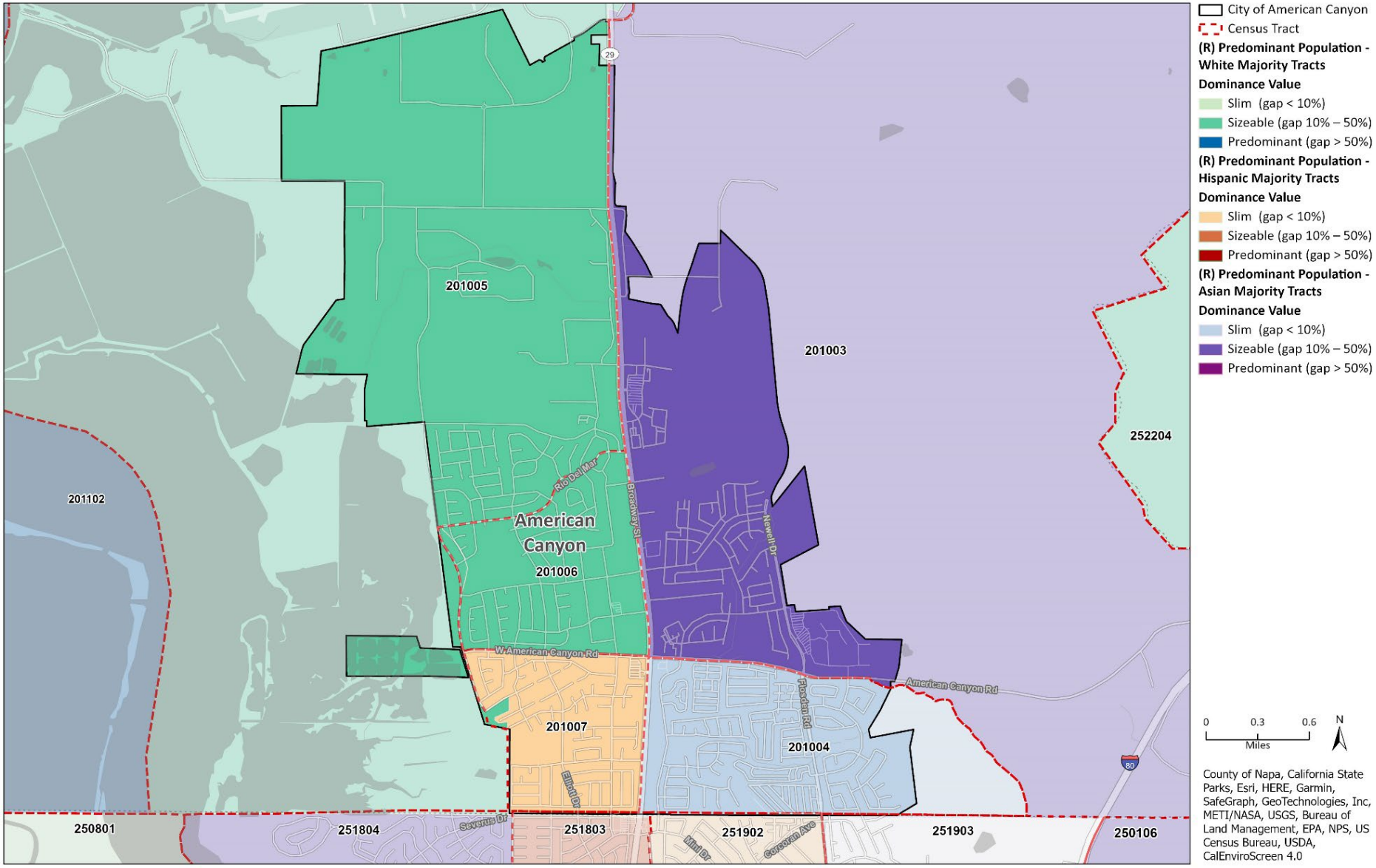
[10] Goatz, Damanio and Williams, 2019. https://www.huduser.gov/portal/periodicals/cityscpe/vol21num1/ch4.pdf

Figure 4-18 Predominant White Population (Napa County)



Source: AFFH Viewer, 2022

Figure 4-19 Predominant Populations and Median Household Income (American Canyon)



Source: AFFH Viewer, 2022

LOCAL TRENDS

Unlike trends in Napa County, American Canyon does not have any areas that are comprised predominantly of white residents. As shown on Figure 4-14, the highest median income levels in the city were located in the northeast and middle west. As shown in Figure 4-2, the highest median income areas coincide with the highest proportion of non-white residents (greater than 80 percent).

Disparities in Access to Opportunities

According to HCD guidance, land use policies and urban planning impact the ability of residents to access neighborhoods of opportunity, with high-performing schools, greater availability of jobs that afford entry to the middle class, and convenient access to transit and services. The limits on housing choice and access experienced by people within protected classes, such as race, sexual orientation, or disability, have far-reaching impacts on access to job opportunity, quality education, and mental and physical health.[11] This section analyzes the following place-based characteristics linked to opportunity indicators: quality education, employment, transportation, and healthy environment. The primary objective is to understand the disparity between communities in terms of access to real and potential economic benefits and quality of life.

Transit Access and Walkability

Reliable public transit access and active transportation options such as walking and biking are imperative for low-income residents and/or persons with disabilities to connect to employment opportunities. Lack of transportation options can impede fair housing choice and continue to reinforce barriers for low-income communities in accessing housing and employment opportunities. Persons who depend on public transit may have limited choices regarding places to live.

REGIONAL TRENDS

As Napa County is largely rural, residents mainly depend on their personal vehicles for commuting and traveling. Public transit options in Napa County, primarily Vine Transit, include a fixed route bus service operated by the Napa Valley Transportation Authority. Vine Transit offers bus routes throughout the County from American Canyon to Calistoga as well as connections to the Vallejo Ferry Terminal, and El Cerrito Del Norte BART station, SolTrans stations in Vallejo and Fairfield, and the Suisun/Fairfield Train Station. Lake Transit Authority connects southern areas of Lake County to northern Napa County, with bus stops in Calistoga, St. Helena, and Deer Park.

[11] HCD. 2021. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf

Additionally, several low-cost, on-demand shuttle services are available to the public, providing fixed route and door-to-door transit within the city limits of their operating city, including American Canyon Transit, the Yountville Trolley, St. Helena Shuttle, and Calistoga Shuttle. Residents and visitors with physical and/or cognitive disabilities may be eligible to participate in VineGo Paratransit Service, a shared ride service providing curb-to-curb transportation. VineGo offers rides within and between cities throughout the county as well as to Kaiser Vallejo Medical Center.

The Commuter Bike Path (Vine Trail) runs parallel to the Napa Valley Railroad and provides an off-street route walking/biking path for recreation and commuting. Ultimately the Vine Trail will cover 47 miles from Vallejo to Calistoga. Currently 12.5 miles of the path has been completed from Kennedy Park in the City of Napa to Yountville.

AllTransit is an online database that provides details on transit opportunity throughout the United States specifically looking at connectivity, access to jobs, and frequency of service. Napa County received an average AllTransit performance score of 3.3 which equates to a low combination of trips per week and number of jobs accessible by transit.[12] Approximately 1.5 percent of commuters use public transit in Napa County. The cities of Napa (4.6), Yountville (4.6), and Calistoga (4.0) have the highest scores in the county with a slightly higher number of trips per week, accessible jobs, and available transit routes.

LOCAL TRENDS

The City of American Canyon is accessible through local transit connections. The city has an AllTransit Performance Score of 3.2, slightly lower than the county as a whole. According to AllTransit, 1.66 percent of workers in American take public transportation to work and there are two transit routes available within 0.5 miles of the city. Three Vine Transit bus routes operate in American Canyon, including routes 11x Napa-Vallejo Express, 11 Napa-Vallejo Connector, and 29 Napa-BART Express. Figure 4-20 illustrates transit access within a quarter-mile of transit stops for bus routes.

Most areas of the city are not within a quarter-mile of a transit stop. American Canyon Transit provides an on-demand, door-to-door, transit service Monday through Friday. During the school year, a fixed-route service provides transit service to American Canyon High School on the east side of the City.

Walk Score is a private company that offers a walkability index on its website, which measures pedestrian friendliness of a given location by analyzing walking routes to nearby amenities, examining population density and road metrics including block length and intersection density in its methodology.[13] American Canyon has low walkability according to Walk Score, with an average walk score

[12] AllTransit.Org, 2021. https://alltransit.cnt.org/
[13] Walk Score, 2021. https://www.walkscore.com/methodology.shtml

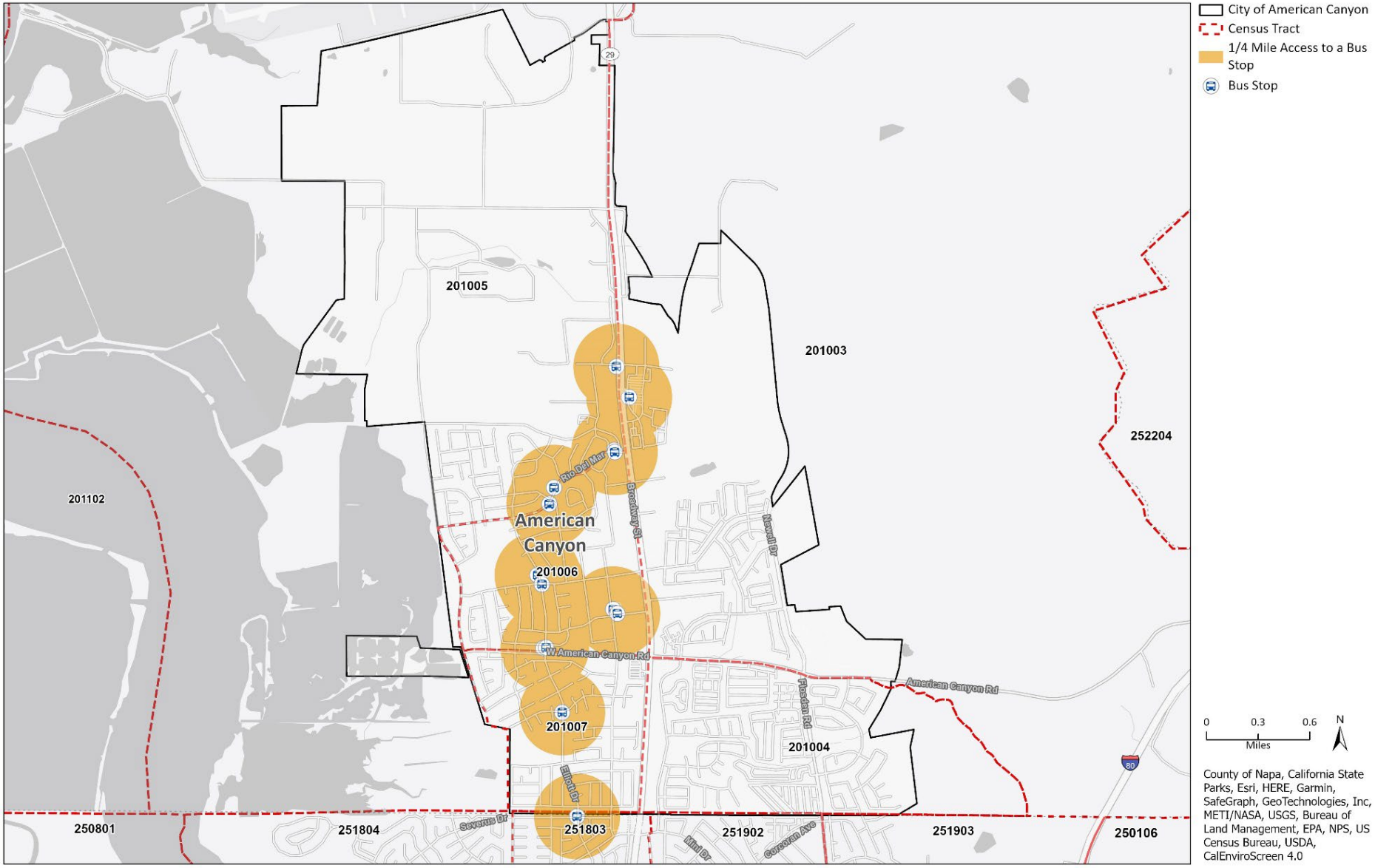
of 36, indicating that most errands would require a car. According to Walk Score, American Canyon is somewhat bikeable with minimal bike infrastructure.

The Environmental Protection Agency (EPA) also has a walkability index, that ranks block groups according to their relative walkability.[14] The EPA walkability map, shown in Figure 4-21, shows that most of the residential areas of the city has a walkability score that is above average. The highest walkability scores are in Downtown in the southern areas of the city. The lowest walkable areas of the city include the industrial park to the north and undeveloped property in the middle north area and east side.

To address bike and pedestrian mobility, the City has adopted the Napa Valley Transportation Authority's Countywide Bicycle Plan in 2020 (Resolution 2020-11) and the Countywide Pedestrian Plan Update in 2017 (Resolution 2017-42) for non-motorized transit throughout the City. This plan is implemented in conjunction with new development and grant opportunities. Currently, the City has constructed 3.1 miles of the Vine Trail, which is a walking and biking trail that will connect the entire Napa Valley, and 1.4 miles are under construction. The Vine Trail serves the industrial park to the north and residential areas to the south, connecting with Class 1 and 2 bicycle trails and sidewalks throughout the City. In addition, the City has 2.5 miles of the San Francisco Bay Trail on the west side of the City.

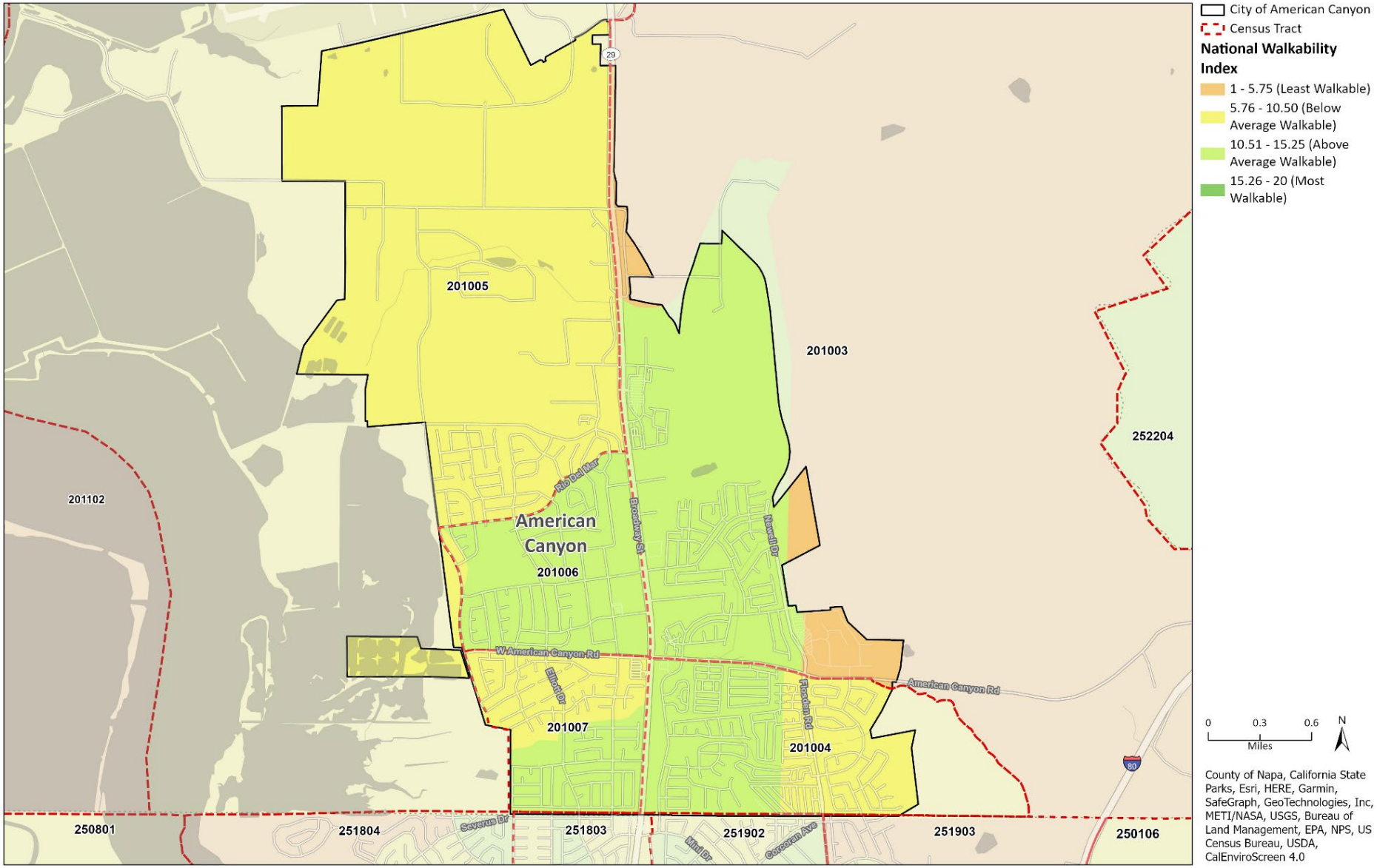
[14] EPA, 2021. https://www.epa.gov/smartgrowth/national-walkability-index-user-guide-and-methodology

Figure 4-20 Access to Transit Within a Quarter Mile (American Canyon)



Source: VineGo Transit, 2022

Figure 4-21: Walkability Index (American Canyon)



Source: National Walkability Index, 2022

Access to Quality Education

Economics literature has consistently found about a 10 percent increase in wages/salary with each additional year of education.[15] Therefore, educational attainment is directly linked to housing opportunities. To assess educational opportunities by geography, this analysis uses California Tax Credit Allocation Committee (TCAC) education domain scores, which incorporate a variety of indicators including math and reading proficiency scores, high school graduation rates, and student poverty rates at the census tract level.

REGIONAL TRENDS

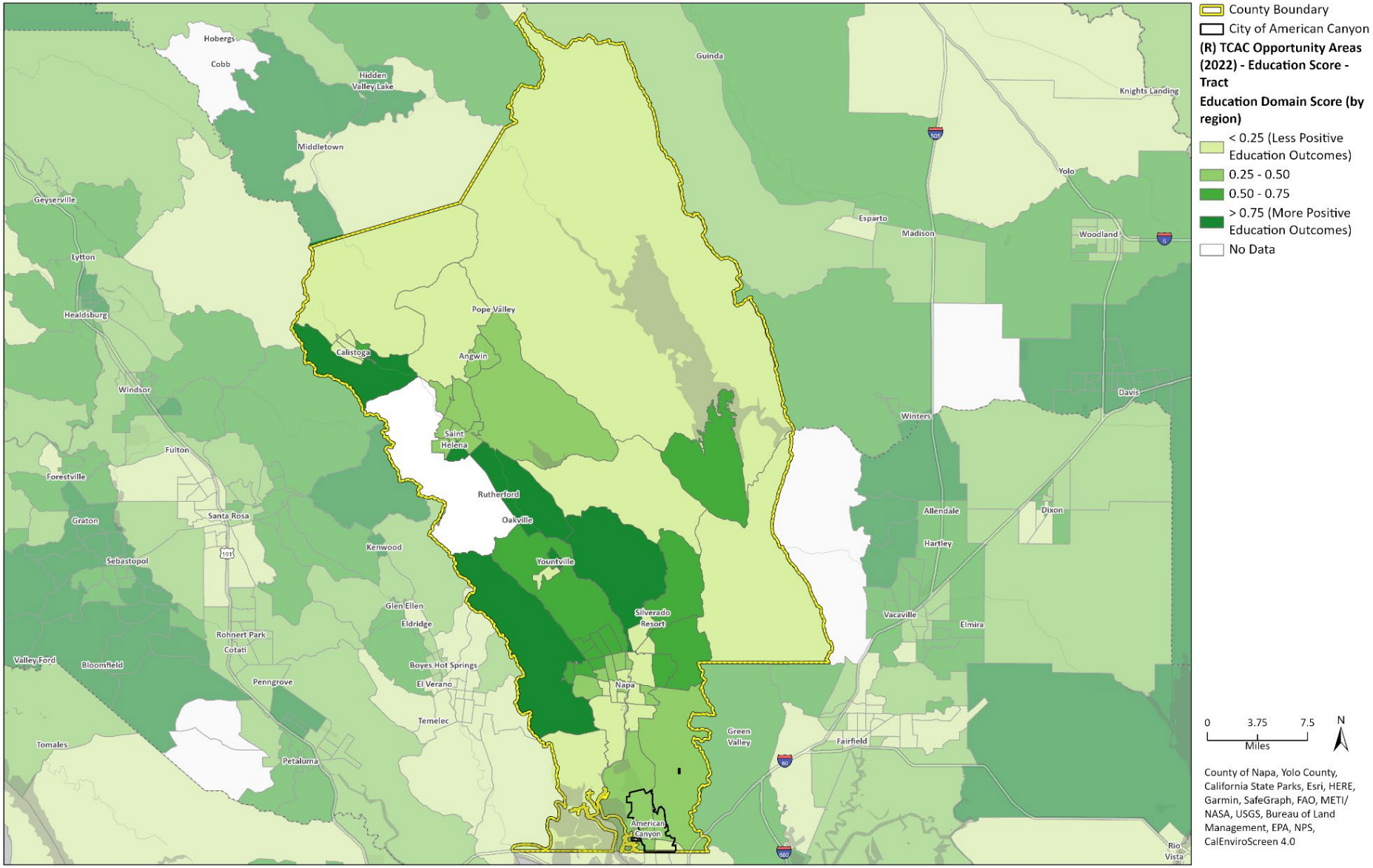
Educational outcomes varied across Napa County, areas in the northern portion of the county and portions of the City of Napa had less positive education outcomes compared with jurisdictions in the western portion of the county such as St. Helena and portions of Calistoga, Yountville, and the City of Napa. An overview of education outcomes across Napa County is illustrated in Figure 4-22. According to Kidsdata.org, a data compilation program of the Lucile Packard Foundation for Children's Health, Napa County high school graduation rates were highest among Asian-American students (97.6 percent) and white students (91.0 percent). Comparatively, Black/African-American students (83.7 percent) and Hispanic/Latino students (88.9 percent) had the lowest graduation rates.

LOCAL TRENDS

The City of American Canyon is served by the Napa Valley Unified School District (Napa Valley USD) with three elementary schools, one middle school, and one high school in the city.[16] Figure 4-23 shows American Canyon's TCAC scores for education outcomes at the census tract level. American Canyon has less positive education outcomes overall, however, most of the city has more positive education outcomes than parts of the City of Napa and northern areas of the county. No portion of the city has an outcome score considered to be good or excellent. The southeastern portion of the city had the lowest education outcome score.

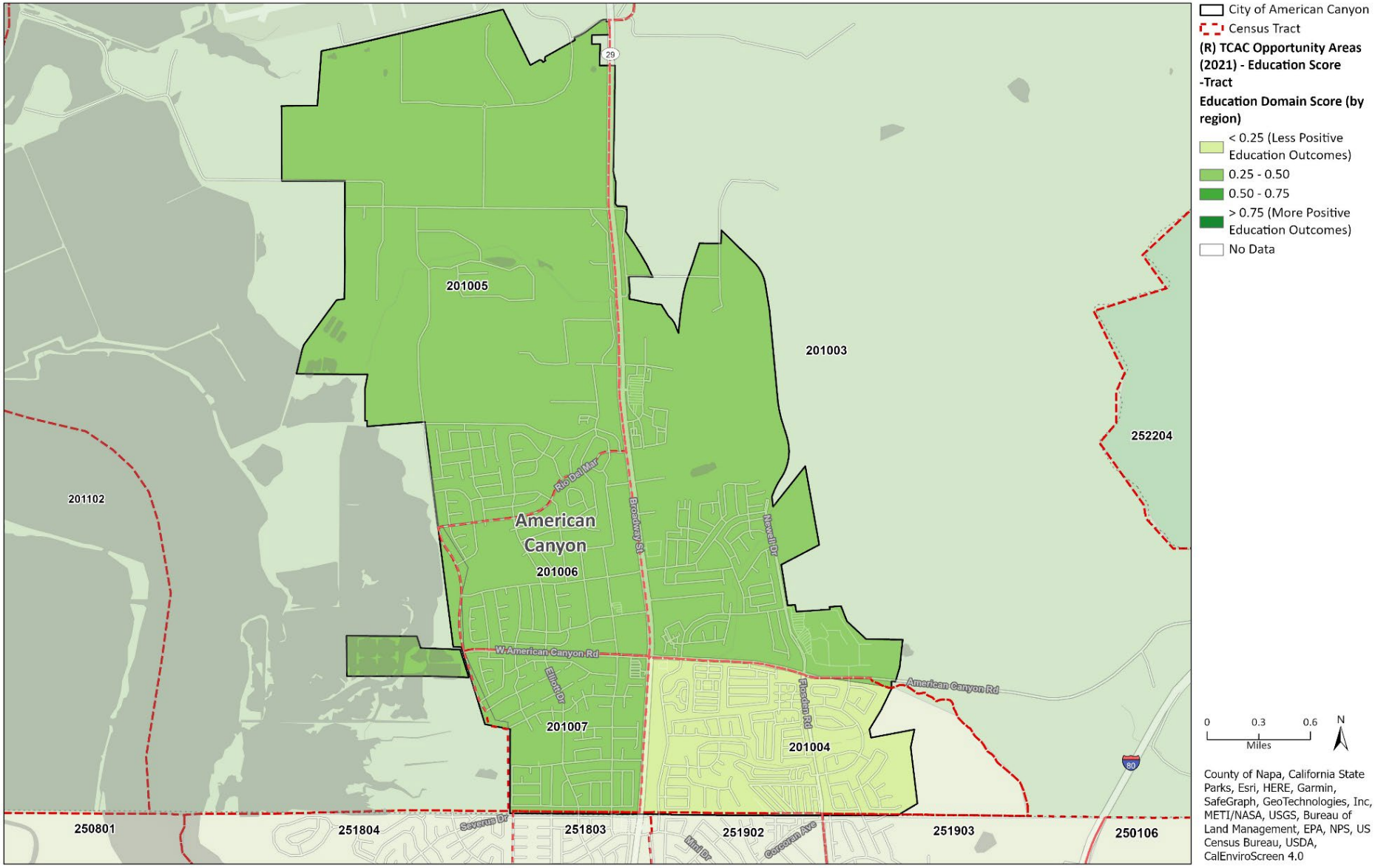
[15] Annual Disability Statistics Compendium, 2020. https://disabilitycompendium.org/annualreport
[16] Napa Valley Unified School District, https://www.nvusd.org/ourschools

Figure 4-22 TCAC Opportunity Areas – Education Outcomes (Napa County)



Source: California State Treasurer's Office, 2022

Figure 4-23 TCAC Opportunity Areas - Education Outcomes (American Canyon)



Source: California State Treasurer's Office, 2022

Economic Outcomes

Housing opportunities are directly related to economic opportunities. Access to high-quality employment close to desired and affordable housing results in more housing opportunities and shorter commute times. The analysis for economic opportunities uses TCAC economic indicators, employment participation data from the ACS, Metropolitan Transportation Commission (MTC) Equity Priority Communities (EPC), and the HUD Jobs Proximity Index.

TCAC economic opportunities are measured by census tract. They consider poverty, adult education, employment, job proximity, and median home values. A higher economic index score reflects more positive economic outcomes. The MTC EPC identifies concentrations of underserved populations in order to direct funding for housing and transportation equity. [17] The HUD Jobs Proximity Index assesses the accessibility to job opportunities at the census block group level.

REGIONAL TRENDS

Economic outcomes vary across Napa County. Figure 4-24 shows areas with more positive economic outcome scores were identified in the western portions of the county and the area northeast of the City of Napa. Conversely, eastern portions of the county and the cities of Calistoga, Napa, and American Canyon had large concentrations of less positive economic outcomes.

According to 2015-2019 American Community Survey (ACS) estimates, Napa County had a labor force participation rate of 65.2 percent for persons 16 years old and older, with an employment rate of 4.9 percent. Top employers in the county include manufacturing, healthcare, and accommodation and food service. Approximately 34 percent of workers commute 30 or more minutes to work with a countywide mean commute time of 25.6 minutes.

The TCAC opportunity maps help to identify patterns of negative and positive economic, educational, and environmental outcomes across the state. Census tracts are ranked from low resource (negative outcomes) to highest resource (positive outcomes) based on TCAC's Opportunity Maps analysis. Figure 4-24 shows the TCAC Opportunity Areas map for economic outcomes across Napa County. Economic outcomes are varied throughout the county with more positive outcomes generally located in the western areas of the county and northeast of the City of Napa and less positive outcomes in the eastern areas of the county.

LOCAL TRENDS

In American Canyon, the labor participation rate of residents age 16 and older is 66.5 percent and the unemployment rate is 6.0 percent, slightly higher than

[17] MTC, 2021. https://mtc.ca.gov/planning/transportation/access-equity-mobility/equity-priority-communities

the county. Top employers in the city include educational services, health care and social assistance, arts, entertainment, recreation, and accommodations, manufacturing, and retail trade.

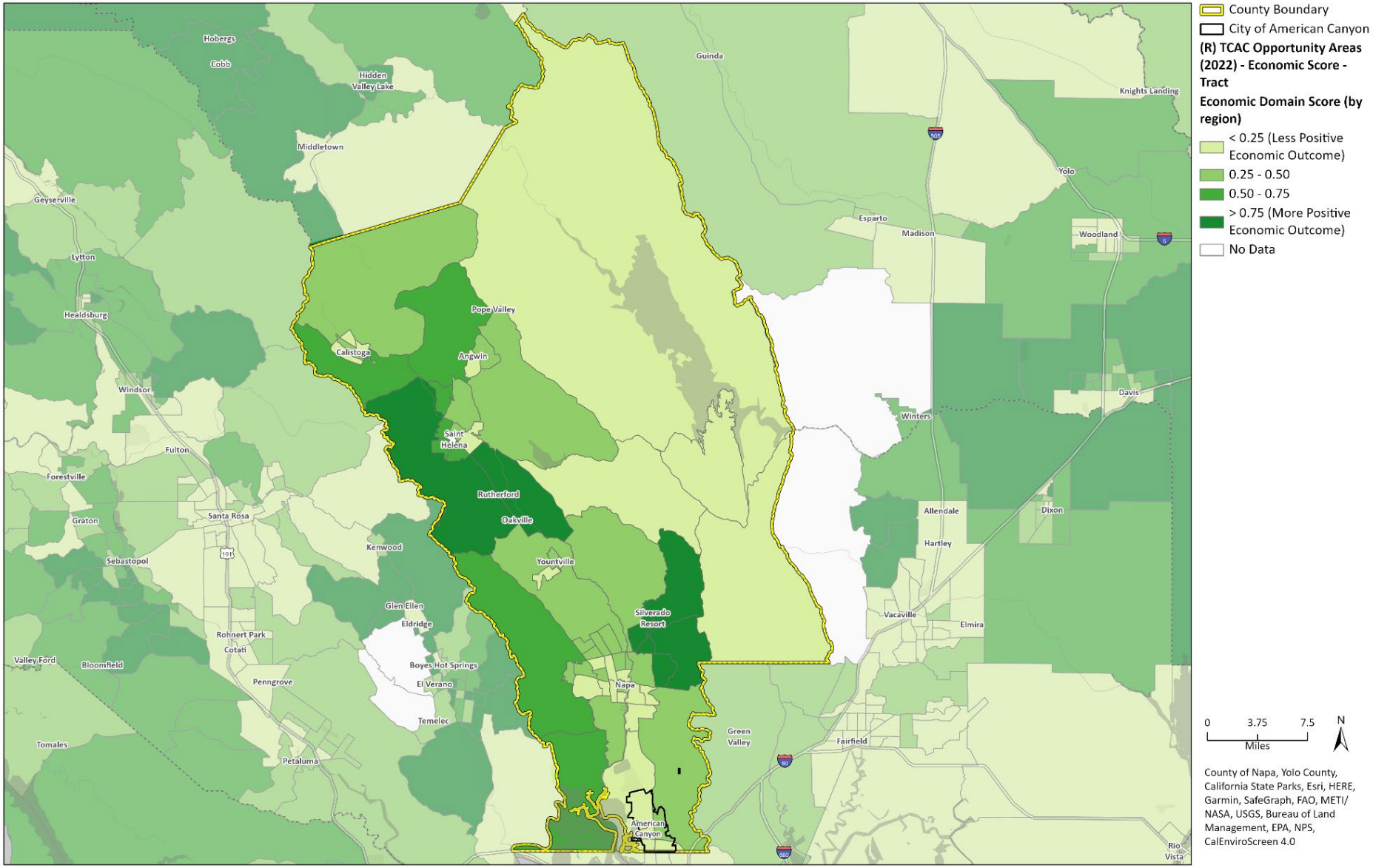
TCAC economic outcome scores are less positive throughout the City of American Canyon, as shown in Figure 4-25. Generally, the lowest economic outcomes were in the western and southern areas of the city, west of Highway 29 and south of American Canyon Road. Areas in the northeast portion of American Canyon had slightly higher economic outcome scores but were still considered less positive.

Access to employment opportunities has a significant impact on the type and size of housing a household can afford. HUD's Jobs Proximity Index utilizes origin-destination employment statistics to evaluate the distance from a given neighborhood to all job locations in the San Francisco Bay Area and assess the accessibility to job opportunities at the census block group level. Because the size of employment centers and the supply of labor differ across the San Francisco Bay Area, the distance from any single job location is positively weighted by the size of employment (job opportunities) at that location and inversely weighted by the labor supply (competition) to that location.[18]

Accessibility to employment opportunities differs across American Canyon, as shown in Figure 4-26. Neighborhoods with the highest access to employment opportunity are concentrated in the northwest area of the city, which is located closest to the industrial district. The northwestern area of the city is zoned for industrial land uses and located near the Napa County Airport. Although the northwest area of the city has a high job proximity score, this area has a lower population density than other portions of the city. This area includes a portion of the Broadway District Specific Plan, including areas zoned for medium-density residential and a business park that allows residential development. In addition, the city recently amended the General Plan to allow 291 additional multifamily units on Oat Hill, which is located in the northwest are of the City. Most other areas in American Canyon received the lowest scores for job proximity. According to 2015-2019 ACS estimates, mean commute time is 37.3 minutes for American Canyon residents with 55.8 percent of workers commuting 30 or more minutes to work. This high commute time reflects the larger job market available in the East Bay and beyond.

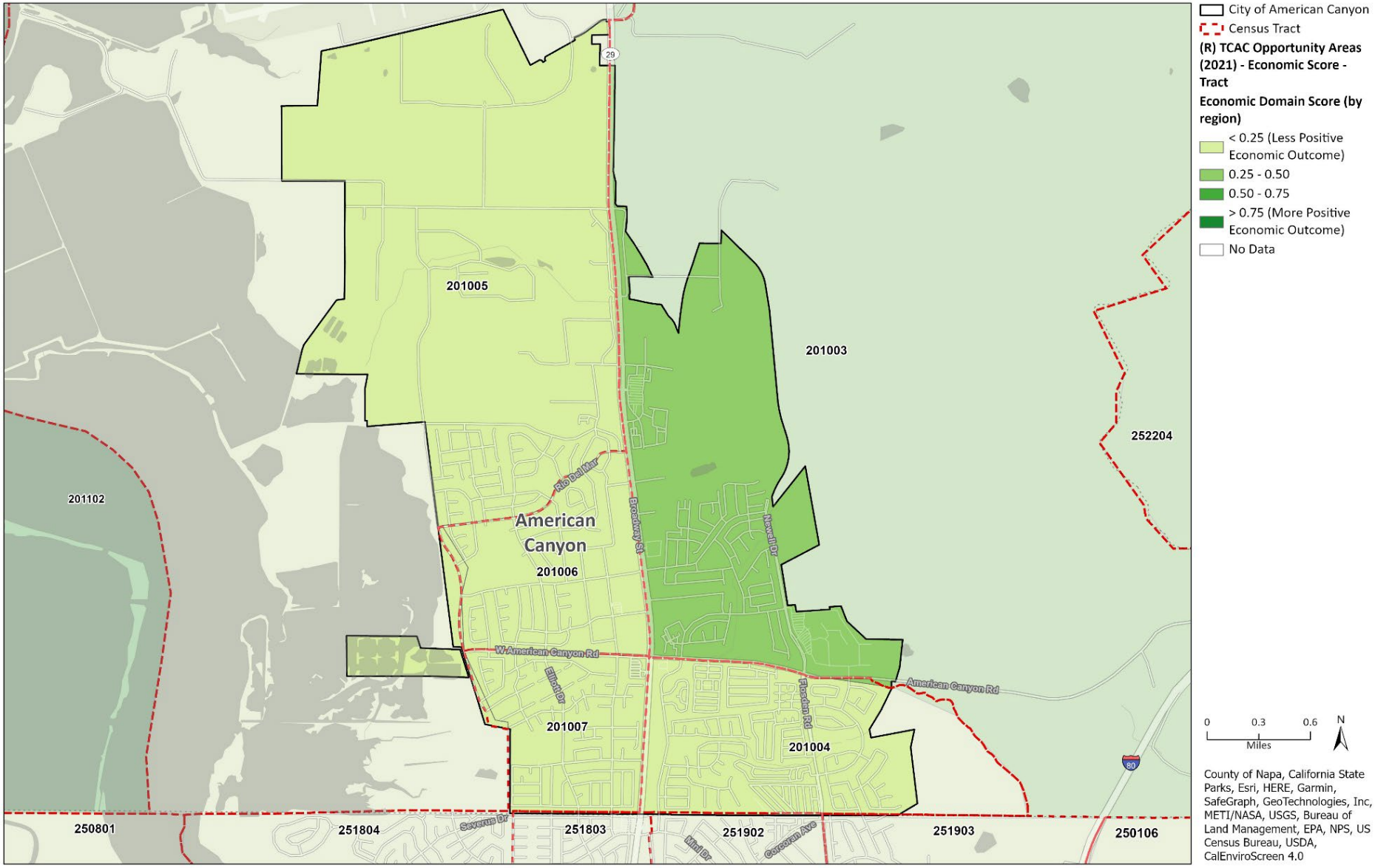
[18]HUD, 2020. https://www.hud.gov/sites/dfiles/FHEO/documents/AFFH-T-Data-Documentation-AFFHT0006-July-2020.pdf

Figure 4-24 TCAC Opportunity Areas - Economic (Napa County)



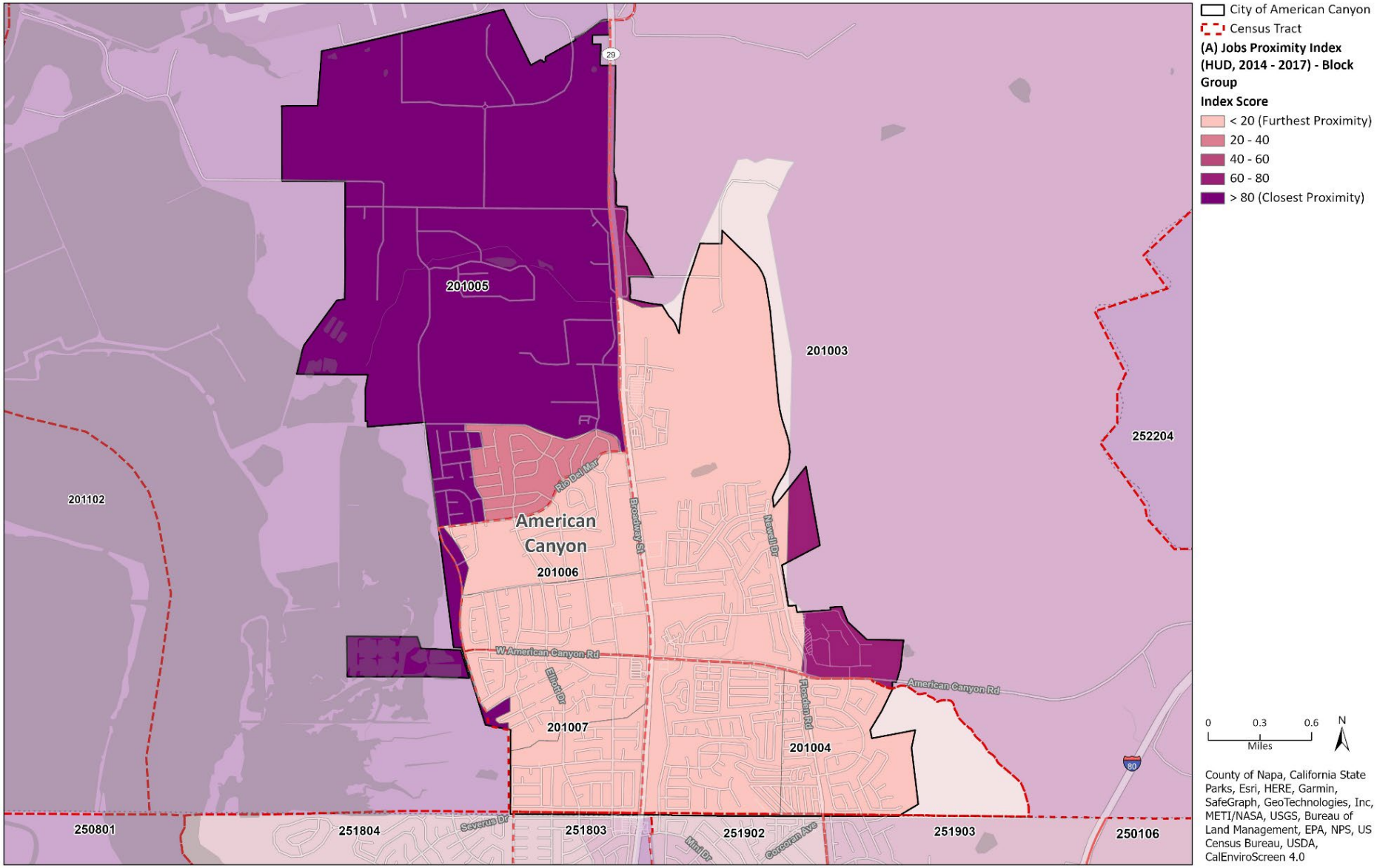
Source: California State Treasurer's Office, 2022

Figure 4-25 TCAC Opportunity Areas – Economic (American Canyon)



Source: California State Treasurer's Office, 2022

Figure 4-26 Job Proximity Index (American Canyon)



Source: AFFH Viewer, 2022

Healthy Housing Environment

Healthy environment analyses address patterns in the environmental and health-related disparities found in different neighborhoods and protected area groups. These disparities can include air quality, water quality, safe neighborhood, environmental hazards, social services, and cultural institutions. Recent California laws—Assembly Bill (AB) 1550, Senate Bill (SB) 535, and SB 1000 emphasize the importance of environmental justice as a fair housing issue. Environmental Justice, according to HUD, means ensuring that people have equal access to safe and healthy housing. HUD requires all entitlement jurisdictions to conduct reviews under the National Environmental Protection Act to determine if a proposed project creates adverse impacts due to environmental conditions. It furthers the requirement that human health deserves equal protection for all people regardless of race, color, national origin, or income. Under Executive Order 12898, federally assisted projects may also target funding to communities that have disproportionately high and adverse human health impacts on minority and low-income populations due to environmental conditions.[19]

The California Office of Environmental Health Hazard Assessment developed CalEnviroScreen, a mapping tool that uses spatial data collected by various regulatory agencies (e.g., air quality indicators from Bay Area Air Quality Management District, water quality indicators from East Bay Municipal Utilities District, monitored chemical releases into the air or water table from Environmental Protection Agency, etc.). The dataset uses a methodology to identify communities disproportionately burdened by exposures to pollution, environmental effects of existing pollutants in communities, among other indicators of sensitive populations or socioeconomic factors. Residents in census tracts with high CalEnviroScreen scores are disproportionately burdened by pollution and are more vulnerable to related effects. CalEnviroScreen shows environmental health scores as a percentile, where a score of 100 percent means environmental health in a particular census tract is worse than 100 percent of census tracts in California.

REGIONAL TRENDS

The CalEnviroScreen map for Napa County identifies the degree to which communities are considered burdened by pollution. Generally, the more urbanized and southern portion of the county has less positive environmental outcomes than rural areas, but there are some portions of the cities with positive outcomes (Figure 4-27). The rural areas in the northeastern and western portions of the county had positive environmental scores. Similar to the CalEnviroScreen map, the TCAC Opportunity Map shows the western, southern, and central areas of the county have less positive environmental outcomes

[19] HUD, 2021. https://www.hudexchange.info/programs/environmental-review/environmental-justice/

compared to the northern areas of the county and the area northeast of the City of Napa (see Figure 4-29 and Figure 4-24). Portions of the cities of St. Helena, Napa, and American Canyon had positive environmental outcomes.

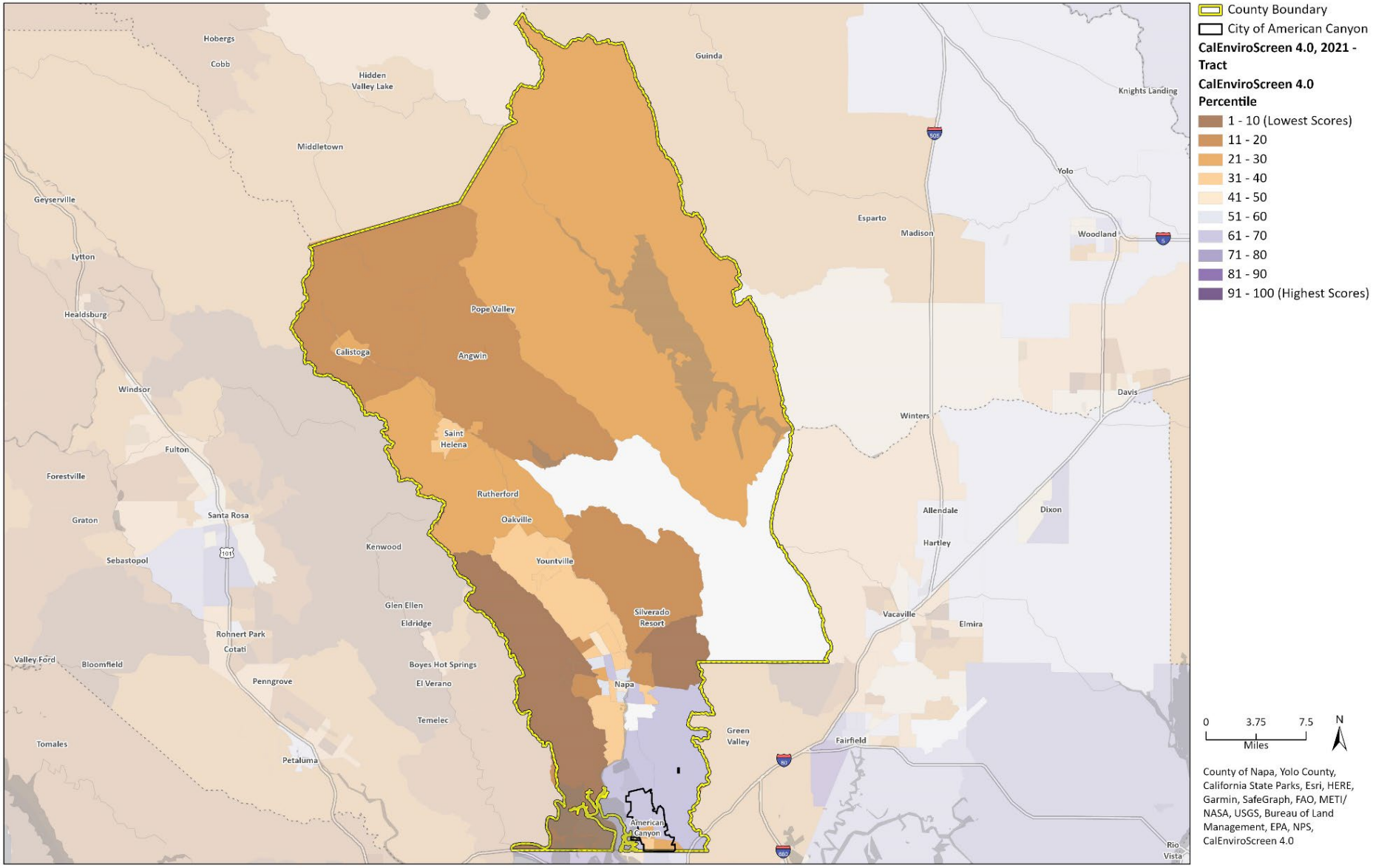
LOCAL TRENDS

Pollution burden varies across American Canyon. The northern portion of the city, including the industrial areas in the northwestern portion of the city, had less positive environmental outcomes than areas in the southern and western portions of the city.

According to CalEnviroScreen and the TCAC Opportunity Map for environmental outcomes, scores vary across the city (Figure 4-30 and Figure 4-28). The CalEnviroScreen map (Figure 4-28) shows the environmental health scores of census tracts within the city as a percentile which compares each census tract to all census tracts in the state. The environmental score is calculated using a combination of pollution burden data and population characteristics. A census tract with a score of 100 percent has an environmental score that is higher than 100 percent of census tracts in the state. The TCAC Opportunity Map (Figure 4-30) shows environmental health scores ranging from less positive to positive, where a lower score indicates a less healthy environment and higher score indicates a healthier environment.

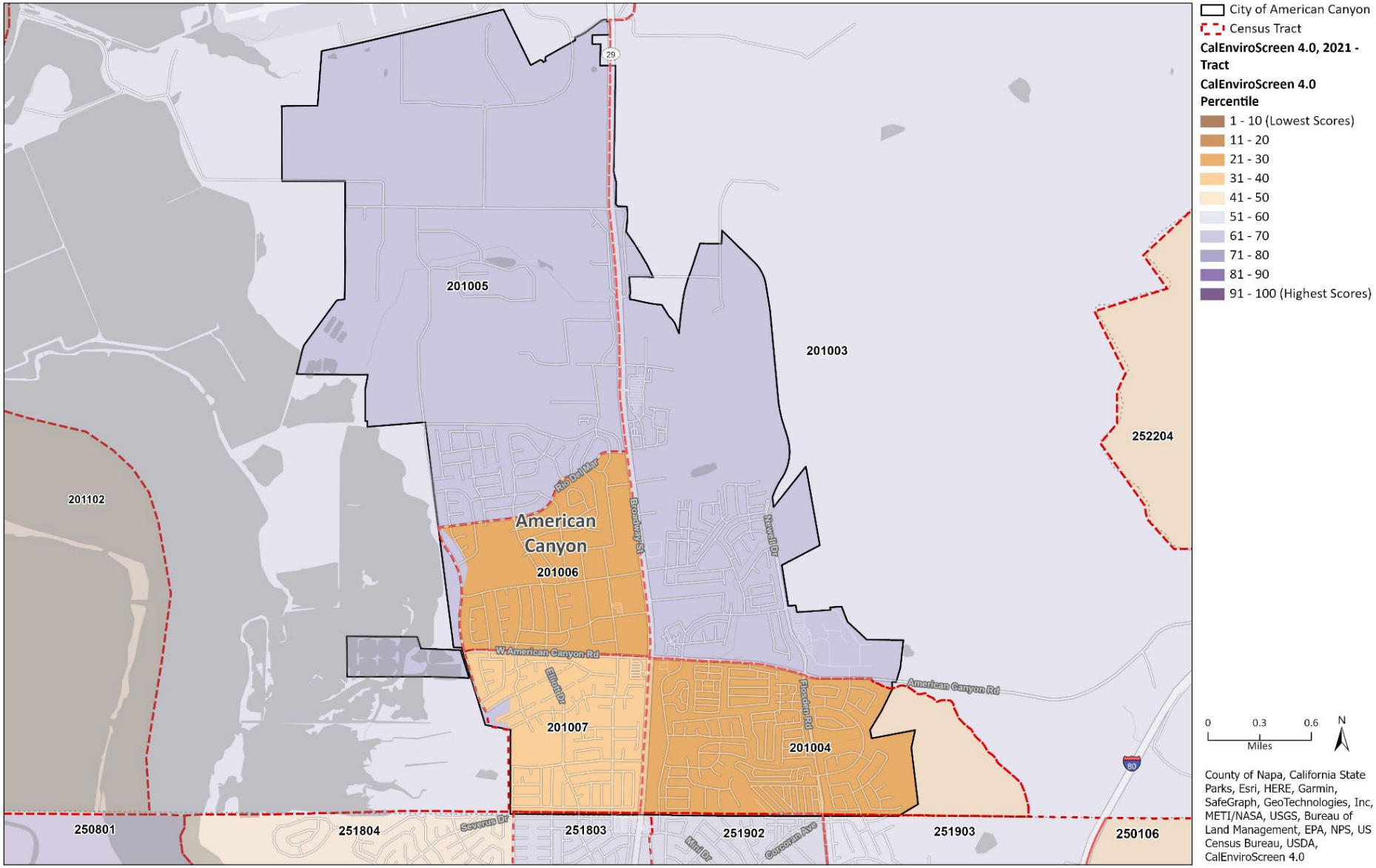
Areas with worse environmental health scores were concentrated in the northern part of the city and areas with more positive environmental scores were located in the southern part of the city. This pattern is influenced by the two census tracts located in the northern area of the city that both include large areas within the unincorporated part of the county. These two census tracts include agricultural land uses outside of the city limit that may contribute to higher pollution burden from pesticide use and drinking water contaminants associated with farming operations. In addition, there are several hazardous waste and solid waste sites located in the unincorporated areas of the county that increase pollution burden in these two census tracts, though not necessarily for residents of American Canyon.

Figure 4-27 CalEnviroScreen 4.0 Percentile Scores (Napa County)



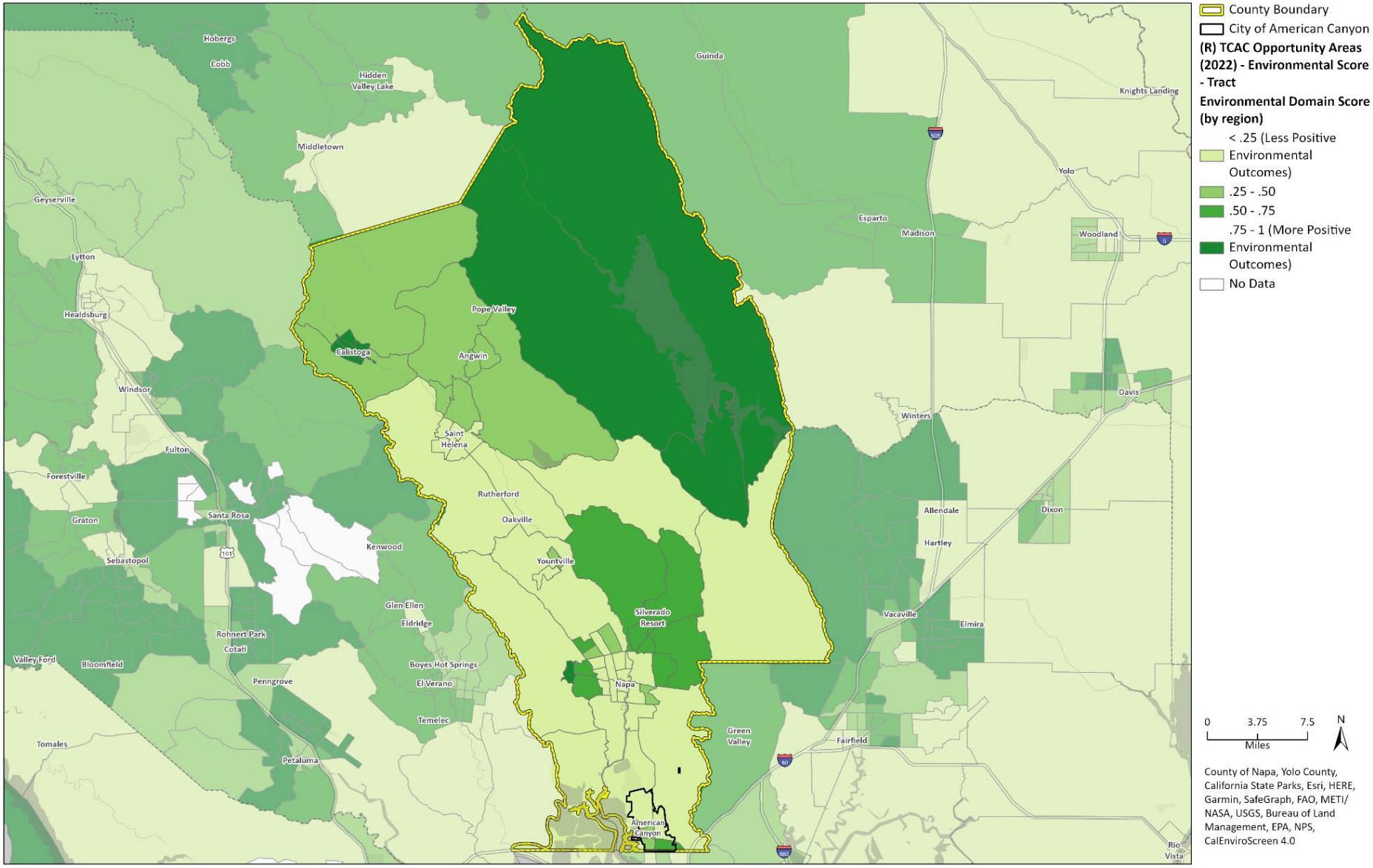
Source: CalEnviroScreen 4.0, 2022

Figure 4-28 CalEnviroScreen 4.0 Percentile Scores (American Canyon)



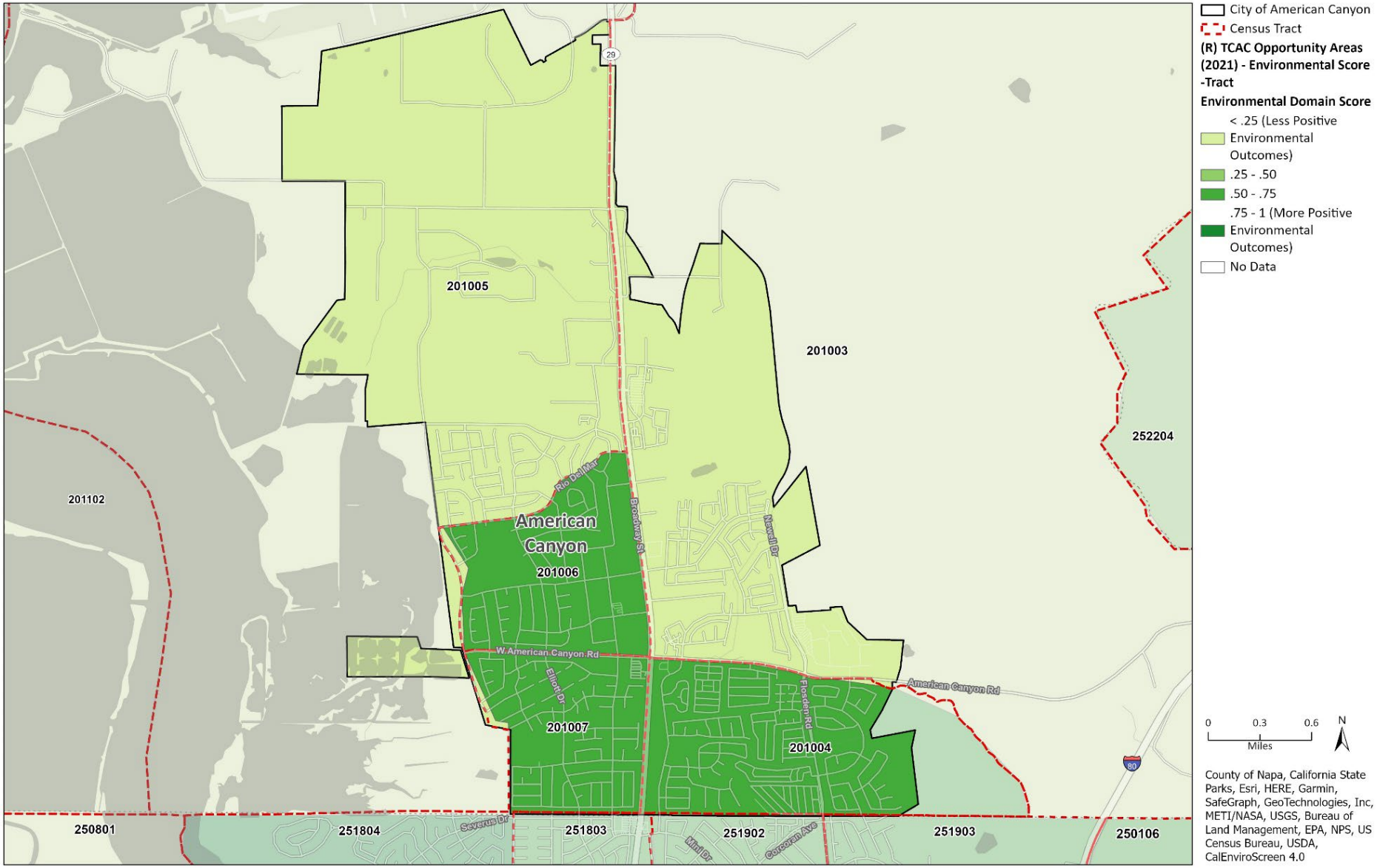
Source: CalEnviroScreen 4.0, 2022

Figure 4-29 TCAC Opportunity Areas – Environment (Napa County)



Source: California State Treasurer's Office, 2022

Figure 4-30 TCAC Opportunity Areas – Environment (American Canyon)



Source: AFFH Viewer, 2022

Disproportionate Housing Needs

Disproportionate housing needs refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need, or the total population experiencing that category of housing need in the applicable geographic area. To analyze the extent of disproportionate housing needs, this section reviews data on housing cost burden, overcrowding, homelessness, and substandard housing conditions.

Housing Cost Burden

"Housing cost burden" means that more than 30 percent of a household's total gross income is spent on housing costs (rent, mortgage, utilities, and other housing-related costs). Households spending over 50 percent on housing costs are considered severely cost burdened. The higher the housing cost burden, the more likely residents are to live in overcrowded and substandard conditions and are less likely to afford to relocate. Low-income households and persons in protected classes disproportionately experience severe housing problems. Housing problems are households that has one or more of the following problems: lacks a complete kitchen facility, lacks complete plumbing facility, a household that is overcrowded, or a household that is cost burdened.

REGIONAL TRENDS

Overpayment (housing cost burden) is prevalent throughout the county. Urban areas of Napa County, especially in the City of Napa, northeastern, and southeastern parts of the county had the greatest proportion of renters overpaying for housing, as shown in Figure 4-31. Areas near the City of Napa had 60 to 80 percent of renters overpaying for housing and areas in the northeast and southeast areas of the county had 40 to 60 percent of renters overpaying. Overpayment by homeowners was also prevalent throughout the county, with at least 20 percent of homeowners overpaying in most areas in the county, as shown in Figure 4-32. Within northern areas of the county, 40 to 60 percent of homeowners spent more than 30 percent of their household income on housing.

LOCAL TRENDS

CHAS Data for American Canyon shows that approximately 85 percent of extremely low-income households spend more than 50 percent of their income on housing, which is considered severely cost burdened. Approximately 90 percent extremely low-, very low-, and low-income households that rent in American Canyon reported experiencing at least one housing problem (the housing unit lacks complete kitchen facilities, the unit lacks complete plumbing facilities, the household is overcrowded, or the household is cost burdened). Renter households are not necessarily more likely to be housing cost burdened

than those that own. Table 4-7 shows housing cost burden of lower-income households in American Canyon. Among very low-income and low-income residents, renters were more likely to be cost burdened than those who own their home. However, among extremely low-income residents, owners were more likely to be cost burdened than renters. Additional information regarding cost burden is in Chapter 2, *Housing Needs Assessment*.

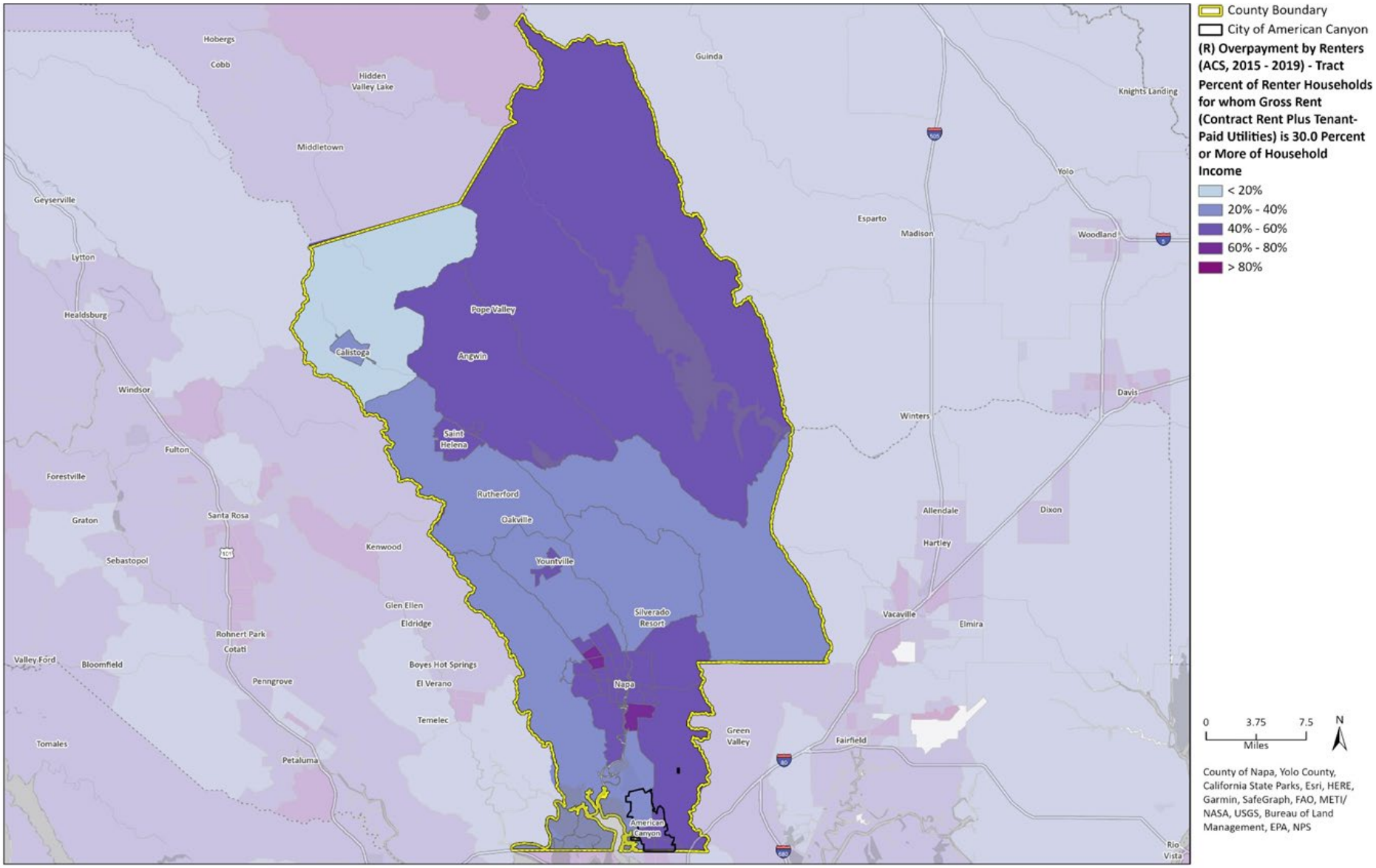
Housing cost burden among renters and owners varied across American Canyon. As shown in Figure 4-33, most of the city had between 40 and 60 percent of renters experiencing housing cost burden, according to 2015-2019 ACS estimates. In the northwest portion of the city between 20 and 40 percent of renters were cost burdened. This area is primarily zoned industrial and has low residential density. Similarly, several areas of the city had between 40 and 60 percent of owners who were cost burdened, specifically the northwest and southeast portions of the city, as shown in Figure 4-34. The rest of the city had between 20 and 40 percent of owners who were cost burdened.

Table 4-7 Housing Cost Burden of Lower-Income Households (2014-2018)

Household by Type, Income, and Housing Problem	Renters	Percent	Owners	Percent	Total House-holds	Percent
Extremely Low-Income (0-30 % AMI)	255		275		530	
With Cost Burden >30%	224	87.84%	255	92.73%	480	90.57%
With Cost Burden >50%	220	86.27%	230	83.64%	450	84.91%
Very Low-Income (0-30 % AMI)	175		325		500	%
With Cost Burden >30%	130	74.29%	125	38.46%	265	53.00%
With Cost Burden >50%	90	51.43%	70	21.54%	75	15.00%
Low-Income (51-80 % AMI)	240		600		840	%
With Cost Burden >30%	165	68.75%	270	45.00%	185	22.02%
With Cost Burden >50%	35	14.58%	115	19.17%	100	11.90%
Moderate & Above Income (>80% AMI)	560		3,010		3,570	
With Cost Burden >30%	133	26.6%	205	18.6%	338	21.1%
With Cost Burden >50%	8	1.6%	60	5.4%	68	4.2%
Total	1,230		4,210		5,440	

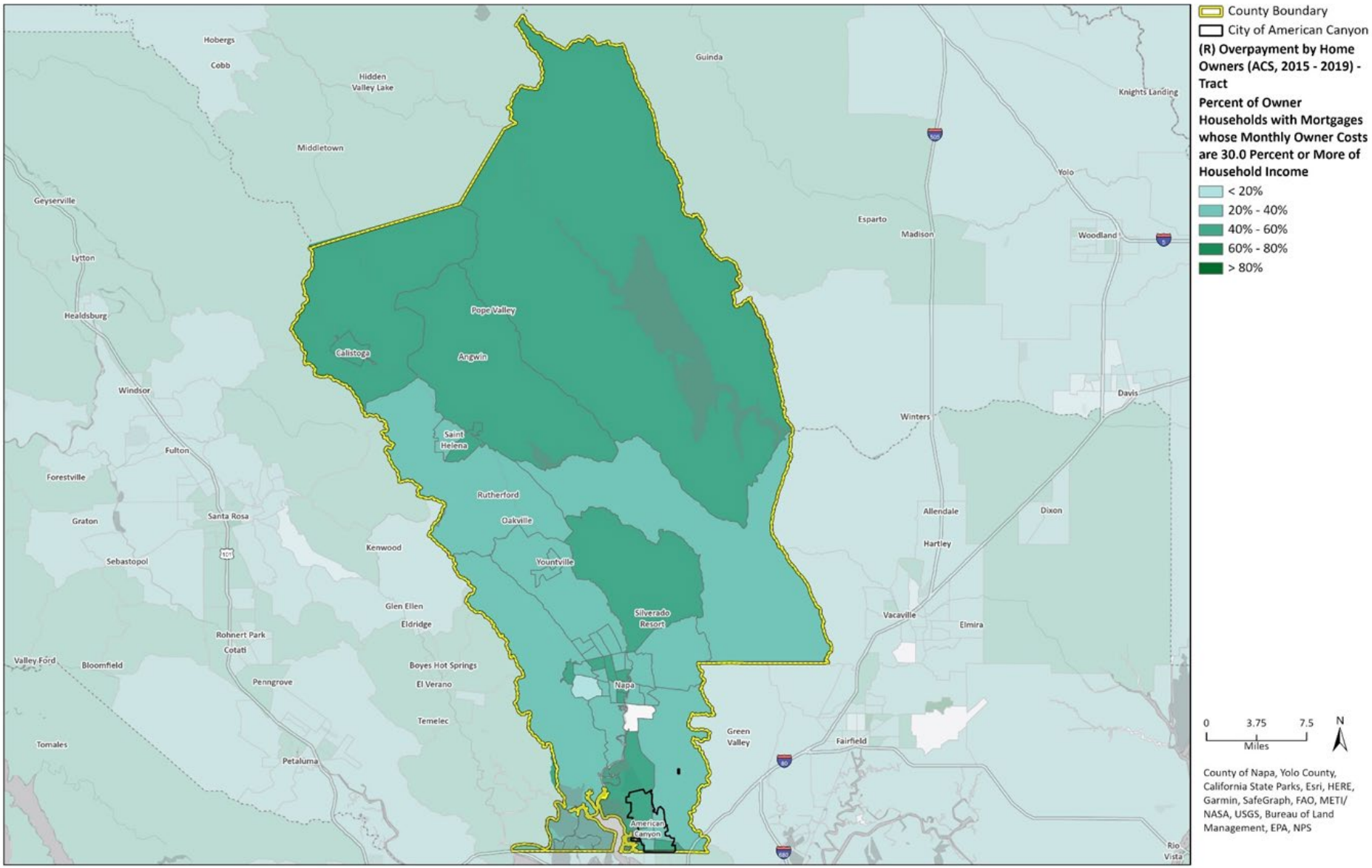
Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2014-2018

Figure 4-31 Overpayment by Renters (Napa County)



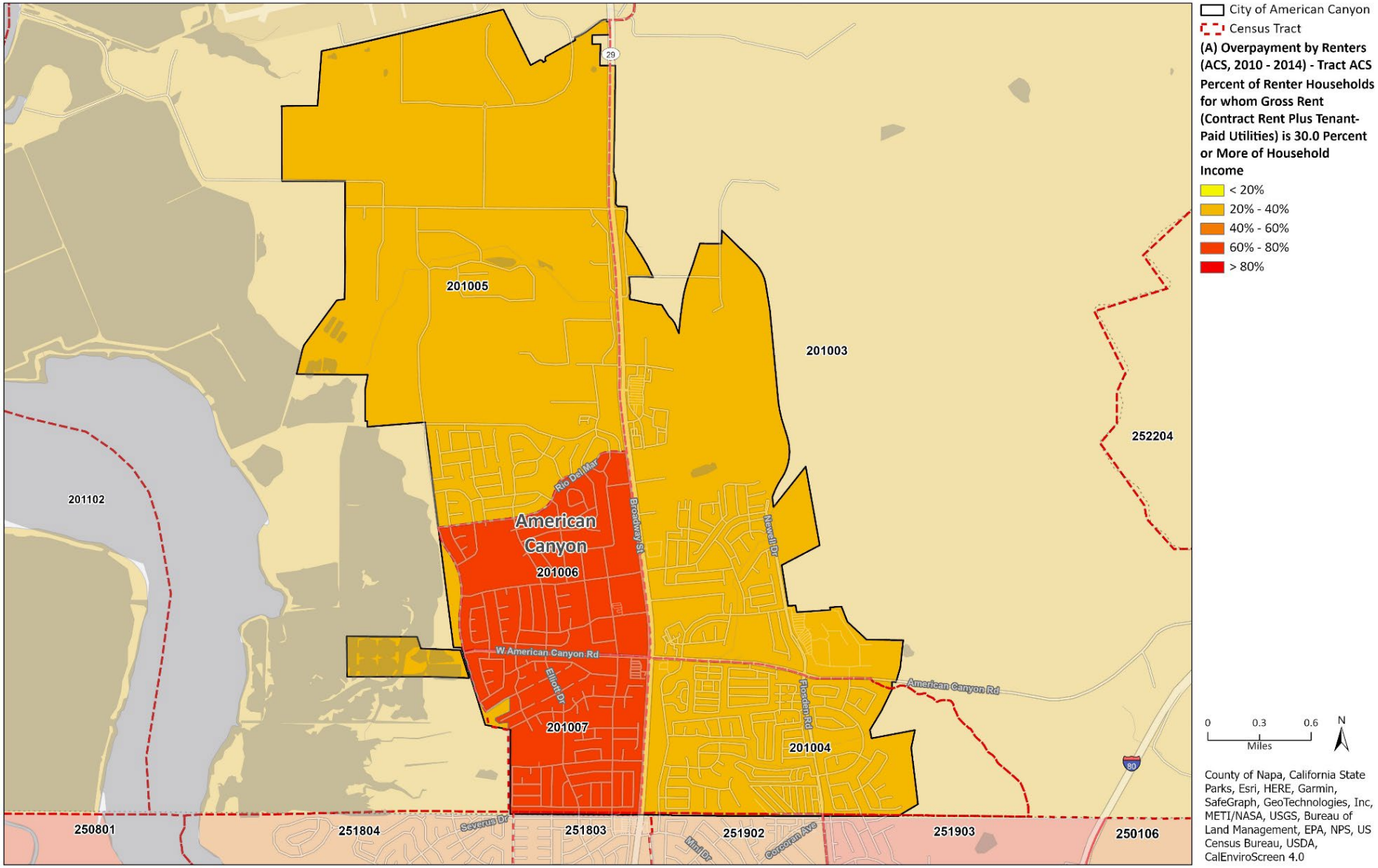
Source: AFFH Viewer, 2022

Figure 4-32 Overpayment by Homeowners (Napa County)



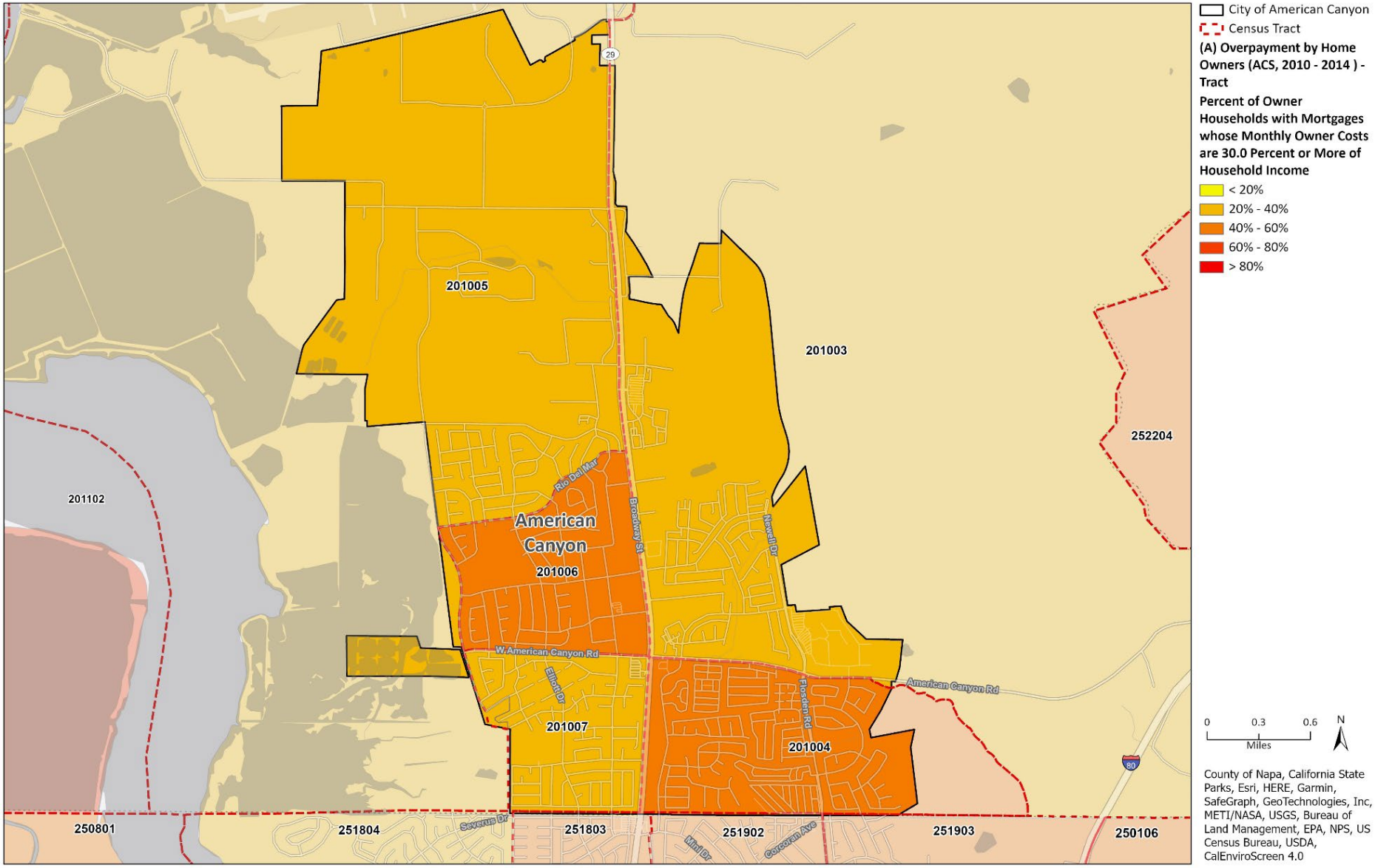
Source: AFFH Viewer, 2022

Figure 4-33 Overpayment by Renters (American Canyon)



Source: AFFH Viewer, 2022

Figure 4-34 Overpayment by Homeowners (American Canyon)



Source: AFFH Viewer, 2022

Overcrowding

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen) while severe overcrowding refers to more than 1.5 persons per room. Large families generally have special housing needs due to lower per capita income, the need for affordable housing, or the need for larger units with three or more bedrooms, resulting in overcrowding. Some households may not be able to accommodate high-cost burdens for housing and accept smaller housing or reside with other individuals or families in the same home. Potential fair housing issues emerge if non-traditional households are discouraged or denied housing due to a perception of overcrowding. Household overcrowding is reflective of various living situations: housing unit is inadequately sized to meet a household's needs; the necessity or desire to have extended family members reside in an existing household; or unrelated individuals or families share a single housing unit.

Not only is overcrowding a potential fair housing concern, but it can also potentially strain physical facilities and the delivery of public services, reduce the quality of the physical environment, contribute to a shortage of parking, and accelerate the deterioration of homes. As a result, some landlords or apartment managers may be more hesitant to rent to larger households, thus making access to adequate housing even more difficult. According to local fair housing service providers and property managers, addressing the issue of large households is complex as there are no set of guidelines for determining the maximum capacity for a unit. Fair housing issues may arise from policies aimed to limit overcrowding that have a disparate impact on specific racial or ethnic groups with higher proportion of overcrowding.

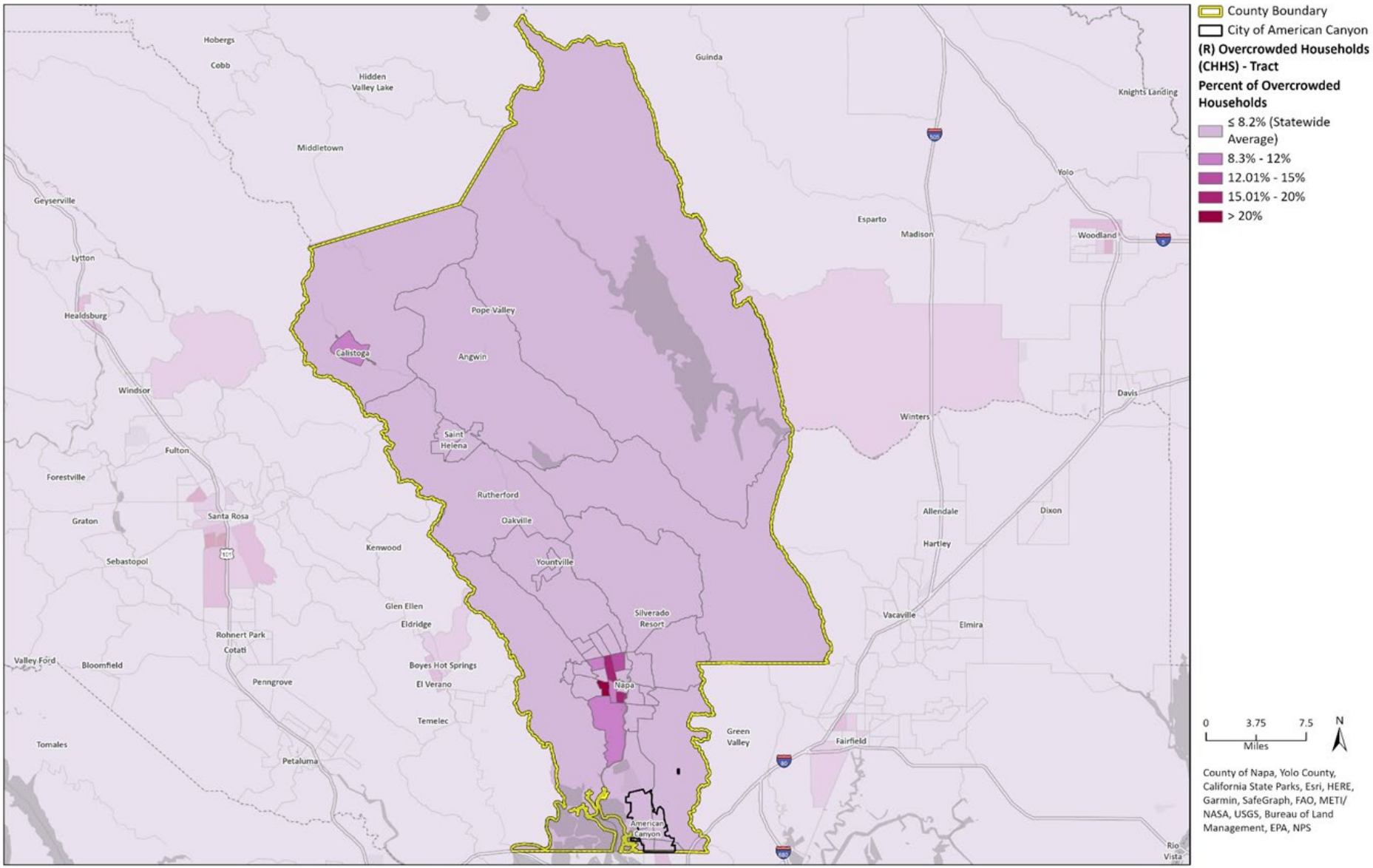
REGIONAL TRENDS

In Napa County, approximately six percent of occupied housing units are overcrowded. Overcrowding is more common in renter households than owner households in Napa County. According to 2015-2019 ACS estimates, three percent of owner-occupied housing units are overcrowded (more than 1.0 occupant per room) while about 12 percent of renter-occupied units are overcrowded. Less than one percent of owner households and 3.5 percent of renter households are severely overcrowded (more than 1.5 occupants per room). Figure 4-35 shows the percent of households in Napa County that are overcrowded. Urban areas, such as the cities of Napa and Calistoga have a higher proportion of overcrowded units compared to the rest of the county.

LOCAL TRENDS

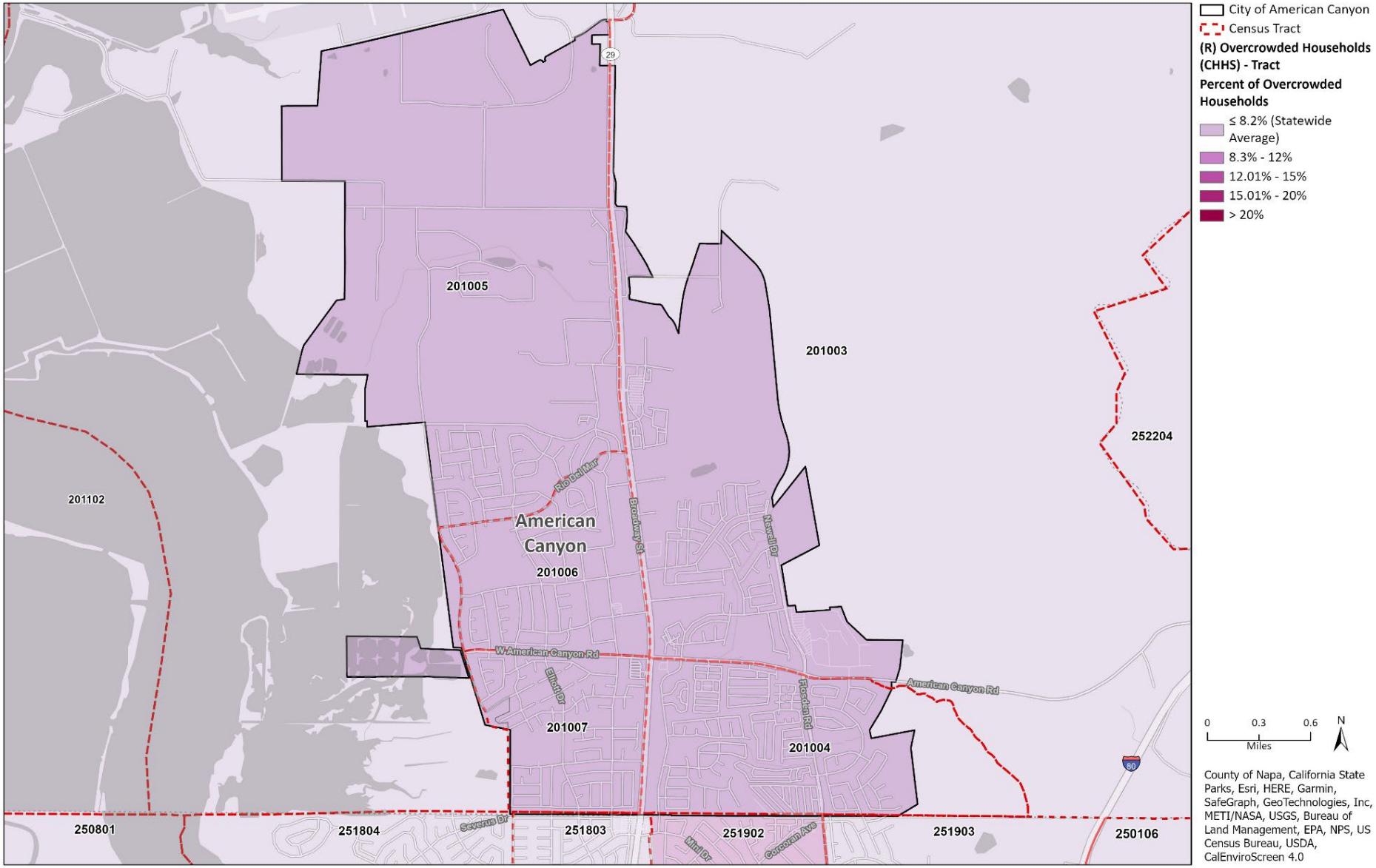
Based on 2015-2019 ACS estimates, 7.1 percent of households in American Canyon are overcrowded. Overcrowding is more common in renter households and among non-white residents in American Canyon. Less than two percent of

Figure 4-35 Overcrowded Households (Napa County)



Source: AFFH Viewer, 2022

Figure 4-36 Overcrowded Households (American Canyon)

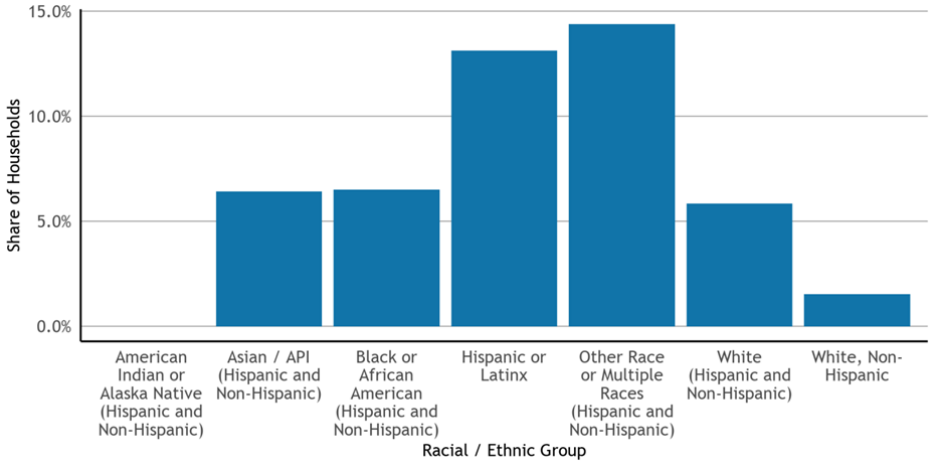


Source: AFFH Viewer, 2022

owner-occupied units are overcrowded and about 16.1 percent of renter occupied units are overcrowded. Figure 4-36 shows overcrowding in American Canyon is less than the statewide average, 8.2 percent.

Overcrowding remains low overall in the county, but there is a disproportionate impact of overcrowding in households primarily occupied by non-white racial/ethnic groups. According to ACS 2015-2019 estimates, 1.5 percent of non-Hispanic white households were overcrowded (more than one occupant per room), compared to Hispanic/Latino (13.1 percent), Asian (6.4 percent) and Black/African American (6.5 percent) households. Figure 4-37 shows overcrowding was a more common housing issue for residents who identified as Asian American/Asian Pacific Islander (API), Hispanic/Latino, Black/African American and those of other race or multiple races than for people who identified as white (non-Hispanic) or American Indian/Alaska Native. Overcrowding is also linked with household income. According to the 2013-2017 CHAS data for American Canyon, very low-income households reported the highest percentage of overcrowded conditions of all income groups (12.8 percent), followed by low-income households (51 to 80 percent AMI) at 6.7 percent.

Figure 4-37 Overcrowding by Race



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014

Housing Problems

HUD considers housing units to be "standard units" if they are in compliance with local building codes. Many federal and state programs use the age of housing as a factor to determine a community's housing rehabilitation needs. Housing age can be an important indicator of housing condition in a community. Like any other tangible asset, housing is subject to gradual physical or technological deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values, and eventually impact the quality of life in a neighborhood. Typically, housing over 30 years old is more likely to have rehabilitation needs

that may include replacing plumbing, roof repairs, foundation work, and other repairs. Some older housing units may have health risks such as lead paint (pre-1978 built homes) and asbestos. Housing issues such as mold may elevate health conditions such as asthma. Residents who rent are at greater risk of exposure to deteriorating housing conditions due to the desire to keep their rents from rising or fear of losing their housing.

REGIONAL TRENDS

Housing problems are defined as units having incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and households with a cost burden greater than 30 percent, while severe housing problems include all of the above except cost burden is greater than 50 percent. Forty percent of total households in Napa County experienced at least one housing problem, and another 21.8 percent of total households experienced severe housing problems. Housing problems were also reported to be higher among lower-income households, as shown in Table 4-8.

Table 4-8 Housing Problems (Napa County)

Household by Income	At Least One Housing Problem		No Housing Problems		Total
	House-holds	Percent	House-holds	Percent	House-holds Percent
Extremely Low-Income (0-30 % AMI)	3,840	81.9%	845	18.1%	4,690
Very Low-Income (0-30 % AMI)	4,185	78.6%	1,140	21.4%	5,325
Low-Income (51-80 % AMI)	4,420	61.6%	2,750	38.4%	7,170
Moderate Income (80-100% AMI)	2,220	49.7%	2,260	50.1%	4,470
Above Moderate Income (>100%_	4,965	18.1%	22,415	81.9%	27,380
Total	**19,630**		**29,405**		**49,030**

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2014-2018

A housing unit is considered substandard if it lacks complete plumbing or kitchen facilities. According to 2015-2019 ACS estimates, 0.3 percent of housing units lack complete plumbing facilities and 1.5 percent lacked complete kitchen facilities in Napa County. Approximately 73.0 percent of housing units in the county were built prior to 1990, meaning these units are potentially in need of repair and modernization improvements.

LOCAL TRENDS

Approximately 36 percent of all households in American Canyon experienced at least one housing problem and about 22 percent experienced severe housing problems, slightly lower compared to county trends. Similar to county trends, housing problems in American Canyon were more common among lower-income households, as shown in Table 4-9.

Table 4-9 Housing Problems (American Canyon)

Household by Income	At Least One Housing Problem		No Housing Problems		Total
	House-holds	Percent	House-holds	Percent	House-holds Percent
Extremely Low-Income (0-30 % AMI)	475	89.6%	55	10.4%	530
Very Low-Income (0-30 % AMI)	285	57.0%	210	42.0%	500
Low-Income (51-80 % AMI)	470	56.0%	370	44.0%	840
Moderate Income (80-100% AMI)	170	46.6%	195	53.4%	365
Above Moderate Income (>100%_	560	17.5%	2,640	82.4%	3,205
Total	**1,965**		**3,475**		**5,440**

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2014-2018

According to the 2015-2019 ACS, 0.4 percent of the housing units in American Canyon lacked complete plumbing facilities and 0.6 percent lacked complete kitchen facilities, a similarly low percentage compared to the County. Compared to county trends, the housing stock in American Canyon is not as old—about 41 percent of the city's current housing stock is greater than 30 years old.

Persons Experiencing Homelessness

State law (Section 65583(a)(7)) requires municipalities to address the special needs of persons experiencing homelessness within their boundaries. "Homelessness," as defined by HUD, describes the condition of an individual, who is not imprisoned or otherwise detained, who:

- Lacks a fixed, regular, and adequate nighttime residence; and
- Has a primary nighttime residence that is:
  - A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare

hotels, congregate shelters, and transitional housing for the mentally ill);
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

Throughout Napa Country, homelessness has become an increasingly important issue. Factors that contribute to the rise in homelessness include a lack of housing affordable available for low- and moderate-income households, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidies, and lack of support for persons with extreme developmental, physical, and mental disabilities.

REGIONAL TRENDS

According to the Napa County Continuum of Care's January 2020 homeless point-in-time count, 464 persons were experiencing homelessness in the county, representing a 44 percent increase from 2019. The majority of people experiencing homelessness (72 percent) cited inability to afford rent as the primary barrier to finding permanent housing.

The 2020 point-in-time count found that 63 percent of the persons experiencing homelessness had been experiencing homelessness for over one year, and that nearly one in five people included in the count became homeless after an eviction, foreclosure, or rent increase. The survey found that 41 percent of the homeless population had at least one disabling condition. A majority of survey respondents identified as white (75 percent). Ten percent identified as American Indian or Alaska Native, and four percent identify as Black or African-American.[20]

LOCAL TRENDS

The 2020 Napa County homeless point-in-time count does not break down the number of individuals experiencing homelessness within each jurisdiction. Therefore, the City's share of the County's homeless population is unknown. According to discussions with community stakeholder, there are residents in American Canyon who experience homelessness and have trouble finding housing.

Displacement

Displacement, as defined by HCD, is used to describe any involuntary household move caused by landlord action or market changes. Shifts in neighborhood composition are often framed and perpetuated by established patterns of racial inequity and segregation. Movement of people, public policies, and investments, such as capital improvements and planned transit stops, and flows

[20] Napa County Continuum of Care, Napa Homeless Point-in-Time Count & Survey. 2020.

of private capital can lead to displacement. Displacement is fueled by a combination of rising housing costs, rising income inequality, stagnant wages, and insufficient market-rate housing production. Decades of disinvestment in low-income communities, coupled with investor speculation, can result in a rent gap or a disparity between current rental income of the land, and potentially achievable rental income if the property is converted to its most profitable use. These processes can disproportionally impact people of color, as well as lower income households, persons with disabilities, large households, and persons at-risk or experiencing homelessness.[21]

REGIONAL TRENDS

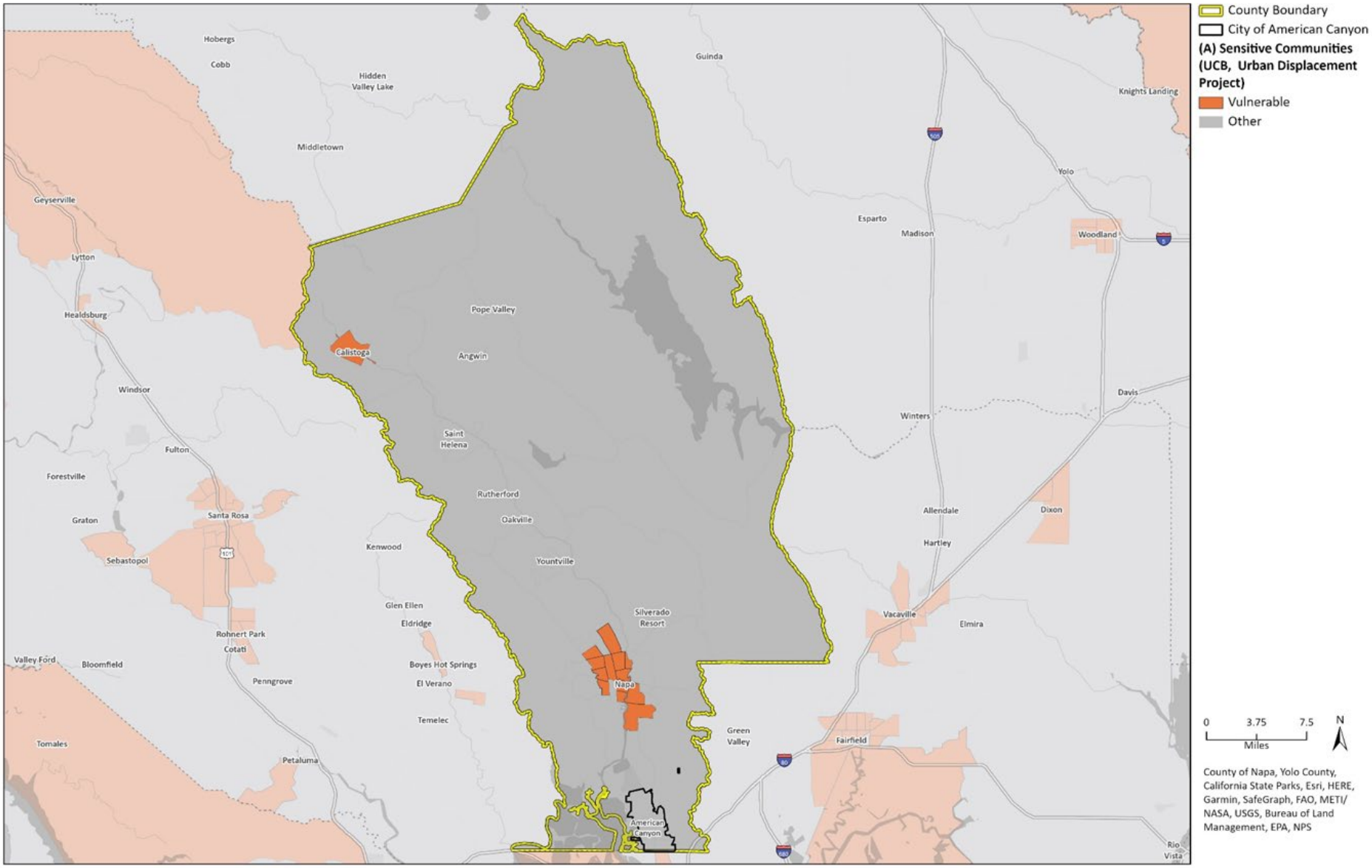
The Urban Displacement Project (UDP) is an initiative out of the University of California, Berkeley that conducts data-driven research to better understand gentrification and displacement to generate more equitable and inclusive cities. UDP provides data to identify "sensitive communities," communities that are vulnerable to displacement caused by housing costs or with market-based displacement pressures within or near the community. As shown in Figure 4-28, residents in portions of the cities of Napa and Calistoga live in what are called "sensitive communities," meaning they are vulnerable to displacement.[22]

LOCAL TRENDS

According to 2015-2019 ACS and UDP estimates, no households were at risk of displacement in American Canyon. No sensitive communities were identified in the city, as shown in Figure 4-29.

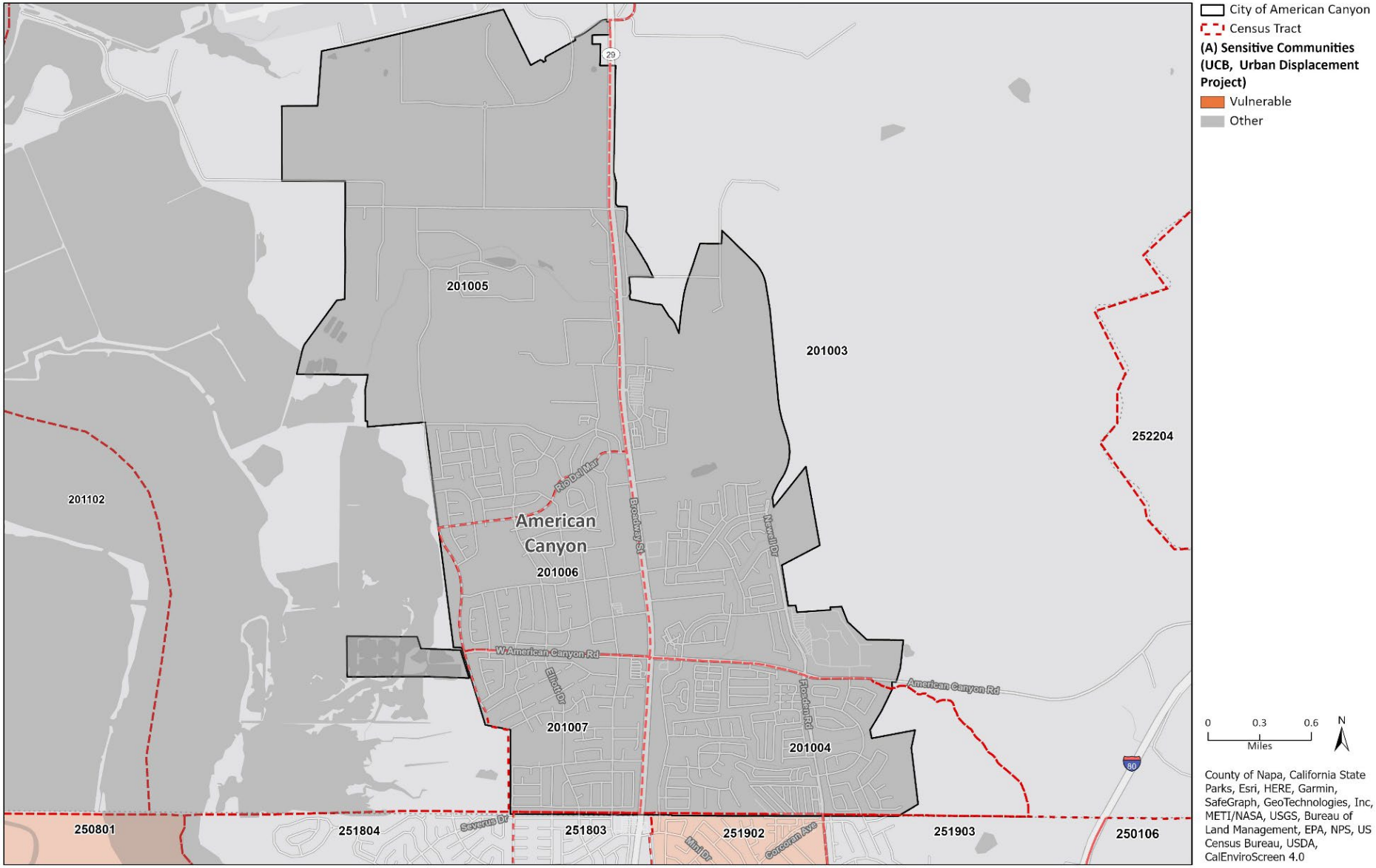
[21] HCD. 2021. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf
[22] Urban Displacement Project, 2021. https://www.urbandisplacement.org/maps/sf-bay-area-gentrification-and-displacement/

Figure 4-38 Sensitive Communities (Napa County)



Source: AFFH Viewer, 2022

Figure 4-39 Sensitive Communities (American Canyon)



Source: AFFH Viewer, 2022

Contributing Factors

Contributing factors are issues that contribute to, perpetuate, or increase the severity of one or more fair housing issues. These factors have been identified through outreach and local knowledge, assessment of fair housing data collection and analysis, and the site inventory. Based on available data, including data summarized in this Assessment of Fair Housing as well as the above-summarized community input, the following are the most significant contributing factors to fair housing issues in American Canyon.

Segregation and Integration Patterns and Trends

As noted above, American Canyon is the most racially and ethnically diverse community in Napa County, and the fifth-most diverse city or county in the Bay Area. The data shows that there are only slight differences between census tracts in concentrations of racial/ethnic groups or special needs populations. However, community outreach conducted for this Housing Element update provided context for the data, and helped reveal the following contributing factors to segregation and integration patterns in American Canyon:

- The location, type, and availability of housing that is affordable: A shortage of affordable housing appropriate for family size, income, and special needs affects the ability of lower-income people and people experiencing homelessness to find adequate housing.
- Lack of services and information in multiple languages: While the City makes materials and information available in English and Spanish, there are multiple languages spoken in the city and the Regional Fair Housing Analysis drafted by the Napa Sonoma Collaborative identified language access as a contributing factor. See Other Relevant Factors, below.

Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs)

There are no R/ECAPs in American Canyon.

Disparities in Access to Opportunities

The following contributing factors to disparities in access to opportunities in American Canyon include:

- Limited availability and type of public transportation: As discussed in Transit and Walkability, above, transit access is limited in Napa County and American Canyon, which is an impediment to fair housing choice and accessing opportunity for households without a car or those unable to drive to due disability.

- Low walkability: American Canyon has a low average walkability score per Walk Score. The EPA's walkability index is more granular and shows that downtown has the highest walkability scores in the city. However, community members reported low walkability, disconnected pedestrian routes, and a desire for more mixed-use neighborhoods.
- Location of employers: Most residents commute by car out of American Canyon for work. Long commutes cost households money and time, and limited jobs within walking, biking, or transit access limit opportunities for households without a car or those unable to drive due to disability.
- Location and type of housing that is affordable: As discussed previously, a shortage of affordable housing that is appropriate for family size, income, and special needs affects the ability of lower-income people and people experiencing homelessness to find adequate housing.
- Limited access to opportunity: As discussed in Disparities in Access to Opportunities, most of the city is considered lower resource. Education and economic outcomes are less positive throughout the city and environmental outcomes are less positive in the northern half of the city. Limited access to opportunity can mean people, especially lower-income households and people with disabilities, have limited economic mobility and lower quality of life.

Disproportionate Housing Needs

Disproportionate housing needs refers to the condition in which there are significant disparities in the proportion of members of a protected class (race, religion, marital status, disability, etc.) experiencing a category of housing need, or the total population experiencing that category of housing need in the applicable geographic area. These issues are discussed in more detail above. Contributing factors to disproportionate housing needs are:

- The availability of affordable units in a range of sizes: Overpayment is prevalent throughout the city, for renters and owners, which means that many households spend more than 30 percent of their income on housing, leaving little money left over for other critical essentials, including food and medicine. Overcrowding is more prevalent for renters than owner, suggesting a need for larger, affordable rental units.
- Lack of accessible housing for disabled persons and seniors: About 11 percent of American Canyon's population is living with one or more disabilities, and stakeholders reported a lack of housing options (both housing units and neighborhood characteristics) that provide access for the city's disabled population.

Local Area Knowledge

Although American Canyon has a low fair housing proportion than most communities, the AFFH analysis identified the southern portion of American Canyon generally experiences more fair housing issues than other areas of the city. Fair housing issues in this area include, lower median income, overpayment, and lower economic and education outcomes. The predominant population in this area of the city is Hispanic/Latino in the southwest area and Asian/Pacific Islander in the southeast area.

Stakeholder and Community Input

The City held two housing workshops to receive feedback from the community on housing issues and the Housing Element Update (on April 13, 2022, and April 27, 2022). During these workshops, participants frequently brought up concerns regarding increased traffic associated with new development, ensuring new development had adequate parking for residents, lack of pedestrian infrastructure and connectivity. Participants did not necessarily observe specific neighborhoods that appeared to lack infrastructure, but generally that areas along Highway 29 have gaps in sidewalks and noted that empty lots created an incomplete pattern of development and improvements.

The City also held stakeholder interviews (on March 21, 2022) with local fair housing providers, service groups, and representatives of special needs populations. Key feedback gained during stakeholder interviews included:

- There is a lack of affordable housing generally, especially for low-income seniors. There's a need for more supportive housing, and housing options for persons with disabilities. There is potential for a home-sharing program that can link older adults with unused space in their home with a renter.
- There is a need for walkable and mixed-use neighborhoods. People need to be able to access services, commercial centers, schools, parks, and churches in their neighborhood. Pedestrian infrastructure needs to be improved to better facilitate walking. Ensuring housing is located near services and amenities will help affordable projects compete for funding.
- There's a need to preserve naturally affordable housing options that are not deed-restricted.
- There's a lack of transportation options. American Canyon is not very walkable and not well connected to other jurisdictions via transit; therefore, cars are essential for getting around the City and connecting to neighboring communities. Stakeholder interviews with affordable and market-rate developers further revealed that although cars are necessary for most residents, parking requirements are a challenge for

developing affordable housing at sufficient densities. Alternate ways of meeting parking requirements can help alleviate those requirements.

- Mobile home park residents are disproportionately impacted by fair housing issues. Residents tend to be older adults, often disabled, and there may be cultural or language barriers.
- Stakeholders identified a lack of funding as a significant barrier to building affordable housing in the city. Projects in the City compete with other jurisdictions with greater funding and resources for limited state and federal funds.
- Community members interviewed during public workshops were not aware of many of the fair housing services provided by the City and its partners, and were not confident that they understood their rights under fair housing law.

Other Relevant Factors

Other relevant factors are those not previously discussed, but which were identified though community outreach conducted for this Housing Element update and by the Napa Sonoma Collaborative in the Regional Assessment of Fair Housing.

Language Spoken at Home

A significant proportion of American Canyon's population speak a language other than English at home. Of the population age five and over, 46.1 percent speak a language other than English (8,815 residents). Of those individuals, 42.6 percent (3,752 residents) speak English less than "very well."

Table 4-10 shows a breakdown of language spoken at home by residents over the age of 5 and what percent of residents speak English less than "very well" by language spoken at home.

Table 4-10 Language Spoken at Home

	Speak Language Other Than English		Speak English Less than Very Well	
Language	**Number**	**Percent**	**Number**	**Percent**
Only English	**10,296**	**53.9%**		
Language Other than English (Total)	**8,815**	**46.1%**	**3,752**	**42.6%**
Spanish	3,949	20.7%	1,694	42.9%
Other Indo-European	793	4.1%	276	34.8%
Asian and Pacific Islander	4,039	21.1%	1,773	43.9%
Other	34	0.2%	9	26.5%

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table S1601

In addition to limited English proficiency, many residents were born outside of the United States. Table 4-11 shows a breakdown of the top ten countries of birth for residents who were born outside the United States.

Table 4-11 Place of Birth (Foreign Born)

Place of Birth	Number
Total	**7,105**
Top 10 Countries	
Philippines	3,475
Mexico	1,634
India	291
Guatemala	211
China (excluding Hong Kong and Taiwan)	189
El Salvador	186
Vietnam	131
Panama	120
Pakistan	120
Korea	58

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B05006

Access to Financial Services

According to the Regional Fair Housing Analysis drafted by the Napa Sonoma Collaborative, in American Canyon, there are only two full-service brick-and-mortar branches of banks regulated by the Federal Deposit Insurance Corporation. Reduced access to full service, brick-and-mortar bank branches increases the likelihood of discrimination in lending and credit services and the likelihood of concentrated economic immobility. Financial institutions may be more likely to engage in predatory practices if physical access has diminished, which can further racial and socioeconomic inequities.[23]

Farmworker Housing

An estimated between 6,000 and 9,000 farmworkers are employed Napa County. Sufficient affordable housing options are lacking for farmworkers who are often lower income and have special housing needs, such as seasonal housing. The Napa Sonoma Collaborative's Regional Assessment of Fair Housing Analysis states that due to limited residential zoning and the lack of multi-family housing outside of urban areas, workers in the County must live in proximity to city centers. The number of farmworkers employed in American Canyon is unknown; however, the city's location in Napa County and its relative proximity to vineyards and wineries would imply a number of farmworkers are employed near to the city, and that they look for housing opportunities in the city.

[23] Napa Sonoma Collaborative Regional Contributing Factors, Page 1

Sites Inventory Analysis

American Canyon is able to accommodate its share of the Regional Housing Needs Assessment (RHNA) with a 20 percent buffer through planned and approved housing units that have not yet been built, known as "pipeline projects." These pipeline projects would be constructed within the 6th cycle planning period and include a range of housing types to fulfill all income categories from extremely low- to above moderate-income housing units. Table C13 and Figure 4-41 show an overview of the pipeline projects organized by site and by census tract. Sites are categorized into neighborhoods. Both tables summarize the number of proposed housing units in low, moderate, and high resource areas as well as the occurrence of fair housing indicators, including minority population, income, overpayment, etc.

Opportunity Areas

For purposes of evaluating fair housing, resource levels designated by HCD and TCAC opportunity maps identify areas with characteristics that support positive economic (low poverty, high employment, high median household income), educational (reading and math proficiency, high school graduation rates, low student poverty rates), and environmental outcomes (low exposure to pollution).

Most of the census tracts in American Canyon are ranked low-resource, except for the census tract located in the northeast part of the city that is ranked moderate-resource. This categorization indicates that most residents have low access to positive economic, educational, and environmental outcomes. Figure 4-41 shows the location of the pipeline projects overlaid with the TCAC Opportunity Map for composite score for each census tract (composite score accounts for economic, educational, and environmental outcomes). As shown in Figure 4-41, the majority of the pipeline projects are located in moderate-resource areas.

According to TCAC Opportunity Maps, the census tract with the highest economic score in American Canyon is in the northeastern portion of the city; however, the entire city has less positive economic outcomes. As shown in Figure 4-42, most of the pipeline projects are in the northeast area of the city which has a higher economic outcome than the rest of the city.

Similarly, the whole city has less positive education outcomes with the census tract with the lowest education score located in the southeast portion of the city. Figure 4-43 shows the location of the pipeline projects in relation to education outcomes. All pipeline projects are in the northern area of the city which has higher education scores than the southeast area of the city.

The city's environmental score is less positive in the northern half of the city and more positive in the southern half of the city. Figure 4-44 shows the location of the pipeline projects overlaid with TCAC Environmental Outcome Map. Most of the pipeline projects are in the northern part of the city which has lower environmental outcomes than the southern part of the city.

Improved Conditions

Demographic and socio-economic spatial patterns show that census tracts with low- and moderate-income households, predominantly Asian-American and Hispanic/Latino populations, and higher rates of housing problems are located throughout the southern, central, and eastern neighborhoods of the city. Most of the pipeline projects (representing about 43 percent of the total housing units included in the pipeline projects) are in moderate-resource areas of the city even though the majority of the city is considered low resource. Sites that accommodate housing unit densities appropriate for lower-income units are concentrated in the central and northern areas of American Canyon.

Exacerbated Conditions

As mentioned previously, most neighborhoods in American Canyon have a majority that are non-white. The neighborhoods that have the lowest median incomes are located in the southern area of American Canyon. These neighborhoods are predominantly Hispanic/Latino and Asian American/Pacific Islander. Pipeline projects with lower- and moderate-income housing units are located throughout the northern and central areas of the city. There were no areas in the city identified as at risk for displacement. Thus, the Sites Inventory does not exacerbate vulnerable conditions.

Racially/Ethnically Concentrated Areas of Poverty and Affluence

American Canyon has no racially/ethnically concentrated areas of poverty (per HUD's definition). There are several tracts in the southern part of the city with LMI populations that are predominantly Asian-American and Hispanic/Latino. Neighborhoods west of Highway 29 and in the northwest part of American Canyon have some of the highest median income levels in the city and are predominantly white. The affordable pipeline projects are located in the north and central parts of the city closest to transit, services, and employment.

Access to Opportunity

The City has five census tracts, of which four are categorized as low resource. One census tract located in the northeast part of the city is considered moderate-resource. The majority of pipeline projects (representing about 43

percent of the total housing units in the pipeline projects) are located in the census tract categorized as moderate-resource, with the remaining pipeline projects (about 57 percent of the total housing units) located in census tracts categorized as low resource. Pipeline projects include housing in all income ranges.

Disproportionate Housing Needs

As shown in Table 4-12, approximately 57 percent of the housing units in the sites inventory are in low-resource areas and 43 percent are in moderate-resource areas. There are no high-resource areas in American Canyon.

Table 4-12 Pipeline Projects by Opportunity Areas

Opportunity Category	Proposed Sites Inventory Housing Unit Allocation				
	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Low Resource	26	39	0	816	881
Moderate Resource	168	82	408	0	658
High Resource	0	0	0	0	0
Total	**194**	**121**	**408**	**816**	**1,539**

Subsidized Housing

The Housing Authority of the City of Napa administers the Housing Choice Voucher (HCV) program in American Canyon. The HCD program provides direct assistance to rent-burdened households. There are 129 households receiving HCVs in all census tracts in American Canyon. The two northernmost census tracts include areas in the unincorporated county.

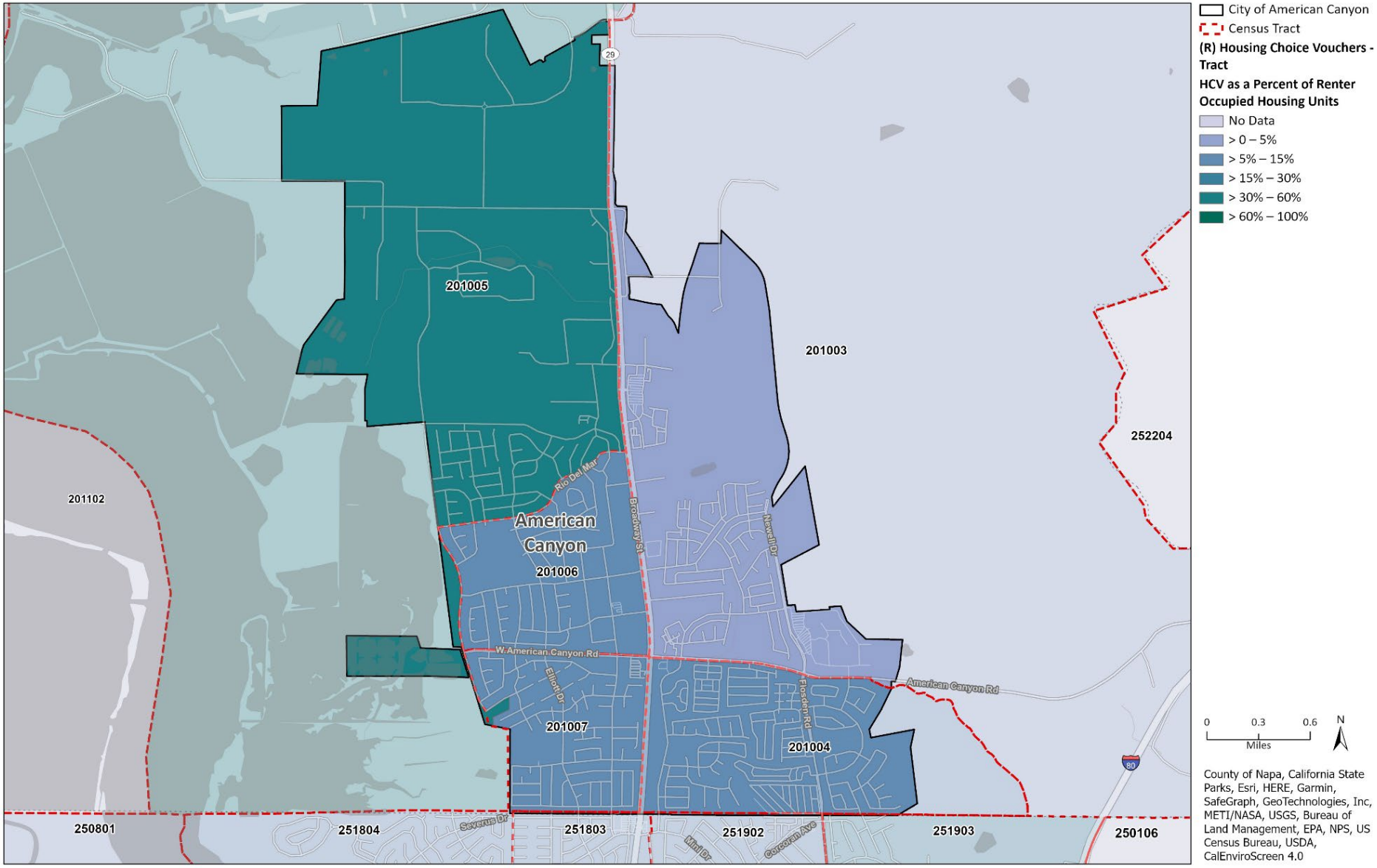
Figure 4-40 shows HCV as a percent of renter-occupied units by census tract. In census tract located in the northwest area of the city, approximately 40 percent of renter-occupied units receive HCVs. This census tract includes areas in the unincorporated parts of the county.

Table 4-13 Site Inventory Overview (Site Basis)

Site ID	Census Tract	Capacity			AFFH Indicators					
		Lower	Moderate	Above Moderate	% Minority	Income	TCAC	Overpayment	Overcrowded	Displacement[24]
Lemos Point	201003	184	2	0	90.73%	$145,543	Moderate	34.77%	6.47%	N/A
Watson Ranch: Lot 14, 15	201003	0	0	98	90.73%	$145,543	Moderate	34.77%	6.47%	N/A
Watson Ranch: Lot 7, 9	201003	0	0	165	90.73%	$145,543	Moderate	34.77%	6.47%	N/A
Watson Ranch: Lot 10	201003	0	0	219	90.73%	$145,543	Moderate	34.77%	6.47%	N/A
Canyon Estates	201003	0	0	35	24.16	$93,750	Moderate	34.77%	6.47%	N/A
Sun Square	201003	20	0	0	90.73%	$145,543	Moderate	34.77%	6.47%	N/A
Napa Junction	201003	46	406	0	90.73%	$145,543	Moderate	34.77%	6.47%	N/A
TOTAL		**250**	**408**	**517**						N/A
Oat Hill	201005	0	0	291	77.42%	$123,393	Low	35.00%	5.30%	N/A
Rio Del Mar	201006	0	0	3	60.22%	$90,833	Low	35.94%	3.95%	N/A
West Carolyn	201006	0	0	4	60.46%	$96,364	Low	35.00%	5.30%	N/A
Napa Cove	201006	65	0	1	60.22%	$90,833	Low	35.94%	3.95%	N/A
Total		**65**	**0**	**8**						
Total		**315**	**408**	**816**						

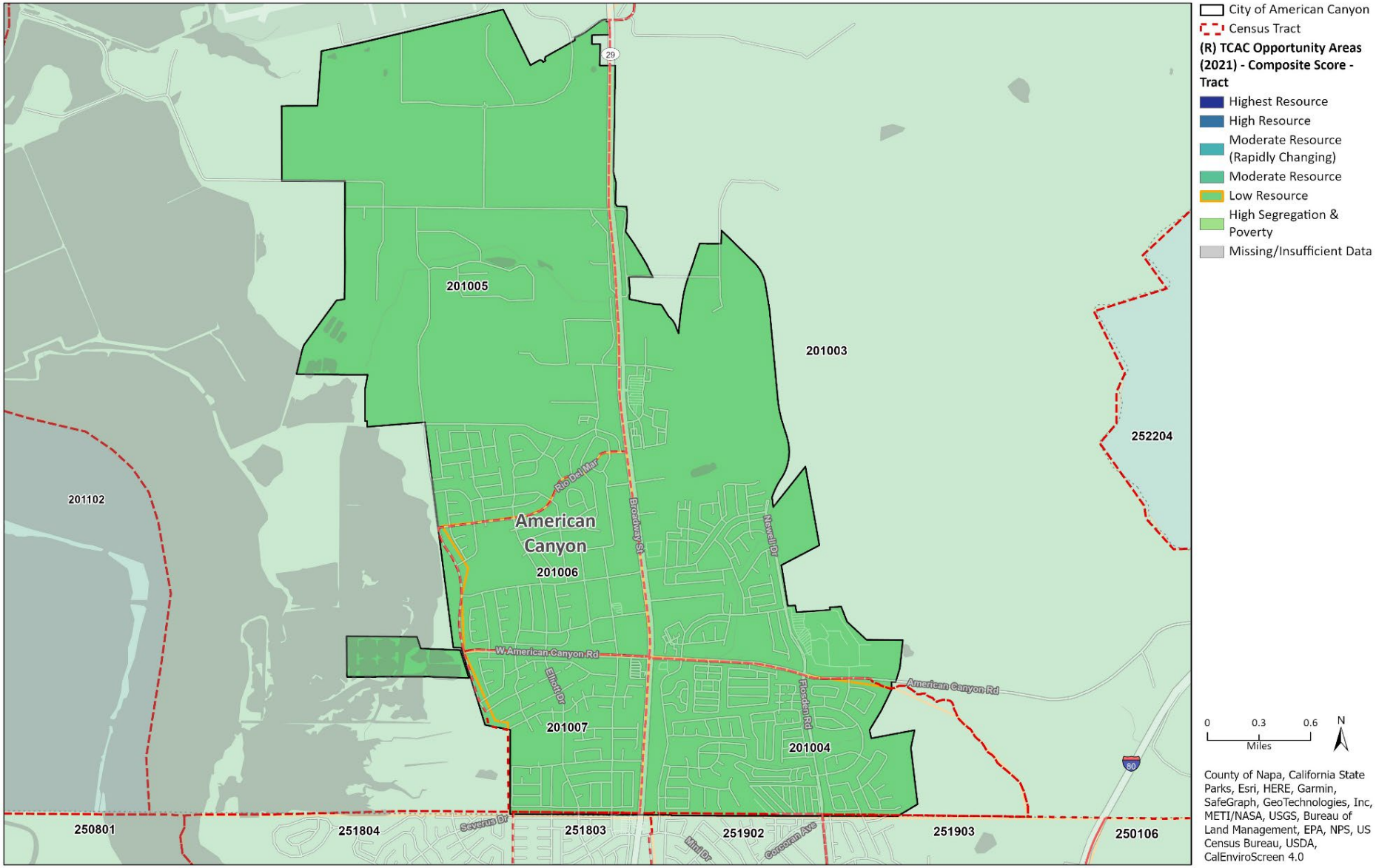
[24] No areas in American Canyon were determined by the Urban Displacement Project to be "vulnerable" per the Sensitive Communities dataset. Source: HCD AFFH Data and Mapping Resources, Sensitive Communities (UCB, Urban Displacement Project), 2022. https://affh-data-resources-cahcd.hub.arcgis.com/

Figure 4-40 Housing Choice Vouchers (American Canyon)



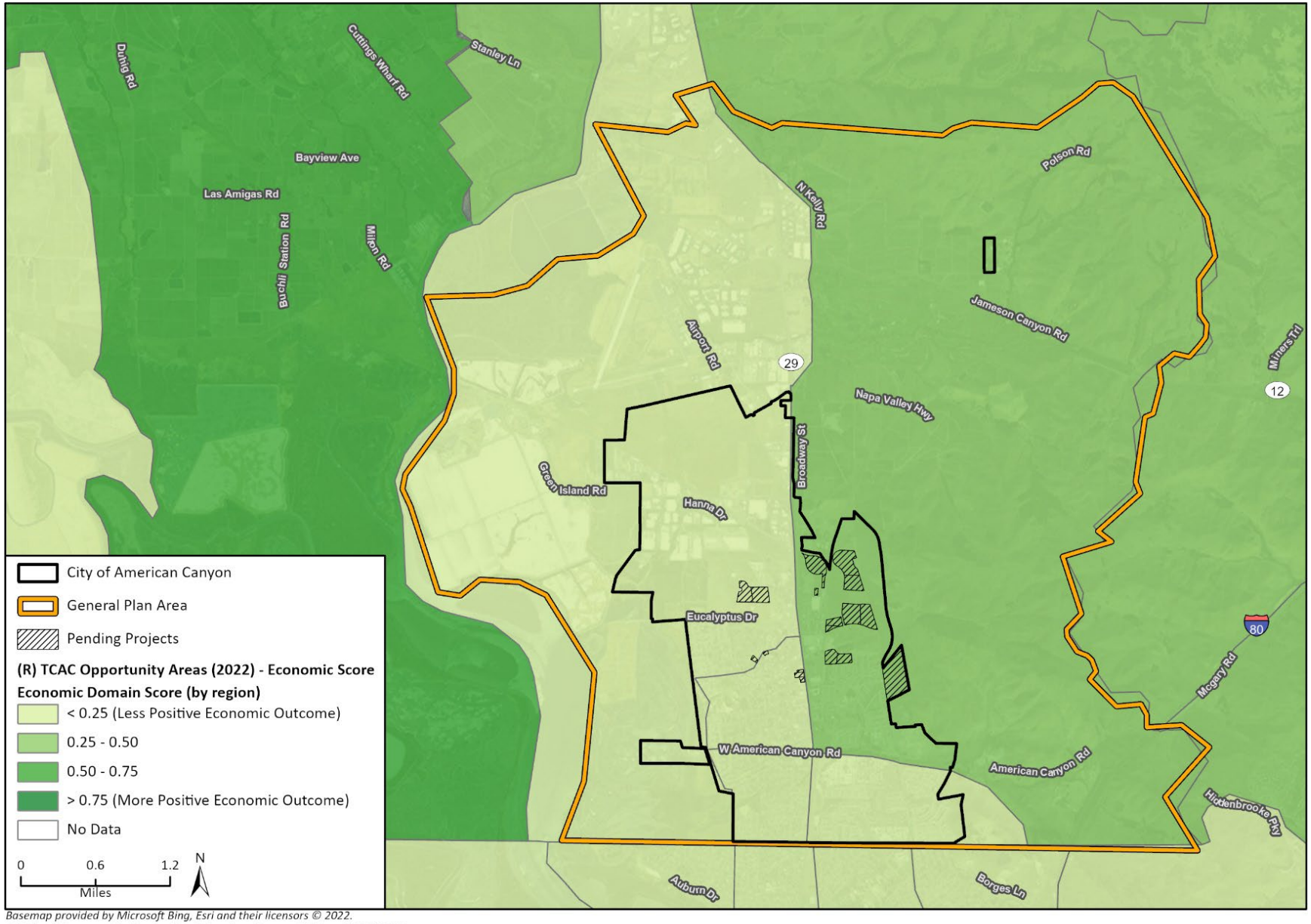
Source: AFFH Viewer, 2022

Figure 4-41 TCAC Opportunity Areas (Composite Score)



Source: California State Treasurer's Office, 2022

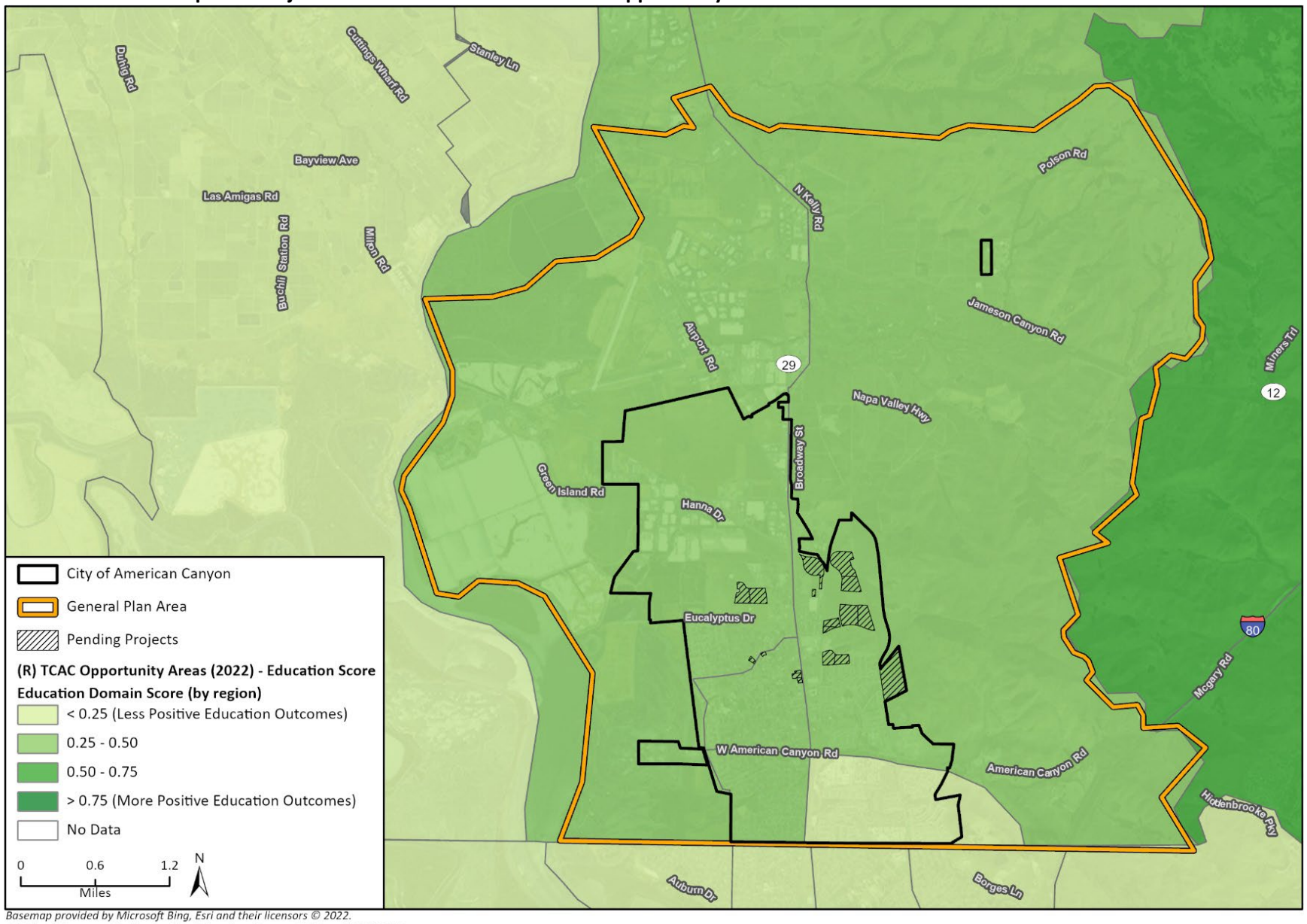
Figure 4-42 Location of Pipeline Projects in Relation to TCAC Economic Opportunity Areas



Basemap provided by Microsoft Bing, Esri and their licensors © 2022.
Additional data provided by the City of American Canyon, 2022 and AFFH, 2022.

Source: California State Treasurer's Office, 2022

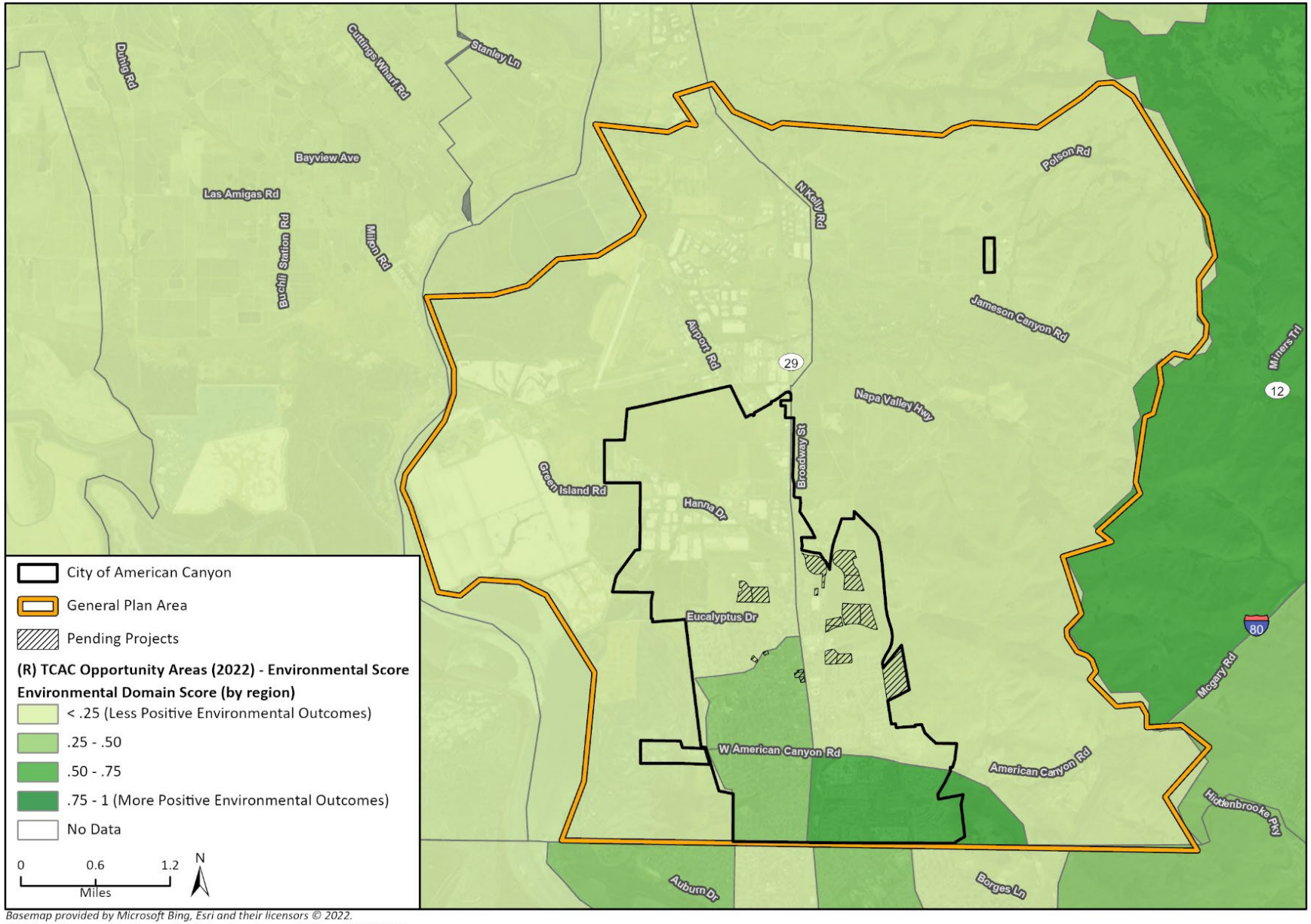
Figure 4-43 Location of Pipeline Projects in Relation to TCAC Education Opportunity Areas



Basemap provided by Microsoft Bing, Esri and their licensors © 2022.
Additional data provided by the City of American Canyon, 2022 and AFFH, 2022.

Source: California State Treasurer's Office, 2022

Figure 4-44 Location of Pipeline Projects in Relation to TCAC Environmental Opportunity Areas



Basemap provided by Microsoft Bing, Esri and their licensors © 2022.
Additional data provided by the City of American Canyon, 2022 and AFFH, 2022.

Source: California State Treasurer's Office, 2022

Fair Housing Priorities and Policies

Based upon the analysis conducted in this AFFH document, Table 4-14 highlights the prominent fair housing issues and contributing factors that hinder access to safe, affordable, and vibrant housing for American Canyon residents. Furthermore, the findings of this analysis were used to develop meaningful actions and metrics and milestones that promote inclusive communities, increase housing opportunities, and address racial/ethnic and economic disparities within the city.

Table 4-14 Fair Housing Issues, Contributing Factors, and Meaningful Actions

AFH Identified Fair Housing Issue	Contributing Factors	Meaningful Actions
Outreach	• Lack of language access	• Provide housing resources in multiple languages on the City's website.
Fair Housing Enforcement and Outreach Capacity	• Lack of local private fair housing outreach and enforcement • Lack of local public fair housing enforcement	• Participate in FHNV meetings, at least once annually, to coordinate regional responses to housing discrimination issues. • At least once annually, obtain feedback through a multimedia campaign, including public surveys, focused discussions, and in-person to obtain public input and feedback on fair housing issues. • Work with the FHNV to conduct random testing at least once every five years. Specifically, with the release of the 2020 Census, determine the appropriate biases be tested in the city. • At least once a year during the 2023 – 2031 planning period, collaborate with FHNV to mutually resolve rent disputes and provide education to tenants and landlords on their rights. • Conduct at least one fair housing workshop annually with targeted populations, including mobilehome parks. • Involve neighborhood groups and other community organizations when conducting outreach and education activities. • Conduct an annual workshop and partner with local organizations including the Housing Authority and Fair Housing Napa Valley to present free homeownership education seminars in lower-income neighborhoods.
Disproportionate Housing Needs and Disparities in Access to Opportunity	**Housing Cost** • Dominance of existing single-family housing types, which are typically more expensive than multi-family housing • Location and type of existing affordable housing, especially for extremely low-income households • High rates of housing cost burden among renter and owner-occupied households • Increasing housing costs • Cost of repairs or rehabilitation **Funding** • Shortage of public (local, state, or federal) funds invested in the development of affordable housing and social services **Land Use and Zoning** • Lack of supportive housing in community-based settings • Limiting local land use policies	**Housing Cost** • Support private programs for shared living that connect those with a home and are willing to share living accommodations with those that are seeking housing, particularly persons with disabilities, seniors, students, and single person households. • At least once a year during the 2023 – 2031 planning period, review and propose updates to the City's existing Inclusionary Zoning Ordinance. • Provide rehabilitation financing assistance for at least 5 households annually during the 2023 – 2031 planning period. • Develop a targeted program or enhance existing program and assist lower-income residents with affordable homeownership and rental opportunities. **Funding** • Seek funding opportunities to facilitate lower-income housing. **Land Use and Zoning** • Throughout the 2023 – 2031 planning period, evaluate and update existing zoning to ensure compliance with state-mandated streamlining requirements (ADUs, area planning, and objective design standards). • Invest and encourage outside investment in infrastructure improvements throughout the city, particularly to increase connectivity and fill gaps. • Amend the standards for transitional housing in the Zoning Ordinance. **Alternative Modes of Transportation**

AFH Identified Fair Housing Issue	Contributing Factors	Meaningful Actions
	• Lack of services and accessible housing for senior and disable residents **Alternative Modes of Transportation** • Limited options for alternative modes of transportation	• Work with VineGo and American Canyon Transit to expand transit options in American Canyon, focusing on areas that are not within 0.5 miles of a transit stop. • Expand the bicycle and pedestrian infrastructure network throughout the city to expand bikability and walkability, especially near residential neighborhoods and commute corridors. • Provide support for the Napa-Sonoma ADU Center, which provides free education, outreach, and resources for homeowners interested in building ADUs. • By 2031, update the City's accessibility program with emphasis on improving access to public buildings, facilities and housing, and infrastructure improvements including sidewalks and pedestrian crossings to increase accessibility for all residents of the city, especially for persons with disabilities.

This page intentionally left blank.

Chapter 5
Constraints

Constraints to adequate and affordable housing can be caused by market, governmental, infrastructure, and environmental factors. These factors may constrain affordable housing and market-rate housing developers, and individuals' ability to finance home purchase and rehabilitation.

These constraints may cause housing to become unaffordable to low- and moderate-income households or uneconomical for developers. Constraints to housing production significantly impact households with lower incomes and special needs. For these reasons, State law requires that Housing Elements analyze potential and actual governmental and non-governmental constraints to the production, maintenance, and improvement of housing for persons of all income levels and disabilities.

The constraints analysis must demonstrate local efforts to remove barriers to achieve housing production goals and housing for persons with disabilities. When constraints preclude housing goals, Housing Element law requires jurisdictions address and, where appropriate and legally possible, remove governmental constraints to maintenance, improvement, and development of housing. When housing production constraints are caused by City regulations or land use controls, appropriate programs to mitigate these constraints are included in the Housing Plan.

Key Findings

- Several Zoning Ordinance provisions constrain housing and/or are inconsistent with state laws passed since the last Housing Element update. These include accessory dwelling units, emergency shelters, low-barrier navigation centers, floor area ratio standards, density bonus law, manufactured housing, and transitional and supportive housing.
- Growth management policies in the Land Use Element that constrain housing in ways that are inconsistent with State Law will be removed as part of a planned General Plan update.
- Subjective design requirements constrain housing development. For example, the Zoning Code requires all manufactured homes to be designed and located in a way that is considered aesthetically harmonious with the surrounding houses and neighborhood. Design requirements such as exterior siding material must be compatible with adjacent residential structures, and the prohibition of shiny or metallic

finishes. These design requirements are subjective in the permitting decision-making process.

- In stakeholder interviews conducted for this Housing Element update,[1] developers reported that lack of available private, state, federal and local funding, combined with the cost of building infrastructure or conducting studies, are major constraints to development of affordable housing. Developers also expressed openness to reduced parking standards to facilitate higher-density housing.

Governmental Constraints

Actions by the City may impact the price and availability of housing in American Canyon. Policies and regulatory actions such as land use controls, site improvement requirements, building codes, fees, and affordable housing policies may impact the price and availability of housing in the city. The following section describes these governmental constraints.

Transparency in Development Regulations

To increase transparency in the development process, the City's website publishes resources that help developers and homeowners navigate the residential development and home improvement processes. The majority of the information is located under the Community Development Services Department webpages[2] which include the following:

- Application and forms for building and planning permits and code enforcement complaints
- Documents such as the Zoning and Subdivision ordinances
- Planning documents such as the General Plan and specific plans
- Fee schedule

Land Use Controls

The City regulates the type, location, density, and scale of residential development primarily through its General Plan and Zoning Ordinance. The General Plan Land Use Element outlines the community vision through land use designations. Land use designations categorize regions of the city with designated allowable densities and uses. Land use designations are implemented by the Zoning Ordinance, which identifies zoning district development standards. Zoning districts are parcel-specific identifications that provide allowable height, required setback, densities, and more (discussed further in *Residential Development Standards*).

[1] Stakeholder interviews, March 14, 2022
[2] https://www.cityofamericancanyon.org/government/community-development/planning-zoning

General Plan

The General Plan includes designations that permit a range of residential development types from low-density development (one to two units per gross acre) to high-density residential (20 units per gross acre). Multifamily residential uses are allowed in the Neighborhood Commercial (CN) and Community Commercial (CC) land use designations. (Table 5-1)

State law[3] established the following "default" density standards in estimating potential units by income range:

- A density standard of up to 15 units per acre (primarily for single-family homes) is assumed to facilitate housing that can accommodate above moderate-income households.
- A density standard of 16 to 19 units per acre (primarily for medium-density multi-family developments) would facilitate housing that can accommodate moderate-income households.
- A density standard of 20 or more units per acre (primarily for higher-density multi-family developments) that can accommodate lower-income households.

Based on the established assumptions regarding affordability, Residential High (RH-2) is the only General Plan designation that can be assumed to accommodate development of housing appropriate for lower-income households. There are 15.59 acres of RH-2 land and of that, 0.62 acres is vacant. While there is a limited amount of land available to facilitate affordable housing by default, the City has adopted a series of specific plans which include requirements for the provision of affordable units. As a result, the City is meeting its share of the Regional Housing Needs Allocation (RHNA) through pipeline projects, so the availability of land is not a constraint to meeting the City's RHNA. Through Program A, the City will monitor the progress of pipeline projects toward meeting the RHNA, and the amount of appropriately zoned land to ensure availability of sites appropriate for higher-density and affordable housing.

The Neighborhood Commercial (CN), Community Commercial (CC), and Special Study (SS) designations have floor area ratio (FAR) requirements as opposed to maximum unit per acre allowances. FAR regulates how large the floor area can be in a development (Figure 5-1). It is determined by dividing the development floor area by the parcel area. For example, an FAR of 1.0 equals allows for development area that is equivalent to the area of the parcel. If the development is multiple stories, the total area of all floors must not surpass that of the parcel.

[3] https://www.hcd.ca.gov/grants-funding/active-funding/iigp/docs/ab2348stat04ch724.pdf

Table 5-1 General Plan Land Use Designations

General Plan Designation	Allowable Residential Uses	Allowable Density (du/ac) or Floor Area Ratio (FAR)
Residential Estate (RE)	• Single-family detached dwelling units • Single-family semi attached ("0-lot line") if clustered to preserve open space	1-2 du/ac
Residential Low (RL)	• Single-family detached dwellings units • Single-family semi attached ("0-lot line") if clustered to preserve open space	2-5 du/ac
Residential Low-1 (RL-1)	• Single-family detached dwellings units • Multifamily dwelling for a maximum of 15 percent of the total units allowed on prescribed density, if clustered to preserve open space	2-5 du/ac
Residential Low- 2 Multifamily (RL-2)	• Single-family detached dwellings units • Multi-family dwelling units on 10 acres	• Single family: 2-5 du/ac • Multifamily: 12-16 du/ac
Residential Medium (RM)	• Multi-family dwelling units • Mobile homes	5-12 du/ac
Residential High (RH-1)	• Multi-family dwelling units	12-16 du/ac
Residential High (RH-2)	• Multi-family dwelling units	20 du/ac
Neighborhood Commercial (CN)	• Multi-family dwelling units for a maximum of 50% of the site	FAR of 0.35*
Community Commercial (CC)	• Multi-family dwelling units for a maximum of 50% of the site west of Broadway and 60% east of Broadway	FAR of 0.35 (multi-family portion 16-20 du/ac)[4]*
Special Study (SS)	• Uses determined by study and amendment of General Pan	1 du/ 40 ac
Town Center (TC)	Specific uses outlined in sub-designations within the Watson Ranch Specific Plan: • Single-family detached dwellings units • Duplexes, triplexes, and fourplexes • Multifamily dwelling • Mixed use live/work units	MDR-12: 2-12 du/ac MDR-16: 8-16 du/ac HDR: minimum 20 du/ac
Residential Overlay Zone	• Multi-family dwelling units on sites identified in the previous Housing Element*	20 du/ac

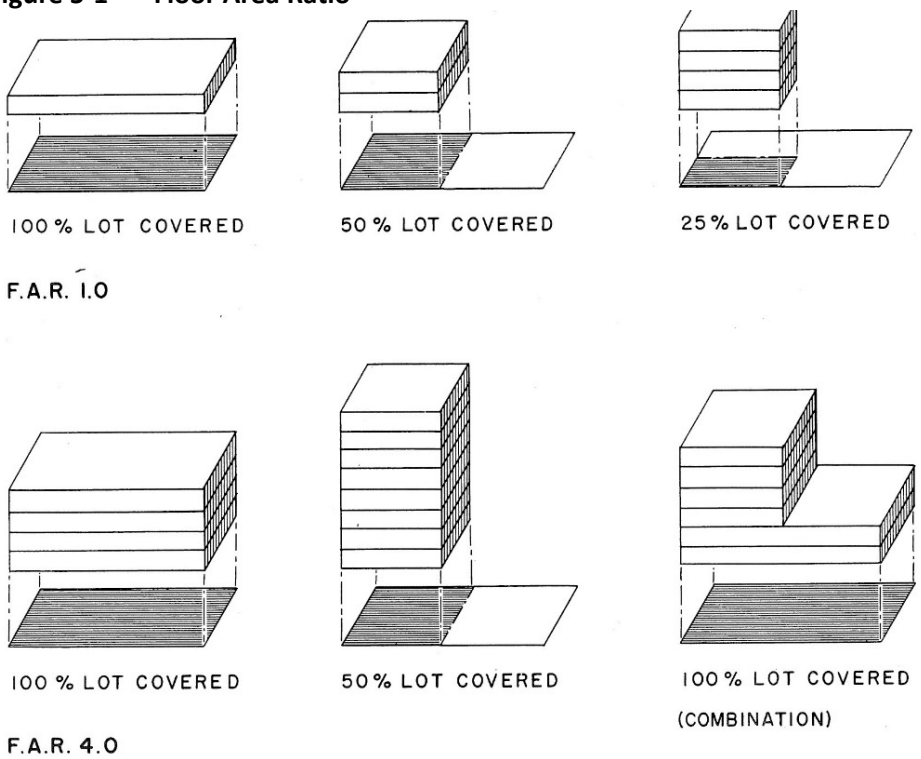
** General Plan policies that allow for varying densities or other standards for sites in the Housing Element site inventory will be modified under Program D for consistency with this Housing Element update.*

Source: American Canyon General Plan Land Use Element, 1994.

[4] American Canyon General Plan Land Use Element, Policy 1.15.1. https://lf.cityofamericancanyon.org/WebLink/DocView.aspx?id=46454&dbid=1&repo=AmericanCanyon&cr=1

There are no state standards similar to the default density standards regarding affordability and FAR. In the CN and CC designations, the FAR is 0.35, meaning the total building area may not surpass 35 percent of the parcel size. Pursuant to recent state law,[5] local agencies are not permitted to impose an FAR standard less than 1.0 on a housing development project that consists of three to seven units, or less than 1.25 on a housing development project that consists of eight to 10 units. The CN and CC districts are mostly built-out and the City has several residential and mixed use zoning districts to accommodate the City's RHNA allocation. Nevertheless, because the City's General Plan FAR limitations are not consistent with state law, they are considered a constraint to housing. Through Program C, the City will update the CN and CC land use designations to comply with state law.

Figure 5-1 Floor Area Ratio



Source: American Planning Association[6]

[5] Government Code sections 54237, 54237.7, and 54239.4.
[6] Floor Area Ratio, American Planning Association. Historic PAS Report Series, Information Report No. 11. 1958. Accessed: https://www.planning.org/pas/reports/report111.htm.

The City of American Canyon adopted its current General Plan in 1994 with amendments to several elements over the years. In early 2020, the City kicked off the comprehensive General Plan update.[7] The first phase "Technical Update" is anticipated to be completed in 2023. The update will include changes to all Elements to address internal consistency including this Housing Element Update, and comply with state housing laws. For example, the Land Use Element contains policies that allow increased density on sites in the Housing Element site inventory, which is not required for this Housing Element. Program D will address consistency issues between the updated Housing Element and the existing General Plan.

GROWTH MANAGEMENT POLICIES

General Plan Goal 1B contains several policies to pace the rate of the city's growth with infrastructure improvements. Specifically, Policy 1.3.4 states that American Canyon must limit the total additional new developments that can be accommodated in the City and Urban Limit Line[8] to the numbers of units shown in Table 5-2 below, provided that the highway improvements stipulated in the Circulation Element are implemented. Policy 1.3.5 states that the City may consider increases in the development capacity when it can be demonstrated that additional transportation improvements have been implemented or are funded, or demands have been reduced (based on level of service and vehicle trips) and such increases are consistent with community needs and desires.

Since 1994, Goal 1B has not constrained housing approvals. Nevertheless, growth management policies may become a constraint to developing housing, and the City will amend the General Plan to remove or revise growth limits to comply with State Law through Program D.

Table 5-2 Growth Management Limits

Type of Unit	Units Allowed Within City Limits	Units Allowed Within City Urban Limit Line	Total Allowed Units
Single Family	1,678	3,204	4,882
Multi Family	967	466	1,433

Source: American Canyon General Plan, 1994.

Specific Plans

A specific plan is a planning document that implements goals and policies of the General Plan for an area in the city with unique land use needs. These plans contain more detailed development standards and implementation measures to which future projects located within a specified geographic area must adhere. The City of American Canyon has three residential specific plans— the Southeast

[7] City of American Canyon, 2022. https://www.cityofamericancanyon.org/government/community-development/planning-zoning/general-plan-update
[8] The Urban Limit consists of the sphere of influence, as well as a Special Study district east and adjacent to the city limits, as well as land in the Napa County Airport Industrial Area.

Area Specific Plan (SEASP), Watson Ranch Specific Plan (WRSP), and the Broadway District Specific Plan (BDSP).

SOUTHEAST AREA SPECIFIC PLAN

Adopted in 1999, the Southeast Area Specific Plan (SEASP) is a detailed planning document which provides a land use and policy framework for the residential development of 405 acres in the Vintage Ranch and La Vigne neighborhoods. Today, except for a few isolated parcels, the SEASP is built out.

WATSON RANCH SPECIFIC PLAN

Adopted in 2018, the Watson Ranch Specific Plan (WRSP) is a detailed planning document which provides a land use and policy framework for future development of 309 acres east of Broadway, and north of the Vintage Ranch neighborhood.[9] Within the City of American Canyon General Plan, the WRSP area is designated as Town Center (TC).

The WRSP includes the following zones which allow for residential development:

- High Density Residential (HDR)
- Medium Density Residential (MDR-12 and MDR-16)
- The Napa Valley Ruins & Gardens (NVR&G): a mixed-use town center area with civic, retail, entertainment, commercial, visitor serving, and residential uses.

BROADWAY DISTRICT SPECIFIC PLAN

The Broadway District Specific Plan (BDSP) was adopted in 2019 as a land use and urban design framework for development of 345 acres on properties located on both sides of Broadway extending 2.38 miles north from the county line to Green Island Road. This area includes distinct gateway areas as well as the "core" of the Broadway District containing diverse commercial uses and residential neighborhoods. The plan reinforces Main Street as the pedestrian-oriented town center and employs a "Modern Farmhouse" and "Modern Industrial" aesthetic to create a unified character.

The Broadway District Specific Plan includes the following zones that allow for residential development:

- Downtown Core (DC)
- Broadway Residential (BR)
- Business Park (BP)
- Local Serving Mixed Use (LSMU)
- Medium Density Residential (MDR)

[9] Historically known as Broadway where it passes through American Canyon, the primary road through Napa Valley became known as Highway 29 (also referred to as State Route 29) after joining the state highway system in 1931.Broadway District Specific Plan. 2020. Accessed: https://www.cityofamericancanyon.org/home/showpublisheddocument/17886/637123528315700000

- Community Commercial (CC)
- Neighborhood Commercial (CN)

The Broadway District allows higher densities and height limitations compared to the most of the city which is discussed in the *Zoning Ordinance* section.

Broadway District Design Guidelines

The Broadway District Specific Plan includes design guidelines which may constrain housing development. The plan states that building architecture should favor a "Modern Industrial" and "Modern Farmhouse" aesthetic. This criterion requires a reinterpretation of traditional farmhouse and industrial architecture to accommodate new concepts of design that relax traditional rules while preserving utility, indoor/outdoor, and form following function objectives that gave rise to the traditional styles. The traditional styles are described below:

- **Traditional Farmhouse architecture** is unpretentious, straightforward, functional, and very efficient. This aesthetic is characterized by strong indoor/outdoor design that may feature a wraparound porch, symmetrical design, wood building exteriors, and shallow roofs.
- **Traditional Industrial architecture** is characterized by the lack of pretension and the way utilitarian surfaces, and functional materials and objects showcase the integration of form and function. Design characteristics generally include durable exterior materials such as brick, wood and metal, large skylights, "oversized" elements such as doors and windows, and exposed functional elements such as beams, duct work and pipes.

The plan also states that developments should incorporate elements that provide indoor/outdoor interface (e.g., porches, stoops, skylights/clear stories, etc., building materials that reflect local environment (e.g., wood and stone), are durable (e.g., brick, concrete, and steel) or reflect traditional farm or industrial materials, and incorporate architectural details to break-up building walls, create shadow lines and increase architectural interest.

Compliance with these design standards is determined by the Planning Commission during the design permit process. Discretionary approval processes may introduce considerable unpredictability, delays, and additional expense to the permitting process and therefore may be considered a constraint to housing development. The design permit process is discussed further in Processing and Permit Procedures below.

Zoning Ordinance

The City regulates the type, location, density, and scale of residential development primarily through the Zoning Ordinance, as well as specific plan

development codes. A zoning district is assigned to every parcel in the city and the Zoning Ordinance identifies compatible uses.

There are seven residential districts in American Canyon, each with distinct development standards such as setbacks, height limits, and lot coverages. Development standards may constrain housing development if they are too restrictive.

The City's Zoning Ordinance allows residential uses in the following districts:

- Residential Estate (RE): Provides for residential estate areas where the minimum lot size is one acre.
- Rural Residential (RR): Provides for very low-density residential uses and related activities in existing or proposed large-lot residential neighborhoods, and in the peripheral foothill areas of the city. There are three separate RR districts:
    - Rural Residential Hillside (RRH): Requires a minimum lot size of twenty thousand square feet and imposes special development standards.
    - RR-20000: Requires a minimum lot size of twenty thousand square feet.
    - RR-10000: Requires a minimum lot size of ten thousand square feet.
- Residential Suburban (RS): Provides for low-density residential uses and related activities in areas of the city predominated by subdivisions with single-family lot patterns. There are two separate RS districts:
    - RS-8000: Minimum lot size of eight thousand square feet
    - RS-6500: Minimum lot size of six thousand five hundred square feet.
- Medium Residential (RM): Accommodates multifamily residential uses in areas of minimal constraints and ready access to transportation and services, with single-family uses allowed under some circumstances in conformance with the general plan. Development in the RM district shall be within the range of five to 12 units per gross acre.
- Town Center Residential Medium 12: Accommodates single and multi-family dwelling units up to 12 dwelling units per acre.
- Town Center Residential Medium 16: Accommodates single and multi-family dwelling units up to 16 dwelling units per acre.
- Broadway District Residential: Accommodates single and multi-family dwelling units up to 20 dwelling units per acre.
- Broadway District Business Park: Accommodates single and multi-family dwelling units up to 20 dwelling units per acre.

- Broadway District Local Serving Mixed use: Accommodates single and multi-family dwelling units up to 20 dwelling units per acre. High Residential (RH): Provides for high-density multifamily residential uses in areas of minimal constraints and ready access to transportation and services, and to provide a range of housing opportunities. There are two separate RH districts:
    - RH-1: density range of 12 to 16 units per gross acre
    - RH-2: density of 20 units per gross acre.
- Broadway District Downtown Core: Accommodates multi-family dwelling units up to 35 dwelling units per acre.
- Town Center High Density: Accommodates multifamily dwelling units with no limit to density.
- Community Commercial (CC): accommodates a broad range of commercial uses that will serve local residents and the greater community and reduce the need for external trips to adjacent jurisdictions for goods and services, and provide shopping and service opportunities for commuters, visitors, and tourists. Also accommodates multifamily residential uses, especially in conjunction with a commercial use.
- Neighborhood Commercial (CN): encourages a limited range of retail and service commercial uses that are oriented to the day-to-day needs of the local residents, at a scale compatible with adjacent neighborhoods. Also accommodates multifamily residential uses, especially in conjunction with a commercial use.
- Light Industrial (LI): accommodates the continuation of existing and the development of new light manufacturing uses, research and development, offices, and similar uses. These districts allow the development of emergency shelters but no other residential uses are permitted.

Zoning for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage development of a variety of housing types for all economic segments of the population. Persons and households of different ages, types, incomes, and lifestyles have a variety of housing needs and preferences that evolve over time and in response to changing life circumstances. This includes single-family homes, multi-family housing, accessory dwelling units, mobile homes, agricultural employee housing, homeless shelters, and transitional housing, among others.

Table 5-3 summarizes the residential uses allowed by zone and permit type and is followed by a description of the residential uses that are defined in the Municipal Code.

ACCESSORY DWELLING UNITS

Under state law (Government Code Section 65852.2), an accessory dwelling unit (ADU) provides complete independent living facilities for one or more persons (i.e., living, sleeping, eating, cooking, and sanitation). It must be located on the same parcel on which a single-family dwelling or multifamily development is located. The ADU may be attached to or converted from a portion of the primary dwelling unit or separate from the primary structure (detached).

ADUs must be permitted ministerially in all zoning districts that allow residential uses. In American Canyon, ADUs are permitted in any residential zoning district and where an existing, non-conforming residential use has previously been established.

A junior ADU (or JADU) is a dwelling unit limited to 500 square feet and converted from a portion of a single-family home. It must contain a kitchen, but bathroom facilities may be shared with the primary dwelling unit. Owner occupancy of the primary dwelling unit is required, and no parking may be required. JADUs must be ministerially permitted in zoning districts that allow single-family residences. Government Code Section 65852.22 establishes minimum standards for JADUs.

The city's Accessory Dwelling Unit ordinance (American Canyon Municipal Code Section 19.39.040) was updated to comply with State Law in 2017. This ordinance defines ADU as one additional attached or detached residential dwelling unit one thousand two hundred square feet or less that is on the same parcel as a single-family dwelling, and provides permanent and independent provisions for living, sleeping, eating, cooking, and sanitation for one or more persons. An ADU also includes the following:

- An efficiency unit, as defined in Section 17958.1 of the Health and Safety Code.
- A manufactured home, as defined in Section 18007 of the Health and Safety Code.

ADUs are allowed by right in any zone where residential uses are permitted. One detached ADU and one JADU are permitted per single-family parcel. An existing multifamily dwelling is permitted up to two detached accessory dwelling units on the same lot. Section 19.39.505 contains development standards for ADUs. Since 2017, State Accessory Dwelling Unit laws now further limit the development and design standards that can be applied to an ADU, and requires that development and design standards be objective as defined in Government Code Section 65913.4(a)(5):

"Standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal."

The Accessory Dwelling Unit Ordinance contains design standards in Section 19.39.090. These standards are listed below:

19.39.090 Design standards.

Accessory dwelling units shall comply with the following design standards that are intended to maximize the compatibility of accessory dwelling units with the neighborhoods in which they are located.

A. The accessory dwelling unit shall be designed so the site appearance remains that of a single-family residence, insofar as possible.
B. Where feasible, any new entrance to an accessory dwelling unit attached to the primary residence shall be located on the side or rear of the structure.
C. The accessory dwelling unit shall be aesthetically compatible with the primary residence and the surrounding neighborhood, including coordinating colors, materials, roofing, building height, other architectural features, and landscaping.
D. The accessory dwelling unit location and orientation shall not materially reduce the privacy otherwise enjoyed by residents of adjacent parcels. The community development director shall consider, but is not limited to considering, the placement of windows, decks and balconies, landscape screening, height, and number of stories in determining if privacy will be materially reduced.
E. An accessory dwelling unit connected to an onsite water treatment system requires a percolation test completed within the last five years, or, if the percolation test has been recertified, within the last ten years. (Ord. 2020-04 § 1, 2020; Ord. 2017-05 § 2, 2017)

The Design Standards A through D meet the definition of a subjective evaluation not tied to objective criteria. For this reason, Design Standards A through D could no longer be applied to ADUs under the ministerial process required by law. Program G will modify the development standards in the Zoning Ordinance to comply with current state law.

State law requires that ADUs be considered, approved, and permitted ministerially, without discretionary action. However, ADUs that do not meet objective and ministerial development and design standards may be permitted through a discretionary process.[10] In American Canyon, ADUs that require a

[10] California Department of Housing & Community Development, Accessory Dwelling Unit Handbook, December 2020. https://www.hcd.ca.gov/accessory-dwelling-units

Table 5-3 Zones and Allowable Residential Uses

Allowable Residential Uses	MHP	TC MDR12	TC MDR16	TC HDR	Broadway Residential	Bus Park	Downtown Core	Local Serving Mixed Use	RE	RR	RRH	RR-20000	RR-10000	RS	RS-8000	RS-6500	RM	RH	RH-1	RH-2	RO	CC	CN	LI	REC
Accessory Dwelling Unit	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C		
Junior Accessory Dwelling Unit	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Emergency Shelter																	C	C				P		P	
Employee Housing									P	P	P	P	P	P	P	P									
Manufactured/Mobile Homes[1]	P	P	P		P				C	C				C											
Mobile Home Park	C																C	C							
Mixed-Use Development						P	P	P														P	P		
Multi-Family Development																	P	P	P	P	P	P	P		
• Garden Apartment		P	P	P	P	P	P	P									P	P							
• Townhouses		P	P	P	P	P	P	P									P	P	P	P		P	P		
Residential Care Facility		P	P		P				P	P		P	P	P	P	P	P	P	P	P					
Senior Citizen Housing Development[2]	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P		
Single-Room Occupancy Development																		P							
Single-Family Development	See Single Family Uses below																								
• Detached Single-Family Residential3		P	P		P				P	P	P	P	P	P	P	P	P[2]	P[2]							P
• Semi-Detached Single-Family Residential4			P	P	P	P				P		P	P	P	P	P	P	P							

Notes:

1 Manufactured homes are allowed on permanent foundations wherever single-family homes are allowed, and subject to the same development standards to which a conventional single-family residential dwelling is subject. Manufactured homes on temporary foundations are conditionally permitted as shown.

2 "Senior housing project" is defined as any project qualifying as senior housing under state or federal law that, at the time of initial city approval, received a concession or incentive (Section 19.34.030). Senior housing projects are permitted depending on the housing type (e.g., multifamily development).

3 General Plan Policy 1.8.3 precludes the development of single-family subdivisions in the RM and RH land use designations unless certain criteria are met.

4 General Plan Policy 1.7.1 allows for the development of single-family detached and semi-detached dwelling units in the RE land use designation at a density of one to two units per acre.

Source: American Canyon Municipal Code, Section 19.10.040, Permitted uses.

This page intentionally left blank.

conditional use permit must be consistent with the following required findings in Section 19.42.020(F) of the Zoning Ordinance:

1. Access separate from the on-site commercial use(s) is provided for the accessory dwelling unit(s).
2. Noise levels within the accessory dwelling unit(s) will not exceed any adopted noise standards.
3. The accessory dwelling unit(s) will be protected from any obnoxious odors generated on-site or in the immediate vicinity.

Section 19.11.040 of the Zoning Ordinance allows ADUs to be conditionally permitted in the CN and CC zones. State law requires that ADUs be ministerially permitted in all residential and mixed-use zones, broadly construed to mean any zone where residential uses are permitted by-right or by conditional use.[11] Although the CN and CC zones both allow multifamily residential uses, these districts have no multifamily uses and are mostly built-out. Nevertheless, the ADU conditional use permit requirement in these districts is inconsistent with state law. Program G would modify sections 19.11.040 and 19.42.020(F) of the Zoning Ordinance to comply with state ADU law.

EMERGENCY SHELTERS

Government Code Section 65583(a)(4) requires identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the City's need for emergency shelters.

The City allows emergency shelters by right within the LI and CC zones. After taking into account existing development, access, and availability of infrastructure, there are 38 parcels totaling over 306 acres of vacant land in the CC and LI zoning districts. Emergency shelters are also permitted within the medium density residential (RM), high density residential (RH) with approval of a conditional use permit and subject to the location restrictions identified in this section. There is sufficient land available to accommodate at least one emergency shelter, which would accommodate the city's homeless needs (see Chapter 3, Housing Needs Assessment). There were 464 individuals identified as experiencing homelessness in Napa County in 2020, with an unreported number residing in American Canyon. The availability of land for emergency shelters is not considered a constraint to the development of emergency shelters.

Housing Element law (Government Code 65583) mandates that emergency shelters may only be subject to standards that apply to residential and commercial development within the same zone, except a city may use standards to regulate the number of beds, and staff parking (provided the standards are not more stringent than other residential or commercial uses within the same

[11] California Department of Housing & Community Development, Accessory Dwelling Unit Handbook, December 2020. https://www.hcd.ca.gov/accessory-dwelling-units

zone), length of stay, and other minor standards. The American Canyon Zoning Code requires on-site parking at a rate of two spaces per staff plus one space for every six occupants allowed at the maximum capacity. This parking standard is lower than required for residential and commercial uses in the LI, CC, RH, and R zones.

The City's Emergency Shelter Ordinance (Chapter 19.38) requires a management plan for all emergency shelters to address management experience, good neighbor issues, transportation, client supervision, client services, and food services. The plan must be submitted to and approved by the community development department prior to operation of the emergency shelter. The plan shall include a floor plan that demonstrates compliance with the physical standards of Chapter 19.38. The operator of each emergency shelter shall annually submit the management plan to the planning, inspections and permitting department with updated information for review and approval.

The City's zoning and development standards for emergency shelters are consistent with state law.

Low Barrier Navigation Centers

With state adoption of Assembly Bill (AB) 101 in 2019, cities are required to allow low barrier navigation centers as a permitted use in mixed use zones and other nonresidential zones that permit multi-family residential development. Per AB 101, a low barrier navigation center is defined as:

> *"a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing."*

When compared to traditional emergency shelters, a Low Barrier Navigation Center may provide more client services and flexibility, such as allowing pets or permitting partners to share living space. AB 101 also requires local jurisdictions to act on a complete low barrier navigation center application within 60 days.

The City's Zoning Code has not been updated to permit low barrier navigation centers. The lack of an Ordinance to address this land use is a constraint to housing for unsheltered individuals. The City will revise emergency shelter provisions in the Zoning Code, consistent with AB 101 (Program C).

EMPLOYEE/FARMWORKER HOUSING

The Employee Housing Act (Division 13, Part 1 of the Health and Safety Code) requires employee (farmworker) housing for six or fewer persons be permitted by right in single-family zones. In agricultural zones, employee housing consisting of 12 units, or 36 beds must be permitted by right.

The City must allow employee housing for six or fewer persons by right in single-family zones to be consistent with the Employee Housing Act. Section 19.05.040 of the City's Municipal Code defines employee housing as follows:

> *"Housing for six or fewer employees in a single-family dwelling shall be deemed a single-family use and shall be treated the same as any single-family dwelling in districts where single-family dwellings are allowed. Employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory or other similar term that implies the employee housing differs in any way from a family dwelling and shall not constitute a change in occupancy for purposes of local building codes. It shall not be subject to any fees to which other family dwellings of the same type in the same zone are not likewise subject."*

These provisions are consistent with state law.

The City must also allow larger farmworker housing developments by right in agricultural zones. The City has no agricultural zones, but larger farmworker housing is conditionally permitted in the CC zone. Municipal Code Section 19.05.040 defines farm employee housing as "living quarters provided on agriculture district property for the use of workers employed in agricultural activities." The City conditionally permits farm employee housing in the CC zone. The CC zone is not an agricultural district, so the conditional permit requirement in that zoning district is consistent with the Employee Housing Act.

MANUFACTURED/MOBILE HOMES

A mobile home or manufactured home is defined in Health and Safety Code Sections 18007 to 18008 as a structure which is transportable in one or more sections, is eight feet or more in body width, or 40 feet or more in body length, in the traveling mode, or, when erected onsite, is 320 or more square feet. Mobile homes are defined as being constructed prior to June 15, 1976, while a manufactured home is constructed on or after the same date. Manufactured housing and mobile homes can be an affordable housing option for low- and moderate-income households. Government Code Section 65852.3 requires manufactured homes to be allowed on permanent foundations wherever single-family homes are allowed, and subject to the same development standards to which a conventional single-family residential dwelling is subject.

Manufactured homes are reviewed in accordance with Zoning Code Section 19.10.130. This section of the City's Zoning Code is meant to provide placement opportunities and general development standards for manufactured homes in single-family residential districts. Section 19.10.130 is consistent with State law because manufactured homes on permanent foundations are allowed wherever single-family homes are allowed.

Manufactured homes not on a permanent foundation are conditionally permitted in RE, RR, and RS zones. The Zoning Code requires that all manufactured homes are designed and located to be harmonious within the context of the surrounding houses. This includes design requirements such as exterior siding material compatible with adjacent residential structures, and the prohibition of shiny or metallic finishes. Applicant designs are reviewed by the Community Development Director prior to the issuance of building permits. These design requirements are subjective. Therefore, they represent a housing constraint. Program C would modify the Zoning Ordinance to apply only the requirements for a single-family dwelling unit to installation of a manufactured home.

MIXED-USE DEVELOPMENT

Mixed-use development is not defined or listed as a permitted use in the Zoning Ordinance, but mixed-use structures are allowed in the CC and CN zones. In the Broadway District Specific Plan Area, mixed-use development is allowed in Broadway Residential, Business Park, Downtown Core, and Local Serving Mixed Use zoning districts.

MOBILE HOME PARKS

Mobile home parks are defined in the City's code as "a site developed for the long-term placement of mobile homes" (Section 19.05.040). The City permits manufactured homes (on permanent foundations) in single-family districts, consistent with State law. Mobile home parks are an important source of existing affordable housing in the city. There are several mobile home parks located in the southeastern portion of the city, south of American Canyon Road and east of Broadway. Most of the manufactured home subdivisions and mobile home parks have been in existence prior to the City's incorporation. There are no current applications for additional mobile home parks.

American Canyon has a Mobile home Park Rent Stabilization Program (Zoning Code Chapter 15.04). This ordinance requires that a park owner shall not increase the rent more frequently than on an annual basis, and when they do, it cannot be greater than the Consumer Price Index. No increase of more than six percent shall be permitted unless otherwise determined by a mediation panel or an arbitrator.

Mobile home parks are allowed in the MHP Overlay District through approval of a Design Permit. A mobile home subdivision is allowed with a Conditional Use Permit.

MULTI-FAMILY DEVELOPMENT

A multi-family dwelling is defined as "three or more dwelling units on a lot. Multi-family residential units may share one or more common walls and include townhomes and garden apartments" (Section 19.05.040 of the Zoning Code). Multi-family housing is permitted in the following zoning districts:

- Town Center Residential Medium 12
- Town Center Residential Medium 16
- Broadway District Residential
- Broadway District Business Park
- Broadway District Local Serving Mixed use
- RH-1: density range of 12 to 16 units per gross acre
- RH-2: density of 20 units per gross acre.
- Broadway District Downtown Core
- Town Center High Density
- Medium Density Residential
- Community Commercial
- Neighborhood Commercial

Multi-family residential development requires a Site Plan as part of the Design Permit process. Like single-family dwellings, multi-family dwellings are permitted by-right and subject to a ministerial Design Permit review by the City Planning Commission. The Design Permit review ensures that codified development standards and applicable environmental review are addressed by the project.

Townhouses are defined as "a one-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more vertical common fire-resistant walls" (Section 19.05.040). Townhouses are allowed in the following zoning districts:

- Town Center Residential Medium 12
- Town Center Residential Medium 16
- Medium Density Residential
- Broadway District Residential
- Broadway District Business Park
- Broadway District Local Serving Mixed use
- RH-1: density range of 12 to 16 units per gross acre
- RH-2: density of 20 units per gross acre.
- Broadway District Downtown Core
- Town Center High Density
- Community Commercial
- Neighborhood Commercial

Garden apartments are a form of multi-family development defined as "a multifamily development of one or more two- or three-story structures containing up to twenty units each that has units located one over the other, with integrated off-street parking, open space and recreation" (Section 19.05.040). Garden apartments are allowed in the following zoning districts:

- Town Center Residential Medium 12
- Town Center Residential Medium 16
- Medium Density Residential
- Broadway District Residential
- Broadway District Business Park
- Broadway District Local Serving Mixed use
- RH-1: density range of 12 to 16 units per gross acre
- RH-2: density of 20 units per gross acre.
- Broadway District Downtown Core
- Town Center High Density
- Community Commercial
- Neighborhood Commercial

RESIDENTIAL CARE FACILITIES

The California Community Care Facilities Act (Health and Safety Code Section 1500) defines a residential care facility as:

> *"any facility, place, or building that is maintained and operated to provide nonmedical residential care, day treatment, adult daycare, or foster family agency services for children, adults, or children and adults, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children."*

Residential care facilities serving six or fewer persons (small residential care facilities) are defined a residential use of property, subject to the same development standards as other residential uses on that lot (Health and Safety Code Section 1566.3).

The City's Zoning Code Section 19.05.040 defines a Residential Care Home as:

> *"Provision of twenty-four-hour nonmedical care of six or fewer persons in need of personal services, supervision, protection or assistance essential for sustaining the activities of daily living, or twenty-four-hour care for six or fewer foster children. This classification includes only those services and facilities licensed by the state for such purposes. Small group homes without personal services shall have the same standards and processing as residential care homes."*

Small residential care facilities (defined in the Zoning Code as residential care homes) are permitted in the RE, RR, RS, RM, and RH zones. Program C will amend the Zoning Ordinance to permit small residential care facilities in the RRH district

to comply with requirements in state law that small facilities be allowed where single-family residences are allowed.

Title 14 of the City's Municipal Code, Sewer and Sanitation Services (Section 14.08.010), defines a Residential Care Facility as:

> *"any family home, group care facility, or similar facility which is occupied by **seven or more persons** not related by blood, which provides twenty-four-hour nonmedical care of persons in need of personal services to sustain the activities of daily living, which facility has received licensing from the state of California" (Section 14.08.010). This classification includes only those services and facilities licensed by the state for such purposes."*

This definition aligns with the definition of large residential care facility in state law, but Residential Care Facilities are not permitted in any zoning district. Program X would amend the Zoning Code to add a definition of large residential care facilities and establish a process for permitting large facilities.

SINGLE-FAMILY DEVELOPMENT

Under Section 19.05.040 of the City's Zoning Code, single-family residences are defined as:

- Single-family residential, detached: a dwelling unit located on a separate lot which has no common walls with any other dwelling unit. Detached single-family residential include mobile homes placed on a permanent foundation.
- Single-family residential, semidetached: a one-family dwelling attached to one other one-family dwelling by a common vertical wall, with each dwelling located on a separate lot.

A dwelling unit means one or more rooms with a single kitchen, designed for occupancy by one family for living and sleeping purposes. (See Definition of Family, below.)

Single-family residences are permitted by-right in all residential zones in the city except High Density in Watson Ranch. Developments of three or more single-family dwellings are subject to ministerial Design Permit review by the Planning Commission.

TRANSITIONAL HOUSING AND SUPPORTIVE HOUSING

State Housing Element law defines transitional housing as:

> *"buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance" (Government Code Section 65582(j)).*

Transitional housing is a type of housing that facilitates the movement of homeless individuals and families to permanent housing. Transitional housing may take several forms, including group quarters with beds, single-family homes, and multi-family apartments. Transitional housing residents are usually provided supportive services to assist them to achieve greater economic independence and a permanent, stable living situation (often six months to two years).

Supportive housing is defined as:

> *"housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community" (Government Code Section 65582(g)).*

Supportive housing provides housing and social services for homeless individuals and families, people with disabilities, and special needs populations. Similar to transitional housing, supportive housing may take several forms, including group quarters with beds, single-family homes, and multi-family apartments.

State law (Government Code Section 65583(c)(1)(C)(3)) requires cities and counties to permit transitional housing and supportive housing as a residential use subject only to the same restrictions that apply to other residential uses of the same type in the same zone. Supportive housing must also be permitted by right in zones where multi-family and mixed uses are permitted, subject to certain standards (Government Code Section 65651(a)).

The City amended the Zoning Ordinance on December 16, 2014, with subsequent amendments as recent as 2018, to allow transitional and supportive housing as permitted uses in zones allowing residential use, in accordance with state law, including adoption of the following definitions:

> *<u>Transitional housing</u>: a type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing. A homeless person may live in a transitional dwelling for no less than six months while receiving supportive services that enable independent living. Transitional housing units are residential uses subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zoning district.*
>
> *<u>Supportive housing</u>: permanent rental housing that provides a range of support services designed to enable residents to maintain stable housing, improve his or her health status, lead fuller lives, and when possible, work in the community. Supportive housing units are residential uses subject only*

to those requirements and restrictions that apply to other residential uses of the same type in the same zoning district.

AB 2162, which went into effect on January 1, 2019, allows supportive housing up to 50 units by-right in multi-family and mixed-use zones and precludes cities from imposing parking requirements on supportive housing developments located within one-half mile of a public transit stop.

Because AB 2162 imposes additional standards that were not required in 2018, the current ordinance is a constraint to the development of supportive housing. To achieve compliance, the City will update the Zoning Ordinance, as discussed in Program C.

The City's standards are consistent with state law, and do not present a constraint to the development of transitional and supportive housing.

SINGLE-ROOM OCCUPANCY (SRO) UNITS

Single-room occupancy (SRO) units are not defined in state law, but under Housing Element law, cities must facilitate SROs as a form of housing for special needs populations (Government Code Section 65583(c)(1)). An SRO unit usually occupies between 200 to 350 square feet. SROs are an important source of affordable private housing for lower-income individuals, seniors, persons with disabilities, and formerly homeless people. The Zoning Ordinance defines SROs as:

"a type of group residential use where there are at least five single rooms with no more than two occupants in each unit that complies with the regulations in Section 19.10.160. The single rooms are habitable rooms that may have a bathroom and/or limited cooking facilities and are intended for combined living and dining purposes."

SROs are allowed in the RH district.

Development Standards

Table 5-4 outlines residential development zoning standards. Table 5-5 outlines Watson Ranch Specific Plan zoning districts development standards. Table 5-6 outlines the Broadway District Specific Plan zoning district development

Table 5-4 Citywide Development Standards

Zoning	Min. Lot Area (square feet)	Front Setback (feet)	Side Setback, 1st Story (feet)	Side Setback, 2nd Story (feet)	Street Side Setback of Corner Lot (feet)	Rear Setback (feet)	Max. Height (feet)	Max. Dwelling Units per Acre (du/ac)	Max. Lot Coverage
RE	43,560	10% of lot depth	10% of lot width	10% of lot width	10% of lot width	25% of lot depth	35	1	30%
RRH	20,000	30	15 ft. with no less than 35 ft. between homes on adjoining parcels	20	25	30	35	1	60% of approved building envelope
RR-20000	20,000	20	10	10	10	20	35	2	30%
RR-10000	10,000	20	10	10	10	20	35	4	30%
RS-8000	8,000	15	5	8	10	20	35	6	40%
RS-6500	6,500	15	5	8	10	15	35	7	40%
RM	20,000	15	5	10	10	10	40	Per General Plan	50%
RH	20,000	20	5	10	10	10	40	Per General Plan	50%
RH-1	20,000	20	5	10	10	10	40	16	50%
RH-2	20,000	20	5	10	10	10	40	20	50%
RO	See Underlying Zoning District standards								
CC	1 acre	20	20	10	15	10	35	20 west of Broadway; 35 east of Broadway per General Plan Policy 1.15.1	50% west of Broadway, 60% east of Broadway
CN	10,000	10	10	10	10	20	30	20 per General Plan Policy 1.14.1	50% west of Broadway, 60% east of Broadway
LI	20,000	20	5	10	15	10	40	Emergency Shelter per Chapter 19.38	70%
REC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1 Dwelling Unit permitted per ACMC Table 19.15.030	N/A

Source: American Canyon Municipal Code.

Table 5-5 Watson Ranch Specific Plan Development Standards

Zoning	Min. Lot Area (square feet)	Front Setback (feet)	Internal Lot Setback (feet)	Corner Lot Side Setback – 2nd & 3rd Story (feet)	Corner Lot Covered Porch Side Setback (feet)	Rear Setback (feet)	Max. Height (feet)	FAR	Max. Dwelling Units per Acre (du/ac)	Max. Lot Coverage
MDR-12	3,200	15	5	10/15	6	15	35	0.7	12	55%
MDR-16	1,500	10	3	8/10	6	10	35	0.7	16	55%
HDR	20,000	15	10	15/15	10	10	40	1	Unlimited	50%

Source: American Canyon Municipal Code.

Table 5-6 Broadway Specific Plan

Zoning	Min. Lot Area	Setback from Broadway (feet)	Side Yard Setback (feet)	Side Corner Lot Setback (feet)	Front Setback (feet)	Rear Setback (feet)	Max. Height (feet)	FAR	Max. Dwelling Units per Acre (du/ac)	Max. Lot Coverage	Open Space Requirement
Downtown Core	1 acre	30	10	15	–	10	24 feet when setback at least 15 feet from a public right-of- way	24 feet when setback at least 15 feet from a public right-of- way	35	n/s	Ground floor Patios 100 square feet minimum 8-feet deep Balconies 50 square feet minimum 6-feet deep
Broadway Residential	1 acre	30	10	15	–	10	24 feet when setback at least 15 feet from a public right-of-way. 42 feet when setback 30 feet from a public right-of-way.	0.7	–	55%	Ground floor Patios 100 square feet minimum 8-feet deep Balconies 50 square feet minimum 6-feet deep
Medium Density Residential	20,000 square feet	15	10	15		10	40	1		50%	

Zoning	Min. Lot Area	Setback from Broadway (feet)	Side Yard Setback (feet)	Side Corner Lot Setback (feet)	Front Setback (feet)	Rear Setback (feet)	Max. Height (feet)	FAR	Max. Dwelling Units per Acre (du/ac)	Max. Lot Coverage	Open Space Requirement
Local Serving Mixed Use	1 acre	30	10	15	15	10	24 feet when setback at least 15 feet from a public right-of-way. 42 feet when setback 30 feet from a public right-of-way	–	20	N/A	Ground floor Patios 100 square feet minimum 8 feet deep Balconies 50 square feet minimum 6 feet deep
Business Park	1 acre	30	10	15	15	10	24 feet when setback at least 15 feet from a public right-of-way. 42 feet when setback 30 feet from a public right-of-way	–	–	60%	Ground floor Patios 100 square feet minimum 8-feet deep Balconies 50 square feet minimum 6-feet deep
Southeast Area Specific Plan	20,000		5 feet, 1 story, 10 feet, 2 story	10	15	10	42 feet; 15 feet accessory structure		18	50%	

Source: American Canyon Municipal Code.

standards. The Specific Plans are each identified because they regulate development through different standards. The maximum height throughout the city ranges from 30 to 40 feet, which equates to a maximum of approximately two to four stories. Maximum lot coverage ranges from 30 to 60 percent.

Parking Standards

Parking increases the cost to build housing and may reduce potential density on a site because developers must reserve land for parking or build costly parking structures. According to the Terner Center for Housing Innovation at UC Berkeley, parking can cost $25,000 to $75,000 per space to construct.[12] Requiring less parking not only reduces the project cost but allows more space to build housing units.

State Density Bonus law[13] allows a reduced parking standard. This state affordable housing parking standard is 0.5 parking spaces per unit for affordable and senior housing development and no more than 0.3 parking spaces per unit for special needs housing development.

The Parking Code (Chapter 19.21) permits reductions in parking for several circumstances. These include:

- Alternate parking requirements for uses that demonstrate parking demand comparable to another use (ACMC Section 19.21.030(A.3)).
- Parking shared with another use that generates parking needs primarily at different times, and that cooperatively establish and operate shared parking facilities (ACMC Section 19.21.030(B)).

The City's parking requirements are summarized in Table 5-7. During stakeholder interviews[14] conducted for this Housing Element update, developers commented that the City's parking requirements are not prohibitive given the context of American Canyon as a car-dependent community. However, some developers expressed a need for decreased parking requirements for certain housing types, stating that in special circumstances, parking spaces were underutilized. The City will explore additional opportunities for reduced parking standards through Programs F, K, and N.

[12] Terner Center for Housing Innovation at UC Berkeley, 2016. Available at: http://ternercenter2.berkeley.edu/proforma/
[13] Government Code Section 65915-65918
[14] Market-rate and affordable housing developer stakeholder interview. March 14, 2022

Table 5-7 Parking Standards by Residential Use

Types of Use	Number of Required Parking Spaces
Single-family residential Two-family residential	• 2 covered spaces
Multifamily residential Accessory unit	• Studio: 1 covered space • Unit with 1 bedroom: 1 covered, plus 0.5 uncovered spaces • Unit with 2 or more bedrooms: 1 covered space plus 1 uncovered space • Plus 1 guest space per 4 units
Secondary unit (ADUs)	• 1 space (covered or uncovered)
Mobilehome park	• 1 covered space plus 1 uncovered space per unit, plus 0.5 guest spaces per unit
Senior citizen housing development	• 1 space per 1.5 units
Long term care facility	• 1 space per 2 beds

Source: American Canyon Municipal Code.

Density Bonus

State Density Bonus Law (Government Code Section 65915-65918) requires the City to approve certain incentives to developers that provide affordable or senior housing. The amount of the density bonus is set on a sliding scale, based upon the percentage of affordable units at each income level, with a maximum density bonus of 50 percent.

Density bonus law also requires qualifying projects be provided up to three incentives or concessions. The number of required incentives or concessions is based on the percentage of affordable units in the project. An incentive or concession is defined as:

- A reduction in site development standards or a modification of zoning code or architectural design requirements, such as a reduction in setback or minimum square footage requirements;
- Approval of mixed-use zoning; or
- Other regulatory incentives or concessions which actually result in identifiable and financially sufficient cost reductions.

Chapter 19.27 of the City Zoning Ordinance was most recently updated to comply with state law in 2018. Since that time, Density Bonus Law has been amended. The City's density bonus ordinance is not consistent with new changes to state Density Bonus Law in the following ways:

- The highest density bonus allowed is 35 percent, instead of 50 percent as required by state law.
- Parking requirements are higher than the maximums allowed by state law. Under current Density Bonus Law, qualifying projects are automatically eligible for a ratio or 1.5 spaces per each two- and three-

bedroom unit, and no parking may be required for 100 percent affordable projects near transit stops and affordable senior housing projects. Other qualifying projects near transit are also eligible for reduced parking requirements.

- The number of concessions for which a project is eligible is based on a lower percentage of affordable units that the City's code currently allows.

Programs C and P commits the City to updating the Zoning Ordinance to meet new standards in state law.

Inclusionary Housing Program

Inclusionary housing programs require a certain percentage of units in a market-rate development be designated as affordable units. American Canyon's inclusionary housing program (Zoning Code Section 19.28.040) applies to rental and ownership projects containing 10 or more dwelling units when initial sales prices or rents will be affordable only to above moderate-income households.

In 2009, the *Palmer/Sixth Street Properties vs. City of Los Angeles* case prohibited inclusionary requirements on rental projects in California. To address this legal change, the City adopted a Housing Nexus Impact Fee in 2016. The Affordable Housing Nexus fee is assessed on new development as follows:

- A per square foot fee on each new apartment rental unit
- A per square foot fee on each new ownership residential dwelling unit if constructing on-site affordable housing as part of the project is not financially feasible.
- A per square foot fee on each new nonresidential development

Funds generated by the Affordable Housing Nexus fee are used for a variety of affordable housing programs that support needs identified in this Housing Element.

In 2017, the California Legislature passed 15 bills to facilitate all types of housing—especially affordable housing. Assembly Bill 1505 was signed into law September 29, 2017 and became effective January 1, 2018. AB 1505 superseded the Palmer decision, which allowed the City to reinstate inclusionary requirements on new rental projects. In October 2019, the City updated the Inclusionary Housing Ordinance to reinstate inclusionary requirements for rental projects.

In conjunction with reinstating inclusionary requirements, state law requires local jurisdictions to accommodate a wide variety of alternative measures to achieve affordable housing when inclusionary requirements are determined to be a barrier to affordable housing. The 2019 ordinance accommodates a wide range of alternatives.

The program requires projects provide affordable units as follows:

- Ownership projects shall provide at least 10 percent of applicable project units at prices or rents affordable to low-income households. Such inclusionary units may be either ownership units or rental units.
- Rental projects shall provide at least five percent of applicable project units at prices or rents affordable to low-income households, and five percent affordable to very low-income households.
- Where an odd number of inclusionary units are required of a rental housing project, a larger number of units affordable to very low-income households shall be provided (e.g., if the inclusionary requirement equals three units, two shall be affordable to very low-income households and one shall be affordable to a low-income household). If only one inclusionary unit is required, such unit must be affordable to a very low-income household.

The program offers alternative methods for meeting the inclusionary housing requirement:

- The developer may provide a site for the construction of affordable housing in lieu of constructing inclusionary housing units.
- Housing Nexus Fee: The developer may pay an in-lieu fee as an alternative when the construction of such units is infeasible.

In-lieu fees are deposited into the City's housing fund and are used to provide housing affordable to very low- and low-income households (Zoning Ordinance Section 19.28-050).

During stakeholder interviews[15] conducted for this Housing Element Update, market-rate housing developers commented that market-rate renters and home purchasers subsidize the cost of affordable housing. This subsidy drives up prices for market rate rents and home purchases. Additionally, developers suggested that affordable housing should not be provided by an inclusionary program (e.g., collecting a fee to fund affordable housing or infrastructure to support new housing for low-income residents).

The City of American Canyon's inclusionary requirements are similar to other jurisdictions within Napa County. In response to developer concerns that inclusionary requirements are a barrier to providing market-rate housing, the city offers in-lieu fees and other alternatives to avoid over-burdening housing costs.

The City's inclusionary requirements do not pose a constraint to residential development and are one of the key programs to assist in providing housing affordable to low- and moderate-income households. However, developers have suggested that there are policy changes that might provide more incentives to

[15] Developer stakeholder roundtable. March 14, 2022

projects providing affordable units on site rather than paying the in-lieu fee. Through Program V, the City will examine changes to the inclusionary program that would increase the supply of affordable housing.

Local Ordinances

MOBILEHOME PARK CONVERSION ORDINANCE

City Zoning Code Chapter 19.32 ensures that any proposed mobile home park conversion to any other use occurs consistent with these standards:

- adequate notice,
- evaluate social and fiscal impacts prior to consideration of a proposed conversion, and
- park residents are provided relocation and other assistance consistent with California Government Code Sections 65863.7 and 66427.4.

In addition, the conversion may also require City Council approval of a tentative subdivision map, design permit, and a use permit.

Mobile home parks provide a significant source of naturally occurring affordable housing, and their preservation ensures continued occupancy by lower-income households. This ordinance is not considered a constraint due to its protection of existing mobile home parks.

RENTAL HOUSING CONVERSION

Chapter 18.32 of the Subdivision Ordinance regulates of rental property condominium conversions.

The ordinance includes a variety of requirements. These include:

- building condition reports (Section 18.32.040)
- tenant notification (Section 18.32.050)
- tenant exclusive right to purchase (Section 18.32.050 (c))
- tentative map approval (Section 18.32.060)
- compliance with the Inclusionary Housing Ordinance (Section 18.32.090)
- payment of a fee of $5,000 per unit, which is deposited in the City's housing fund.

The condominium conversion ordinance is intended to preserve rental housing and is therefore not a constraint to the development or preservation of affordable housing.

SENIOR HOUSING CONVERSION ORDINANCE

Senior housing projects are protected under Zoning Ordinance Chapter 19.34, Conversions of Senior Housing to Non-Senior Housing, which states that no senior housing project shall convert to a non-senior housing project unless the

project first obtains a conversion permit. Conversion permits are approved by the Planning Commission, subject to a public hearing.

This ordinance provides additional protection for this housing for a special needs population to remain as such and not convert to market-rate housing.

HISTORIC PRESERVATION

There are no known designated historic resources in American Canyon that would constrain the development of housing throughout the city.

Housing for Persons with Disabilities

As discussed in *Chapter X: Housing Needs Assessment*, approximately 11.3 percent of American Canyon residents have a disability. Persons with disabilities have a wide range of housing needs which vary depending on severity and level of accessibility needed. Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for oneself. The City strives to create "barrier-free" housing, making housing more accessible to critical services and transit. American Canyon has several guidelines that it follows, such as the Federal Fair Housing Act and the California Building Code to increase accessibility and safety in housing developments.

DEFINITION OF FAMILY

Local jurisdictions may restrict access to housing for households that do not meet the jurisdiction's definition for "family." A restrictive definition of "family" that limits the number of individuals living together may illegally limit the development and siting of group homes for persons with disabilities, but not for housing families that are similarly sized or situated. The Zoning Ordinance defines "family" as "one or more individuals occupying a dwelling unit and living as a single household unit" (Section 19.04.030) This definition is not considered restrictive.

REASONABLE ACCOMMODATION PROCEDURES

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that a paved path of travel can be provided to residents who have mobility impairments.

The City adopted a reasonable accommodation ordinance (Chapter 19.52) in 2009, which contains a formal procedure for an individual with a disability seeking equal access to housing to request reasonable accommodation.

Requests for reasonable accommodation shall be made in a manner prescribed within this section.

- Requests for reasonable accommodation shall be submitted by completing the city of American Canyon Request for Reasonable Accommodation Form and submitting it to the community development department and specifying the following information:
    - Name and address of the individual(s) requesting reasonable accommodation
    - Name, address and telephone number of the property owner(s)
    - Address of the property for which accommodation is requested
    - The current actual use of the property
    - Description of the requested accommodation and the zoning code provision, regulation(s), policy or procedure for which accommodation is requested
    - The basis for the claim that the individual is considered disabled under the acts; and
    - Reason that the requested accommodation is necessary for the individual(s) with the disability to use and enjoy the dwelling.
- If the project for which the request for reasonable accommodation is being made also requires some other discretionary approval (including, but not limited to, a conditional use permit, design review, general plan amendment, zoning change, annexation, etc.), then the applicant shall file the information required by this section together for concurrent review with the application for discretionary approval.
- No application fee shall apply to a request for reasonable accommodation (unless the request is being made concurrently with an application for some other discretionary approval, in which case the applicant shall pay only the required application fee for the discretionary approval).
- Any information related to a disability status and identified by an applicant as confidential shall be retained in a manner so as to respect the privacy rights of the applicant and shall not be made available for public inspection.
- A request for reasonable accommodation in regulations, policies, practices and procedures may be filed at any time that the accommodation may be necessary to ensure equal access to housing. A reasonable accommodation does not affect an individual's obligations to comply with other applicable regulations not at issue in the requested accommodation.
- If an individual needs assistance in making the request for reasonable accommodation, the city will provide assistance to ensure that the process is accessible.

A request for reasonable accommodation may be made by any person with a disability, their representative, or an entity, developer, or provider of housing for individuals with disabilities, when the application of a land use or zoning regulation, policy, practice, or procedure acts as a barrier to housing opportunities. Those requesting reasonable accommodation must complete the Request for Reasonable Accommodation Form and submit it to the Community Development Department. There is no fee to request a reasonable accommodation. Requests for reasonable accommodations are reviewed by the Community Development Director. The City's reasonable accommodation procedure does not constrain a person's equal access to housing.

Building Code

For new construction the City's building department requires new housing to comply with the 1998 amendment to the Fair Housing Act, with multifamily development also subject to the Americans with Disabilities Act (ADFA) standards. These standards assure that all new apartment buildings are subject to requirements for unit "adaptability" on ground floor units. Adaptable units are built for easy conversion to disabled access, such as doorway and hallway widths, and added structural support in the bathroom to allow the addition of handrails.

In addition to land use controls, local building codes also affect the cost of housing. While the incorporation of these measures may raise the cost of construction, these standards are necessary to prevent much more costly damage related to a potential seismic or fire episode. No restrictions or amendments were adopted that are more restrictive than California law, however, inherently, anything that adds to the cost of housing is a constraint to housing. Enforcement of the CBC is required by California law and does not constrain the production or improvement of housing. The City adopted the following state building codes:

- 2022 California Building Code (Volumes 1 and 2)
- 2022 California Residential Code
- 2022 California Electrical Code
- 2022 California Plumbing Code
- 2022 California Mechanical Code
- 2022 California Energy Code
- 2022 California Green Building Standards Code (CalGreen) (no CalGreen tiers are adopted locally)

Code Enforcement staff respond to complaints regarding Zoning Ordinance violations which affect the safety, quality of life, and appearance of the City. Code enforcement practices are a regular function of cities and are not generally considered a constraint to the development of housing. However, code enforcement practices may create a burden for lower-income households if they

are required to rehabilitate their homes to bring them into compliance with the code. Program I will direct funds to low-cost rehabilitation loan programs for lower-income homeowners.

ENERGY CONSERVATION

As stated above, the city of American Canyon has adopted the 2022 California Energy Code. In 2012, the City adopted the Energy Efficiency Climate Action Plan.[16] The plan provides feasible strategies and measures that cost-effectively reduce energy use and energy-related greenhouse gas emissions in both municipal operations and across the community. The General Plan update underway at the time of adoption of this Housing Element will include new energy conservation strategies consistent with state law.

On and Off-Site Improvements

In most areas of the city, all utilities, such as sewer lines, water lines, stormwater mains, natural gas, and electrical service exist along at least one side of each street. Few infill parcels would require significant upgrade or extension of utilities to serve a development site. In areas where curbs, gutters, sidewalks, improved streets, and utilities exist, it is likely that off-site improvements would not be required. In unimproved areas, the City would typically require installation of utilities, curbs, gutters, and sidewalks, and upgrading the facing street to the centerline to City standards.[17]

American Canyon is not an entitlement jurisdiction. Thus, the City must compete for limited Community Development Block Grant (CDGB) funds. In the case of the 70-unit Valley View Affordable Seniors Housing Project, a wastewater main needed to be upgraded to serve the project. The City was successful in obtaining a $1 million CDBG grant to fund the wastewater main upgrade project.

In stakeholder interviews conducted for this Housing Element Update, affordable and market-rate developers reported that required infrastructure improvements constrain housing by adding cost, and participants suggested funding infrastructure through other means.

Under Program O, the City would apply for Community Development Block Grant funds that could offset the cost of on- and off-site improvements for affordable housing.

[16] American Canyon Energy Efficiency Climate Action Plan, 2012. Accessed: https://www.cityofamericancanyon.org/home/showpublisheddocument/5024/637123541056170000
[17] City of American Canyon Housing Element, 2015. https://lf.cityofamericancanyon.org/WebLink/DocView.aspx?id=46458&dbid=1&repo=AmericanCanyon

Fees

The City requires a variety of fees to cover the cost of processing development requests, providing public facilities and services to new development, and mitigating the environmental impacts of new development. Although these fees are necessary to meet City service and environmental standards, they can have a substantial impact on the cost of housing, particularly affordable housing.

In stakeholder interviews conducted for this Housing Element Update with affordable and market-rate developers working in American Canyon and nearby cities, the cost of fees was not reported to be prohibitive to building housing. Rather, the overall cost of construction and the limited funds available for affordable housing were more of a constraint. Affordable housing in-lieu fees, as discussed above, were reported to be a constraint to developing affordable market-rate housing, in that market-rate units in the same development subsidize the cost of providing units or paying the fee.

In the case of the 66-unit Napa Cove affordable housing project, the City supported the applicant with their California Tax Credit Allocation Committee (TCAC) funding application. The City also streamlined the development application review to just a few weeks, and supported the applicant's application for project-based vouchers. Reducing processing time and bringing "outside" funding for affordable housing augments the limited housing nexus fees and inclusionary housing from other residential projects.

Program U would help alleviate the impact of fees on the provision of affordable housing, by providing fee deferrals or fee reductions, or using the Affordable Housing Fund to subsidize fees, as appropriate.

DEVELOPMENT FEES

Development fees (sometimes referred to as "impact" fees) are required to offset the cost of provision of public services such as: traffic, park, water and sewer capacity, civic facilities, and affordable housing (see Inclusionary Housing Program, above). Other agencies that are independent from the City collect impact fees. These include the American Canyon Fire Protection District, and State-mandated school impact fees.

The City's most recent Affordable Housing Nexus Study[18] analyzed four residential development prototypes and identified the associated development impact fees collected by the city for all sources plus outside agencies (i.e.: Fire District and School District) (Table 5-8). The estimations show that per unit, apartments ("stacked flat apartment") have the lowest per-unit fees, at $21,899, followed by townhomes at $36,448. However, by total cost for 100 units, a townhome has the lowest fees, at $3,644,800. For the four prototypes, the

[18] City of American Canyon, Affordable Housing Nexus Study Background Report, 2016. https://www.cityofamericancanyon.org/home/showpublisheddocument/7925/637121856997970000

development fees make up 7.3 to 13.9 percent of the total development cost. Comparatively, in Napa County, based on a 2,800 square foot single-family home, the total development fees would amount to $45,322 per unit, or $16.19 per square foot. This represents a less than six percent of the average construction cost of $784,000.[19] The County fee percentage of the total development costs is smaller than the 8.5 percent cost for the same size single-family home in American Canyon. However, homes in the County often do not have access to urban services that are disproportionately needed by lower-income residents. These typically include a lack of essential potable water and sewer services that must be provided at higher cost with on-site well and septic system. Other urban services not generally available in the unincorporated County that are available in American Canyon include proximate access to public transit, parks, and civic facilities. Considering the City of American Canyon provides additional services disproportionately needed by lower-income residents, the residential impact fees are comparable to Napa County.

[19] Napa County 2022 Housing Element Public Draft. https://www.countyofnapa.org/DocumentCenter/View/25221/Public-Review-Draft-Napa-County-Housing-Element-Update-6-9-22?bidId=

Table 5-8 Development Fees

Fee	Large Lot Single Family	Small Lot Single Family	Townhouse	Stacked Flat Apartments
Prototype Square Footage	*321,000*	*268,000*	*140,000*	*181,100*
Units	*100*	*100*	*100*	*100*
School Fees	$1,373,880	$1,147,040	$599,200	$0
Water Capacity Fees	$1,246,200	$1,246,200	$1,246,200	$1,620,000
Wastewater Capacity Fees	$801,600	$801,600	$801,600	$1,042,000
Traffic Mitigation Fee	$439,400	$439,400	$439,400	$26.96
Parks and Rec Fee	$439,400	$439,400	$439,400	$878,800
Fire Facilities Impact Fee	$65,805	$54,940	$28,700	$50,326
General Plan Update Fee	$6,800	$6,800	$6,800	$13,600
Total Fees (% of total development cost)	**$4,456,585 (8.5%)**	**$4,218,880 (9.5%)**	**$3,644,800 (13.9%)**	**$4,379,726 (7.3%)**
Total Development Fees Cost	$52,701,709	$44,533,632	$26,167,570	$60,405,582
Total Fees Per Unit	**$44,566**	**$42,189**	**$36,448**	**$21,899**
Total Development Fees Cost/Unit	$527,017	$445,336	$261,676	$302,028
Total Fees Per Net Sq. Ft.	**$13.88**	**$15.74**	**$26.03**	**$24.18**
Total Estimated Development Fees Cost/ Sq. Ft.	$164.00	$166.00	$187.00	$334.00

[1] Assumes 2,000 square feet per single family unit

[2] Assumes 1300 square feet per townhome unit

[3] Assumes 800 square feet per multifamily unit

[4]Assumes 500 square feet pre ADU

[5]SFD = ITE Code 210 (9.52 trips/day)

[6]MFD = ITE Code 221 (5.44 trips/day)

[7]Townhome = ITE Code 220 (6.65 trips/day)

Source: American Canyon, 2022.

Source: City of American Canyon.

BUILDING PERMIT FEES

Table 5-9 summarizes the City's building permit fees for single family and multifamily development. Normally, permit fees would have a minimal impact on housing costs because most the fees are flat rate charges, not per unit charges, and can be spread over the entire development.

Table 5-9 Residential Building Permit Fees

Applications	Fee
Building Permit – Single Family & New Construction	
1-1,500 square feet	$1,533
1,501-3,000	$1,952
3,001-4,500	$2,349
4,501-6,000	$3,178
6,001 + square feet- additional time per 200 square feet	$113
Electrical Permit	$45
Mechanical Permit	$45
Building Permit Issuance	$30
Building Permit – Multifamily & New Construction	
1-5,000 square feet	$2,317
5,001-10,000	$3,136
10,001-15,000	$4,656
15,001-30,000	$6,262
30,001-50,000	$8.480
50,001 + square feet- Additional time per 5,000 square feet	$692
Other Inspections and Fees (including inspection of fire sprinkler systems)	
Inspections outside of normal business hours	$312 minimum, plus the hourly rate of the Building Inspector I and II for each additional hour over 2 hours
Re-inspection fees	$139 minimum, plus the hourly rate of the Building Inspector I and II for each additional hour over 1 hour
Inspection for which no fees are specifically indicated	$139 (hourly rate)

Source: City of American Canyon 2021-2022 Fee Schedule.

PLANNING FEES

Planning fees that cover the cost of reviewing and approving the entitlement plans. Once the entitlement is approved, there are planning fees to review and inspect the construction. Fees are charged to cover the costs of City staff review and processing of applications and permits related to housing development. A project's application fees are estimated upon submittal, and the developer pays a deposit covering the estimate. Actual staff time spent on the project is then deducted from the deposit amount, and any unspent remainder is refunded. Typical fees for housing projects are listed in Table 5-10.

Table 5-10 Residential Planning Permit Fees

Applications	Fee
Planning Approvals	
Design Permit, director review	$3,549
Design Permit, Planning Commission review	$7,799
Major Conditional Use Permit	$7,799
Minor Conditional Use Permit	$1,974
Other	
Pre-application	$813
Variance	$1,827
Minor Variation	$1,283
Minor Modification	$1,935
Pre-zoning/Rezoning	$3,578
Zoning Ordinance Amendment	$8,008
General Plan Amendment	$8,008
Specific Plan Amendment	$7,179
Temporary Trailer Permit	$99
Zoning Clearance	$66
Planning Plan Check (General)	$174
Classifications of Use	$158
Land Divisions	
Parcel map	$3,436
Tentative subdivision map	$7,832
Lot line adjustment	$1,753
Lot merger	$3,426
Reversion to acreage map	$1,753
Map extension	$987
Final map review	$365
Environmental Review	
Categorical Exemption	$132
Initial Study	$13,893
CEQA Document Administration and Review	$7,717
Mitigation Monitoring	$1,458

Source: City of American Canyon 2021-2022 Fee Schedule.

Processing and Permit Procedures

The evaluation and review process required by City procedures contributes to the cost of housing in that holding costs incurred by developers are ultimately reflected in the selling price of the home. The City Council and Planning Commission govern the review process in American Canyon, or depending on the project, it might be reviewed by the Community Development Director.

PERMIT TYPES

There are two basic development permits in the City of American Canyon, and any new development is subject to one or the other, but never both for the same project.

Residential development is considered "by-right" in Residential zoning districts.

The time frames, procedures, and application fees for processing both Design Permits and Conditional Use Permits are identical. The major differences are in the required findings and the fact that the Planning Commission may waive or modify development standards as a part of the Use Permit process, but a Design Permit must adhere to the development standards of the underlying Zoning District unless a Density Bonus is a part of the applicant's request.

Conditional Use Permit

In the Community Commercial and Neighborhood Commercial Districts, a Conditional Use Permit is required for farm employee housing. For projects that require a Conditional Use Permit, the following findings are required to receive approval from the planning commission:

1. The proposed use is consistent with the policies and programs of the general plan and any applicable master or specific plan.
2. The proposed use is consistent with the purpose(s) and standards of the applicable zoning district(s).
3. The proposed use complies with applicable policies of the Napa County Airport land use compatibility plan
4. The project site is physically suitable for the type and intensity of land use being proposed.
5. The proposed use will not be a nuisance or materially detrimental to the general health, safety, and welfare of the public or to property and residents in the vicinity.
6. The site for the proposed use has adequate access, and meets parking and circulation standards and criteria.
7. There are adequate provisions for water and sanitary services, and other public utilities to ensure that the proposed use would not be detrimental to public health and safety.

Findings 4 and 5 are considered a constraint to the development of farm employee housing due to the subjective nature of the requirements, and therefore, ability for bias to impact the outcome of the Planning Commission's decision. Through Program C, the city would adopt changes to the Zoning Ordinance to allow farm employee housing to be approved with a Design Permit, rather than a Conditional Use Permit, to limit discretion in the review and approval of housing development applications.

Design Permit

A Design Permit is required for any new structures, except individual single-family detached dwellings that are not part of a new subdivision. However, when a builder constructs three or more single-family dwellings in a single subdivision in one year, or on a single block in one year if the lots are not located within a subdivision, the dwelling units shall be subject to approval of a Design Permit. Additionally, any alteration of a residentially zoned parcel over one acre is subject to a Design Permit.

Design Permits for two-family dwellings and multi-family projects with fewer than five units are approved by the Community Development Director. Public hearings are not required. Planning Commission approval of a Design Permit (Chapter 19.41 of the Zoning Code) is required for any multifamily dwellings of five or more units in the Residential Medium and Residential High Districts.

The following areas of design shall be considered in reviewing design permits:

A. Site Planning.

    1. Appropriateness of setbacks, site coverage, building heights, and outdoor use areas,
    2. Adequacy of parking, and vehicular and pedestrian circulation,
    3. Relationship to abutting or adjacent sites and land uses; minimization of impacts on residential districts,
    4. Preservation of natural site amenities,
    5. Use of landscaping, outdoor lighting, and outdoor furniture,
    6. Usability of public and private open spaces.

B. Structural Design.

    1. Scale, mass, bulk, and proportions,
    2. Compatibility with the desirable qualities of the area and/or streetscape,
    3. Compatibility of building materials and detailing for all structures,
    4. Relationship to other structures and accessory elements on a site,
    5. Screening of utility and mechanical facilities,
    6. Design of fences and walls,

7. Use of architectural elements that contribute to visual interest and variety, including variation to wall planes, multiple roof lines and defined entries. (Ord. 2001-02 § 1, 2001)
8. Approval of a Design Permit application may be granted by the appropriate decision-making authority only if all of the following findings are made (Section 19.41.050):

    A. The project complies with all applicable provisions of the Zoning Ordinance and any applicable approvals granted for the project by any decision making authority.
    B. The project and its design complies with any applicable design guidelines.
    C. The project and its design complies with all applicable general plan policies.
    D. The project complies with applicable policies of the Napa County Airport land use compatibility plan.
    E. The project's quality and character are compatible with the surrounding area, unless physically deteriorated or blighted, and will not be materially detrimental to existing development.
    F. The proposed design is compatible with existing development in the area in terms of scale, height, bulk, proportion, materials, cohesiveness, color, and the preservation of privacy.
    G. The design improves the community's appearance by avoiding both excessive variety and monotonous repetition.
    H. The proposed design promotes a harmonious transition in terms of scale and character between areas of different general plan land use designations and zoning districts.
    I. The proposed design provides for adequate and safe on-site vehicular and pedestrian circulation. (Ord. 2010-03 § 3, 2010; Ord. 2001-02 § 1, 2001)

Requirements such as "compatible with existing development," "improves the community's appearance," and "harmonious transition," may allow for bias in the interpretation of the design guidelines, and therefore are considered a constraint to housing. Through Program C, the city would adopt changes to the Zoning Ordinance to limit subjectivity in the review and approval of housing development applications.

Timing

The time between application submittal and project approval varies depending on the magnitude and complexity of the development proposal. Factors that can affect the length of development review on a proposed project include a requirement to hold a public hearing, the level of environmental review required, and the completeness of the application submittal. The Permit

Streamlining Act governs the processing time for all planning applications in any jurisdiction. In American Canyon, the average time between project approval and requests for building permits is typically three to six months but varies by type of project. Single-family homes usually experience the least delay (two to four months). Multi-family housing construction tends to be more complex and usually requires more time between entitlement and building permit issuance (six to 12 months).

In stakeholder interviews conducted for this Housing Element update,[20] developers reported lack of funding for affordable housing being a greater constraint than City processes.

Non-Governmental Constraints

Many factors affecting housing costs are related to the larger housing market. Land costs, construction costs, and labor costs all contribute to the cost of housing and can hinder the production of affordable housing. Additionally, the availability of financing can limit access to homeownership for some low-income households.

Housing Market and Affordability

A variety of factors impact housing costs and can provide barriers for potential homeowners. For example, market forces on the economy and the subsequent effects on the construction industry may act as a barrier to housing production.[21] Since the 2008 recession, national construction costs for multifamily projects rose by 25 percent. This dramatic rise in construction costs can make a project financially infeasible.[22] While economic recessions can result in lower sales volumes and therefore prices,[23] the COVID-19 pandemic created a global economic recession which had a unique impact on the housing market than typical recessions in the past. Lower interest rates and households spending more time at home created a demand for housing, and homeowners were more reluctant to list their home during a pandemic.[24]

Low inventory and associated high home prices made it difficult for lower-income or first-time homebuyers to purchase homes entering the market

[20] Stakeholder interviews, March 14, 2022
[21] National Association of Home Builders. Material Cost Affect Housing Affordability. https://www.nahb.org/advocacy/top-priorities/material-costs
[22] Terner Center for Housing Innovation, The Hard Costs of Construction: Recent Trends in Labor and Materials Costs for Apartment Buildings in California. 2020. https://ternercenter.berkeley.edu/wp-content/uploads/2020/08/Hard_Construction_Costs_March_2020.pdf
[23] Joint Center for Housing Studies of Harvard University. Past Recessions Might Offer Lessons on the Impact of COVID-19 on Housing Markets. https://www.jchs.harvard.edu/blog/past-recessions-might-offer-lessons-on-the-impact-of-covid-19-on-housing-markets]
[24] Anenberg, E and Ringo, D. Housing Market Tightness During COVID-19: Increased Demand of Reduced Supply? Board of Governors Federal Reserve. July 8, 2021. https://www.federalreserve.gov/econres/notes/feds-notes/housing-market-tightness-during-covid-19-increased-demand-or-reduced-supply-20210708.htm

According to Zillow, the typical home value of homes in American Canyon is $806,879 (as of July 2022). This value represents a 15.01 percent increase over the past year.[25] This price increase is considered a constraint to purchasing a home. However, it is generally consistent with regional price increases. In Napa County, the median home value in July 2022 was $931,000. This is a 12.8 percent increase over the last year.[26] As discussed in the *Housing Needs Assessment,* American Canyon has the lowest typical home value compared to other jurisdictions in the county and is lower than the countywide average home value. (Table 5-11)

Under Program T, the City will apply for funds to help first-time or lower-income homebuyers purchase a home.

Table 5-11 Median Home Value Comparisons, 2016-2022

Jurisdiction/Region	Median Home Value 2016	Median Home Value 2022	Percent Increase
Vallejo	$352,000	$585,199	39%
American Canyon	**$517,000**	**$778,216**	**34%**
Napa	$638,000	$900,065	29%
Napa Metro	$642,000	$910,270	29%

Source: Zillow.com 2022.

Construction Costs

Construction costs depend on several factors: type of construction, custom versus tract development, cost of materials, site conditions, finishing details, amenities, size, and structural configuration

The California Construction Cost Index (CCCI) is based on the Building Cost Index (BCI). These indices provide average estimates for San Francisco and Los Angeles only and are produced by the Engineering News Record (ENR). According to the CCCI, construction costs have risen 24 percent in California since June 2016.[27]

Housing prices are influenced partly by the types of construction materials used. Homes in American Canyon are generally wood frame construction, finished with stucco, wood siding, or shingles. This type of construction is the least expensive conventional method—brick, stone, and concrete block are more costly. Composition shingle and built-up roofs, which are found on a large share of the community's homes, are also the least expensive, followed by wood shingle, wood shake, concrete tile, metal tile, and clay tile.

Hard construction costs have climbed statewide, but they are the most expensive and have risen most dramatically in the San Francisco Bay Area. While

[25] https://www.zillow.com/american-canyon-ca/home-values/
[26] https://www.zillow.com/napa-county-ca/home-values/
[27] DGS California Construction Cost Index CCCI. 2021. https://www.dgs.ca.gov/RESD/Resources/Page-Content/Real-Estate-Services-Division-Resources-List-Folder/DGS-California-Construction-Cost-Index-CCCI

normalized statewide costs increased 25 percent between 2008-2009 and 2018, costs for projects in the Bay Area rose 119 percent over the same period, reaching more than $380 per square foot in 2018. A number of factors are likely contributing to the rapid escalation of construction costs in the Bay Area. For one, wages are higher in the region, reflecting higher costs of living. In 2018, the San Francisco and San Jose Metropolitan Statistical Areas had the two highest hourly median wages in the state, which could contribute to comparatively higher construction costs overall.[28]

According to the California Homebuilding Foundation, formerly the Construction Industry Research Board, construction costs on lots with steep slopes or other environmental constraints can run as high as $425,000 for a 1,700-square foot home ($250 or more per square foot).

AFFORDABILITY GAP

The affordability gap refers to the capital subsidy required to develop housing affordable to families at various income levels. The most recent Residential Nexus Analysis for American Canyon was completed 2016, American Canyon completed a Residential Nexus Analysis. The affordability gap analysis compares the cost of developing housing in the City to the amount very low-, low-, and moderate-income households can afford to pay for housing. According to the analysis (Table 5-12, there are significant affordability gaps for all prototypes for very low- and low-income households, which shows that cost of construction is a constraint to the development of affordable housing. Given the relatively high median income for Napa County, there are no gaps for some unit sizes and prototypes at the moderate-income level. [29]

Table 5-12 Development Affordability Gap

Income	Large Lot SFD	Small Lot SFD	Townhome	Apartment
Very Low Income	$385,700	$306,400	$135,500	$234,800
Low Income	$309,700	$231,300	$65,100	$209,500
Moderate Income	$88,200	$12,300	($139,500)	$82,500

Source: American Canyon Affordable Housing Nexus Study: Background Report, 2016

Table 5-13 provides more detail on the development costs associated with the four selected prototypes, as well as the market rate sale prices as of 2015.

[28] A number of factors are likely contributing to the rapid escalation of construction costs in the Bay Area. For one, wages are higher in the region, reflecting higher costs of living.23 In 2018, the San Francisco and San Jose Metropolitan Statistical Areas had the two highest hourly median wages in the state, which could contribute to comparatively higher construction costs overall.

[29] American Canyon Affordable Housing Nexs Study. 2014. https://www.cityofamericancanyon.org/home/showpublisheddocument/7925/637121856997970000

Table 5-13 Development Costs and Sale Prices in American Canyon

Prototype	Avg. Square Feet	Units per acre	Land Sq. Ft.	Units	Total Costs Total/Per Unit	Average Sale Price/Rent (2014)
Large Lot SFD	3,210	4.3	1,013,023	100	$52,701,709/ $527,017	$530,000 $165/SF
Small Lot SFD	2,680	5.5	2,680	100	$44,533,632/ $445,336	$454,000 $169/SF
Townhomes	1,400	15.0	1,400	100	$26,167,570/ $261,676	$269,000 $192/SF
Stacked Flat Apartments	906	22.0	906	200	$60,405,582/ $302,028	$2,000/Mo. $2.20/SF/Mo.

Source: American Canyon Affordable Housing Nexus Study: Background Report, 2016

Cost of Land

Developable land is expensive throughout the Bay Area. Higher land costs mean that projects must be able to fetch high sales prices or rents to justify the high cost of purchasing land. These factors often push developers to build housing projects with high sales and rent prices to maximize the developer's return on investment. Land costs are affected by such factors as zoning density, the availability of infrastructure, the existence of environmental constraints, and the relative supply of similar land available for development.

Based on a review of undeveloped properties listed for sale in April 2022, asking prices for vacant single-family lots in American Canyon ranged from $118,000 to $1,149,000 per acre.[30] Vacant land zoned for multi-family use is scarce and typically more expensive per acre than vacant land zoned for single-family residential use. As the city becomes increasingly built out and future development becomes more reliant upon the acquisition of underutilized parcels and demolition of existing structures, the cost of a finished residential site will increase.

The cost of residential land in the American Canyon area has been relatively low in comparison to the greater Bay Area market. However, land values have started to rise such that they are comparable to Vallejo and Vacaville. Land cost is not a significant constraint to developing housing in American Canyon but all costs constrain the development of affordable housing. Implementation of Program O would allow the use of City funding to offset the cost of land acquisition for affordable housing development.

[30] https://www.loopnet.com/search/commercial-real-estate/american-canyon-ca/for-sale/ Accessed April, 2022.

Availability of Mortgage and Rehabilitation Financing

The availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The primary purpose of this review of lending activity is to determine whether home financing is accessible to residents of American Canyon. The data presented in this section include the disposition of loan applications submitted to financial institutions for home mortgages, home improvement, and refinance loans in American Canyon. (Table 5-14)

According to HDMA data from 2017, approximately 11 percent of Federal Housing Administration (FHA), Farm Service Agency (FSA) or Rural Housing Service (RHA) and VA loans, and 16 percent of conventional home purchase loans were denied by the financial institution. Eight percent of refinancing loans and 18 percent of home improvement loans were denied.[31]

In Napa County, the highest loan origination rates tend to be in the more urbanized southern areas, either in and around the City of Napa and American Canyon or along the 101 corridor in Sonoma County. The rural areas of Napa County have the lowest loan origination rates. The census tract with the highest rate of loan originations in the county (over 125 per 1,000 units) includes eastern portions of American Canyon and the City of Napa. There does not appear to be any correlation between race/ethnicity and loan origination rates in Unincorporated Napa County.[32]

Due to the relatively low percentage of denials, this is not considered a constraint.

[31] Source: Home Mortgage Disclosure Act, MSA/MD Aggregate Reports
[32] Public Review Draft, Napa County Housing Element. Accessed June 2022. https://www.countyofnapa.org/DocumentCenter/View/25221/Public-Review-Draft-Napa-County-Housing-Element-Update-6-9-22?bidId=

Table 5-14 Disposition of Loan Applications in 2017 for American Canyon, 2017

Action Taken	Home Purchase Loans				Refinancing		Home Improvement	
	FHA, FSA/RHS & VA		Conventional					
	Number	Amount	Number	Amount	Number	Amount	Number	Amount
Loans Originated	4 (45%)	$1,396,000	26 (53%)	$7,862,000	269 (57%)	$92,315,000	147 (51%)	$59,625,000
Application Approved but not Accepted	1 (11%)	$424,000	1 (2%)	$15,000	20 (42%)	$7,359,000	12 (4%)	$4,516,000
Application Denied by Financial Institution	1 (11%)	$304,000	8 (16%)	$612,000	4 (8%)	$1,505,000	51 (18%)	$11,141,000
Application Withdrawn by Applicant	3 (33%)	$1,010,000	8 (16%)	$2,835	108 (23%)	$31,166,000	25 (7%)	$7,957,000
File Closed for Incompleteness	0	-	4 (8%)	$420,000	45 (9%)	$14,946,000	15 (5%)	$2,776,000
Loan purchased by the Institution	0	-	2 (4%)	$515,000	30 (6%)	$11,138,000	39 (13%)	$16,925,000
Total Applications Received	**9**	**$2,893,000**	**49**	**$122,259,000**	**476**	**$193,625,000**	**289**	**102,940,000**

Source: Federal Financial Institutions Examination Council Home Mortgage Disclosure Act Data Browser

NIMBYism

"Not In My Backyard" (NIMBYism) is a social and political movement that opposes housing or commercial development in local communities. NIMBY complaints often target new affordable housing, with reasons including traffic concerns, environmental concerns, preservation of neighborhood character, and, in some cases, thinly veiled racism. NIMBY objections to housing development can add time and cost to developments, and lawsuits add legal costs and risk.[33] Strong enough objections can result in developers withdrawing a project or redesigning it to be smaller and less dense.[34] Fortunately, American Canyon residents have been supportive of new housing. Staff works closely with the community on new residential projects. As a result, there are no known instances where resident concerns were so significant that a developer withdrew a residential project.

Environmental Constraints

A community's environmental setting affects the feasibility and cost of developing housing. Environmental issues range from the availability of water to the suitability of land for development due to potential exposure to seismic, flooding, wildfire, and other hazards. If not properly recognized and accommodated in residential design, these environmental features could potentially endanger lives and property.

Environmental factors could pose a housing constraint if they have the potential to limit the density and location of housing and can greatly impact the feasibility and cost of development. The city is located to the east of the Napa River and adjacent estuary site. This river has been prone to flooding in the past, which has affected some of the adjacent cities and county developments. Although flooding has been an issue for American Canyon for these areas adjacent to the Napa River and estuary, recently built neighborhoods have been constructed outside of the flood hazard areas, and none of the vacant or underutilized sites in the Housing Element Sites Inventory are within a flood hazard area.

Federal and State Environmental Protection Regulations

Federal and state regulations require an environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Fees charged by local government agencies and private consultants to reimburse the cost to

[33] Tim Iglesias, Managing Local Opposition to Affordable Housing: A New Approach to NIMBY, 12 J. Affordable Housing 78, 81 (Fall 2002)
[34] California Public Interest Law Project, Affordable Housing Law Project (PILP), California Housing Element Manual (3rd Ed. 2013) at p.2, available at: http://pilpca.org/wpcontent/uploads/2013/11/California-Housing-Element-Manual-3rd-Ed.-November-2013.pdf

complete the environmental analysis are passed on to the consumer as part of the cost to build new housing. However, these costs ensure regulations are satisfied, help preserve the environment, and ensure safe and sound housing for American Canyon residents.

Regional plans and programs related to public safety included the State Seismic Hazards Mapping Act, California Environmental Quality Act (CEQA) Statute and Guidelines, California Noise Insulation Standards (Title 24), and the Federal Emergency Management Agency (FEMA) Flood Insurance Program, among others. Pursuant to CEQA, residential development that requires discretionary approval from the City also requires environmental review concurrent with the approval process. The preparation, review, and certification of CEQA documents may add time to the development process and is therefore considered a constraint to the development of housing. However, most of American Canyon's vacant, developable land has already been reviewed by a Program Environmental Impact Report (PEIR) consistent with CEQA through the Specific Plan process. A PEIR streamlines the environmental review process for subsequent residential projects because the environmental mitigation measures have already been evaluated and identified. Other projects that deviate from what is contemplated in the specific plans may tier off existing CEQA documents.

Pursuant to state law, in conjunction with incorporated jurisdictions and Fire District agencies, Napa County developed and adopted the Napa County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) in 2020. This plan addresses hazard vulnerabilities from natural and human-caused hazards, including flooding, drought, wildfire, landslides, severe weather, terrorism, cyber threats, pandemic, and the impact of climate change on hazards, as well as other hazards. While mitigation measures identified in the MJHMP are necessary to reduce the level of injury, property damage, and community disruption that might otherwise result from such events, requirements may be a constraint to housing development. For example, fire-resistance housing construction features, , wider building setbacks, and fire-resistive landscape buffers in fire hazard zones, building setbacks from earthquake or landslide areas may increase costs of development and limit available land. Many of these requirements are mandated by state law, and while they increase housing costs, will save lives and property.

Geologic and Seismic Hazards

American Canyon is bisected by West Napa fault line, which runs diagonally from the northwest to southeast corner of the city. Like many communities in the Bay Area, the potential of significant seismic activity caused by earthquake can influence development patterns including the location of where residential housing may be placed. The West Napa Fault is within American Canyon city limits, while the Concord-Green Valley and Rogers Creek Faults are within 10

miles. The probability of one or more earthquakes of magnitude 6.7 (Richter scale) or higher occurring in the project area has been evaluated by the U.S. Geological Survey (USGS). Based on the results of the USGS evaluation, there is a 63 percent likelihood that such a major earthquake event will occur in the Bay Area between 2022 and 2036.

Several of the regional faults can cause liquefaction. The General Plan Geology Element notes that only limited portions of the planning area are at risk of liquefaction because most of the city is underlain by bedrock. The Geology Element contains policies intended to avoid growth in areas with liquefaction risk, when possible. For development to occur in areas of liquefaction risk, that risk must be mitigated. As noted in the Geology Element, the potential for landslides is present within City limits, and policies require projects in areas where there is a risk of landslide to contain mitigation measures. Generally, projects at risk are on land with 10 percent or greater grade. Construction on sloped sites is typically more expensive than on flat sites throughout the state.

While the risk of seismic hazards requires increased safety measures to be built into developments, these requirements are necessary and established across the state. Therefore, seismic hazards are not considered a constraint to the development of housing. Additionally, the General Plan update anticipated to be completed in 2023 will include an update to the Safety Element, which will further identify and mitigate the seismic risk to residential development.

Wildfire

Wildfire risk is indicated by presence in an area determined by the California Board of Forestry and Fire Protection (CalFire) to be high-risk. State Responsibility Areas are those where CalFire is the primary emergency response agency responsible for fire suppression and prevention. CalFire is also required to classify the severity of fire hazards based on vegetation, topography, climate and other risk factors. Those areas are classified as moderate to very high Fire Hazard Severity Zones (FHSZs).

Small portions of American Canyon are located within FHSZs. The undeveloped northeast corner of the city is in a moderate FHSZ, and the area east of Newell Drive is a high FHSZ. There are no State Responsibility Areas (SRA), or land where the State of California is financially responsible for the prevention and suppression of wildfires within the city boundaries.

Flood Hazards

FEMA maintains and updates data through flood maps and risk assessments. Flood maps show how likely it is for an area to flood. Any place with a one percent chance or higher chance of experiencing a flood each year is considered to have a high risk. Those areas have at least a one-in-four chance of flooding

during a 30-year period. In the city of American Canyon, areas adjacent to the Napa River are considered flood zones. These regions are a small percentage of the city.

The National Flood Insurance Program (NFIP) adopted under the National Flood Insurance Act of 1968 makes federally subsidized flood insurance available to property owners within communities who participate in the program. Areas of special flood hazard (those subject to inundation by a 100-year flood) are identified by FEMA through regulatory flood maps titled Flood Insurance Rate Maps. The NFIP mandates that development cannot occur within the regulatory floodplain (typically the 100-year floodplain) if that development results in a more than 1-foot increase in flood elevation. In addition, development is not allowed in delineated floodways within the regulatory floodplain.

The General Plan includes policy 10.1.5 which prohibits the development of structures designed for human occupancy within the 100-year floodplain, unless flood hazards are adequately mitigated. Mitigation can be accomplished by building foundations a minimum of one foot above the 100-year flood elevation, or by other means approved by the City Engineer.

Pursuant to state law, the city of American Canyon has a floodplain administrator.

Due to the small percentage of land identified as a flood zone, as well as the available mitigation measures, this is not considered a constraint.

Hazardous Materials

Hazardous materials, as defined by the California Code of Regulations, are substances with certain physical properties that could pose a substantial present or future hazard to human health or the environment when improperly handled, disposed, or otherwise managed. Hazardous materials are grouped into the following four categories, based on their properties:

- Toxic—causes human health effects
- Ignitable—has the ability to burn
- Corrosive—causes severe burns or damage to materials
- Reactive—causes explosions or generates toxic gases

The State Water Resources Control Board (SWRCB) maintains an online database (GeoTracker) that provides information about hazardous materials sites. There are three sites identified on this list that are cleanup program sites, all of which have been closed. There were eleven leaking underground storage tank (LUST)

sites listed, however all of these cases have been closed as well. Due to the lack of active hazardous waste sites, hazardous materials are not a constraint.[35]

Infrastructure Constraints

Another factor that may be a constraint to the development of housing is the capacity of existing infrastructure to accommodate increased demand.

Wastewater Collection and Disposal

The City of American Canyon owns and operates the American Canyon Wastewater Treatment Plant (WWTP) commissioned in 2001, which treats domestic and industrial wastewater flows. The WWTP is a secondary/tertiary treatment plant and was one of the first WWTPs in the country with Membrane Bio Reactor (MBR) and ultraviolet light (UV) disinfection. The Sewer Collection crew maintains 34 miles of sanitary sewer mains that connect residents and businesses to the WWTP. They respond to reports of sewer spills and back-ups and monitor compliance with environmental compliance and water quality regulations. The plant was designed to treat an average flow of 2.5 million gallons per day (MGD) and a peak flow of 3.75 MGD. The average flow in dry water conditions was 1.9 MGD in 2011, with an excess capacity of 0.6 MGD. Therefore, wastewater infrastructure is not a constraint to the development of housing.

Water Service

The City of American Canyon provides potable and recycled water service to commercial and residential customers within the American Canyon city limits and nearby portions of unincorporated Napa County. American Canyon obtains its water supply from a variety of sources, all of which (except for recycled water) are imported from outside of the City. All of the City's imported water comes through the North Bay Aqueduct (NBA) system. A significant portion of the City's supply is obtained through various indirect contracts for water from the State Water Project (SWP). The Napa Flood Control and Water Conservation District (Napa FCWCD) is the State Water Contractor with the California Department of Water Resources (DWR), and the City receives its water through subcontracts with the Napa FCWCD.

In the draft 2020 Urban Water Management Plan, a significant portion of the City's supply availability was reviewed under a single dry year and a five-consecutive year drought, in addition to a drought risk assessment from 2021 through 2025. The City anticipates it can supply all its water demands by

[35] California State Water Resources Control Board GeoTracker. Accessed: June 27, 2022. https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=American+canyon#

purchasing supplemental imported water through existing agreements through the planning horizon (2045) for all water year scenarios.

Furthermore, in 2019, consistent with California Senate Bill 1087 (SB 1087), the City modified the Municipal Code (Chapter 13.10.020 "Priority of Service") to prioritize water and sewer services to proposed affordable housing development projects (Ordinance 2019-09). As a result, affordable housing development projects are the top priority for water and sewer service. All other priorities are prioritized one tier below affordable housing.

Therefore, water infrastructure is not a constraint to the development of housing.

Solid Waste

American Canyon Recology provides garbage, recycling, and compost pick-up for all residents and businesses pursuant to a franchise waste hauling agreement with the City of American Canyon. Roll-off service is also available. Additional services include curbside recycling and a Household Hazardous Waste Collection Center. The Potrero Hills Landfill, located southeast of Suisun City, is a regional facility that serves American Canyon and numerous other jurisdictions within a 150-mile radius. In 2005, the County of Solano approved a 260-acre expansion that increased landfill capacity to 83.1 million cubic-yards. Following the issuance of a permit by the San Francisco Bay Conservation and Development Commission and several rounds of litigation, the expansion was cleared to proceed in 2014. The estimated closure date of this facility is 2048.[36] Therefore, solid waste infrastructure is not a constraint to the development of housing.

[36] City of American Canyon Broadway Specific Plan EIR. 2019. https://www.cityofamericancanyon.org/home/showpublisheddocument/15045/637123526964000000

Chapter 6

Resources

This chapter documents the methodology and results of the housing sites inventory analysis to demonstrate the City of American Canyon's ability to satisfy its share of the region's future housing need. Infrastructure, services, and financial and administrative resources that are available for the development, rehabilitation, and preservation of housing in the city are also discussed in this section.

Key Findings

- The City has land with appropriate zoning capacity to facilitate its entire share of the regional housing need through planned or approved projects ("pipeline projects").
- Most of the pipeline projects are in the Watson Ranch Specific Plan or the Broadway District Specific Plan areas.
- Accessory dwelling units (ADUs) can also count toward the City's share of the regional housing need, although not required in order for the City to meet its obligations.
- There is adequate infrastructure to serve all pipeline projects.

Future Housing Needs

State law requires each community to play a role in meeting the region's housing needs. A jurisdiction must demonstrate in the Housing Element that land inventory is adequate to accommodate its share of the region's projected growth needs. This section assesses the adequacy of American Canyon's land inventory in meeting future housing supply needs.

Regional Housing Needs Allocation

Local Bay Area region jurisdictions must plan to accommodate their share of the region's overall housing needs for the 6th Cycle Housing Element Planning Period, from January 31, 2023, through January 31, 2031. The California Department of Housing and Community Development (HCD) determines the number of housing units needed to meet each region's needs based on population projections and other factors including overcrowding, cost-burden, and vacancy rates. Each region allocates a share to every local government within the region. This is referred to as the Regional Housing Needs Allocation (RHNA). The Association of Bay Area Governments (ABAG) is responsible for allocating the RHNA to individual jurisdictions within the nine counties that

make up the Bay Area. The City of American Canyon must identify an adequate land supply with appropriate zoning density and development standards to accommodate the City's share of the RHNA.

American Canyon's share of future regional housing needs is a total of 622 units, approximately 16 percent of Napa County's total RHNA. The City has the second largest allocation of any jurisdiction in the County, behind the City of Napa which is responsible for 69 percent of the region's total. The total number of housing units allocated to American Canyon is distributed among five income categories, extremely low-, very low-, low-, moderate-, and above moderate-income, shown in Table 6-1.

Table 6-1 American Canyon Housing Needs, 2023-2031

Income Category (% of Napa County AMI*)	Number of Units	Percent of Total Units
Extremely Low (< 30% of AMI)*	81	12.8%
Very Low (30 to 50% of AMI)	88	12.7%
Low (51 to 80% of AMI)	109	16.5%
Moderate (81% to 120% of AMI)	95	18.9%
Above Moderate (> 120% of AMI)	249	39.1%
Total	622	100%

**The RHNA does not project the need for extremely low-income units, but pursuant to state law (Government Code Section 65583), the City must project its extremely low-income housing needs based on Census income distribution or assume 50 percent of the very low-income units required by the RHNA as extremely low-income units. The City's very low-income requirement is 169 units. The number of extremely low-income units that the City must plan for shown here uses Census income distribution which shows 47.7 percent of very low-income households are extremely low-income. Therefore, 47.7 percent of the very low-income need will be allocated to extremely low-income units. For purposes of identifying adequate sites for the RHNA allocation, state law does not mandate the separate accounting for the extremely low-income category.*

Source: Final Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area, 2023-2031, 2022.

Units Planned or Approved

Residential developments approved and permitted, but not yet built ("pipeline projects") can be credited towards the City's RHNA for the 6th Cycle Housing Element, provided it can be demonstrated that the units can be built within the 6th cycle planning period. Similarly, units within completed projects which have not received a certificate of occupancy as of June 30, 2022, can also be credited towards the RHNA. Affordability (the income category in which the units are counted) is based on the actual or projected sale prices, rent levels, or other mechanisms establishing affordability of the units within the project. Single-

family homes are usually sold at market-rate prices, with no affordability covenants attached to the land. Multifamily or single-family developments that use density bonuses, public subsidies, or other mechanisms that restrict rents or sales prices would be restricted to specified below market-rate prices affordable to households in the various income categories described above. Local, state, or federal rules would regulate which income categories must be served by each development.

Of projects currently in the pipeline, eight consist of market-rate units affordable to above-moderate households, while four projects have an affordability component. These affordable projects are generally clustered in the northwestern and central areas of the city. All projects with affordability components have restricted rents or sales price resulting from a development subsidy, negotiated land disposition agreement, or in compliance with Chapter 19.28 of the Municipal Code, Inclusionary Housing Requirements.

Appendix C, Assessment of Fair Housing, discusses the fair housing impacts of the development of the pipeline projects discussed here. The projects are well distributed across the northern and central part of the city, and do not result in an over-concentration of affordable housing in any one area. The city's five census tracts are all considered low resource, according to metrics discussed in more detail in the Assessment of Fair Housing. The northern and central part of the city has lower environmental outcome scores, but higher educational outcome scores. Lower economic outcomes and lower incomes are more prevalent in the southern part of the city, where no pipeline projects (affordable or market rate) are located. Therefore, development of the pipeline projects, scattered throughout the northern and central parts of the city, does not result in an overconcentration of affordable or market-rate housing in low- or high-resource areas or an increased risk of displacement.

Table 6-2 identifies the approved or pending projects credited towards meeting the City's RHNA. The locations of these projects are symbolized with the corresponding Map ID numbers in Table 6-2

Table 6-2 Planned, Approved, and Pending Projects, 2021

Map ID	Project Name	ELI* Units	VLI* Units	LI* Units	MI* Units	AMI* Units	Total Units	Entitlement Status
1	Oat Hill Parcel A	–	–	–	–	206	206	Approved
2	Oat Hill Parcel B	–	–	–	–	85	85	Approved
3	Sun Square	–	–	20	–	–	20	Pending Approval
4	The Residences at Napa Junction	-	46	-	406	–	452	Pending Approval
5	Watson Ranch: Lot 7, 9	–	–	–	–	165	165	Pre-Application
6	Watson Ranch: Lot 10	–	–	–	–	219	219	Approved
7	Lemos Point	19	103	62	2	-	186	Approved
8	Watson Ranch: Lot 14, 15	–	–	–	–	98	98	Approved
9	Canyon Estates	–	–	–	–	35	35	Approved
10	Napa Cove	13	13	39	0	1	66	Approved
11	219 Rio Del Mar Subdivision	–	–	–	–	3	3	Approved
12	West Carolyn Subdivision	–	–	–	–	4	4	Approved
Total		**32**	**162**	**121**	**408**	**816**	**1,539**	

Notes: ELI = Extremely Low Income; VLI = Very Low Income: LI = Low Income; MI = Moderate Income; AMI = Above Moderate Income

Watson Ranch Specific Plan

The Watson Ranch Specific Plan (WRSP), adopted on April 25, 2019, implements the Town Center General Plan Designation, and details the development of 309 acres in the northeast area of the city. Future development includes a mixed-use Town Center surrounding the Napa Valley Ruins & Gardens, new residential neighborhoods of varying housing types, 50 acres of parks and open space, and a community trail system that connects to the Napa Valley Vine and River to Ridge Trails. The project involves infrastructure improvements including an extension of Newell Drive and Rio Del Mar, a grade-separated crossing under the Union Pacific Rail Line at Rio Del Mar, and improvements to water distribution, sanitary sewer, and storm water drainage systems to serve the WRSP area. At build out, it is projected that the entire WRSP can accommodate approximately 1,253 housing units, 200,00 square feet of commercial and retail space, and a

200-room hotel. The number of housing units developed at final build out may exceed these projections through the utilization of density bonuses under state law.

Within the WRSP, four projects at various stages of the entitlement process represent the first phase of the specific plan and include the development of 668 housing units. These projects include:

- **Lemos Pointe Apartments**: This project includes the development of eight three-story buildings on a vacant 6.77-acre site with a total of 186 deed-restricted affordable housing units. Nineteen of these units will be affordable to extremely low-income households, 103 units will be affordable to very low-income households, 62 units will be affordable to low-income households and two units, designated for onsite property managers, will be affordable to moderate-income households. The project includes units of various types ranging from 400 square foot studios to 1,050 square foot, three-bedroom units. On-site amenities include an open turf area, basketball half-court, tot lot, picnic area, dog park, and 0.72 acres of open space. The project is located in the Watson Ranch Specific Plan area, adjacent to the Napa Valley Ruins and Gardens.
- **Watson Ranch Lot 10:** This project includes the subdivision of a 27.2-acre site and construction of 219 single-family homes, ranging from three to four bedrooms. These homes will be sold at market rate and for the purposes of the Housing Element are considered above moderate-income housing units. The project was approved by City Council on September 21, 2021. Grading and building permits have been submitted to the City and are currently under review.
- **Watson Ranch Lots 14 and 15:** This project includes the subdivision of a 42.24-acre parcel into 101 lots for the development of 98 single-family residences, ranging from three to five bedrooms, three vacant lots, and over an acre of open space. The project was approved by the City Council on December 15, 2020. Grading and building permits have been submitted and are currently under review.
- **Watson Ranch Lots 7 and 9:** The City is working with a developer to facilitate the subdivision of a 29.9 acre site and the development of 165 above moderate-income units.

Napa Cove

The Napa Cove Project is located west of Highway 29 in the Broadway District Specific Plan (BDSP) area. The project includes a lot line adjustment and the development of three two- and three-story buildings for a total of 66 multi-family housing units and 0.48 acres of open space on a vacant 3.48-acre site. The project is funded by Low Income Housing Tax Credits and includes 13 units affordable to extremely low-income households, 13 units affordable to very low-

income households, 39 units affordable to low-income households and one market-rate manager's unit. This project was approved by the Planning Commission on December 21, 2021.

Residences at Napa Junction

The Residences at Napa Junction Project is located in the Broadway Specific Plan area, east of Highway 29 and north of Canyon Ridge Apartments. The project proposes to develop a vacant 15-acre parcel with a total of 452 housing units and 22,000 square feet of shared open space including two community centers, a community pool, and athletic facilities. Forty-six of the units (15 percent of the total units) would be affordable to very low-income households and 406 units would be affordable to moderate-income households. The development application was submitted to the City in September of 2021 and is pending approval.

Sun Square

The Sun Square project is located at 425 Napa Junction Road, east of Highway 29 and south of Napa Junction Road within the Broadway District Specific Plan. The project proposes to redevelop an underutilized one-acre site containing two existing single-family residences with a mixed-use building. The project includes 9,521 square feet of office and training space, 20 one-bedroom units, a rooftop garden, a fitness center, and laundry facilities. All 20 units would be affordable to low-income households. The development permit was submitted to the City in August of 2021 and is pending approval.

Canyon Estates

The Canyon Estates project site is located east of Newell Drive, within the eastern portion of City. The project includes the subdivision of a 112-acre parcel to establish 35 single-family lots, four open space lots, and a 74-acre conservation easement. The single-family and open space lots are located on approximately 38 acres within City limits and the remaining 74 acres of the site are in the unincorporated area of the county. The project was approved by City Council on February 16, 2016, and as of June of 2022 major site improvements (utility infrastructure and streets) are under construction. All 35 parcels would be for sale at market rates for the construction of individual custom homes.

Oat Hill

The Oat Hill project proposes a lot line adjustment and the construction of a multi-family housing complex on two adjacent, vacant parcels totaling 20 acres. The project is located west of Highway 29, on Oat Hill adjacent to Napa Junction Road. Development of Parcel A would include construction of 13 buildings with a total of 206 residential units, ranging from one to three bedrooms, a recreation

center/leasing office, and a community pool. Parcel B would be developed with five buildings with a total of 85 housing units, ranging from one to three bedrooms and a recreation center/leasing office. The development permit application was approved September 2021.

Accessory Dwelling Units

Accessory dwelling units (ADUs) anticipated to be built between 2023 and 2031 are also credited towards the City's RHNA. An ADU is a secondary dwelling unit located on residentially zoned property that has an existing single-family or multi-family residence. Due to its small square footage, it could provide affordable housing options for family members, friends, students, the elderly, in-home health care providers, the disabled, and others.

On Average the City of American Canyon approves 3.3 applications to construct an ADU per year, and over the last three years, an average of two ADUs were built per year. Therefore, the City assumes a total of 16 ADUs would be constructed in this 8-year RHNA projection period between 2023 and 2031. Based on the City's ADU rental price survey (which asks ADU permit applicants to disclose the rental price for the proposed unit), all ADUs are assumed to be affordable to low and very low-income households.

Remaining Share of RHNA

After counting anticipated units from projects at various stages of the entitlement process and projected ADU development within the 6th cycle planning period, the City must demonstrate its ability to meet its remaining RHNA (if any) through the identification of sites suitable for housing development. Table 6-3 shows the remaining RHNA after accounting for units that are pending or approved as of June 30, 2022, and the number of ADUs assumed to be permitted between 2023 and 2031.

Adequacy of Residential Sites Inventory in Meeting RHNA

After accounting for planned and approved units and projected ADU development, the City has fully satisfied its total allocation for the 2023-2031 planning period with an 933-unit buffer. (Table 6-3)

Table 6-3 Summary of American Canyon's Ability to Satisfy RHNA

Income Category	RHNA Allocation	Units Pending, Approved, or Under Construction	Estimated ADUs	Remaining RHNA
Very Low	169	194	8	0 (33 unit buffer)
Low	109	121	8	0 (20 unit buffer)
Moderate	95	408	0	0 (313 unit buffer)
Above Moderate	249	816	0	0 (567 unit buffer)
Total	**622**	**1,539**	**16**	**0 (933 unit buffer)**

While the City is not obligated to identify additional sites for housing development beyond the units in the development pipeline, there remains a remaining capacity for the development of approximately 1,247 dwelling units within the Broadway District and Watson Ranch Specific Plans. Build out projections of the BDSP include the construction of a total of 1,200 dwelling units at densities of 20 to 35 dwelling units per acre. After accounting for projects planned and approved within the BDSP, there is capacity for an additional 662 dwelling units. Similarly, after accounting for projects planned and approved within the WRSP, there is remaining capacity for approximately 585 residential units at densities ranging from two to over 20 dwelling units per acre.

Availability of Infrastructure and Services

The City's budget for all operations provides funding for the development and maintenance of the infrastructure resources needed to support sustainable growth of the City. This includes development, operation, and maintenance of the city's parks and open space, streets and transportation network, utilities including water, sewer, storm drainage, and solid waste management, police and fire departments, schools, libraries, and recreational programs etc. Approved pipeline projects have undergone environmental review to consider impacts of the projects related public infrastructure and resources. All planned and approved projects have available infrastructure or include the construction of infrastructure to support the new development.

Wastewater System

The City's sewer system includes approximately 53 miles of sewer mains, five pump stations, and five miles of sewer force main. The collection system is divided into three primary sewer basins: the Main Basin, Sunset Meadows, and Industrial Area. The sewer system service area encompasses the City limits and sphere of influence including a portion of the Airport Industrial area north of

the city and unincorporated parts of the county northeast of the city. The City's Sewer Master Plan was adopted in 2016 and evaluates the capacity of the collection system for existing and future buildout and serves as guidance for planning and implementing sewer system improvements to accommodate planned growth.

Buildout conditions incorporated in the system capacity evaluation included development under the Watson Ranch Specific Plan, Broadway District Specific Plan, approved projects, and additional development anticipated under the General Plan. The existing sewer system was evaluated under peak dry weather flow and peak wet weather flow conditions. The analysis showed there are hydraulic deficiencies in existing pipelines and peak flows exceed the capacity of the Main Basin, Sunset Meadows, and Green Island Pump Stations. The Sewer Master Plan identifies near-term and long-term capital improvement projects to address hydraulic deficiencies and accommodate planned growth that target minimizing flow entering the collecting system and replacing undersized pipes and pumps with larger facilities. With implementation of the recommended capital improvement projects, the sewer system has the capacity to accommodate growth planned under the General Plan[1]. Considering there are no zoning changes required under the proposed 6th Cycle Housing Element Update, buildout under the previous General Plan assessed by the Sewer Master Plan adequately captures future growth anticipated in the Housing Element Update.

Potable Water System

The City's water supply system consists of approximately 82 miles of water mains, three storage tanks, two booster pump stations, 831 fire hydrants and 2,080 valves. Water is supplied by the State Water Project, water from the cities of Vallejo and Napa, and recycled water produced at the City's Water Reclamation Facility. The City's potable water service area includes the City limits, sphere of influence, as well as the industrial/commercial area north of the City, including the Napa Airport Industrial Park, the area west of the City to the Napa/Solano County line to the east, and from the Napa/Solano County line to the south to Soscal Ridge north of the airport.

The 2015 Urban Water Management Plan outlines planning for water supplies to support City growth through the year 2040. The plan evaluates supply and demand in five-year increments, outlines water shortage contingency planning, and provides water conservation and demand reduction measures. The City has adequate water supply to meet existing and future demands during normal water year conditions and multiple-dry water year conditions through the year

[1] American Canyon, City of. 2016. Sewer Master Plan. American Canyon, CA. May 2016. https://www.cityofamericancanyon.org/home/showpublisheddocument/9733/637123638634130000

2040. Under single-dry water year conditions, the water supply is sufficient throughout 2030, after which shortfalls begin to appear.[2]

The 2016 Potable Water Master Plan evaluates hydraulic performance of the existing potable water distribution system, analyzes existing and projected future potable water demands, and identifies and prioritizes capital improvement projects to address system deficiencies and meet projected future growth. Future buildout assumed in the analysis includes development projects in the planning and approval stage such as the Watson Ranch Specific area and Broadway District Specific Plan as well as the development of all land consistent with the Zoning and Land Use Maps (as of December 2015). The evaluation of the existing system under existing and buildout conditions identified there is insufficient water storage capacity, pipeline deterioration, and pipelines that are undersized for the current conditions and fire flow requirements. Capital improvement projects to address the system deficiencies include construction of new potable water tanks, replacement of leaking and deteriorating water pipelines, and construction of new water pipelines. With implementation of these projects, the City's potable water system should support anticipated future buildout.[3] Additionally, projects such as the Watson Ranch Specific Plan include construction of on-site and off-site improvements for water infrastructure to support the new development.

The City also relies on recycled water as a portion of its overall water supply. The City's Recycled Water Master Plan, adopted in 2016, outlines implementation of the water reuse program and identifies capital improvement projects to complete distribution and storage infrastructure to support planned growth. The recycled water system includes the Water Reclamation Facility (constructed in 2000), pump station, one million-gallon elevated storage tank, and 14 miles of distribution pipelines. The plan assesses the capacity of the recycled water system based on existing and future demands and found a deficit in pumping capacity. Future demands from projected growth assumed under the analysis included anticipated development within the Watson Ranch Specific Plan area, Broadway District Specific Plan, other known development projects, and development of undeveloped parcels. Under projected buildout conditions, annual demand is anticipated to utilize 43 percent of annualized dry weather flows and 85 percent of recycled water production during the summer. The Recycled Water Master Plan identifies capital improvement projects to upgrade the recycled water system to serve projected buildout, including upgrades to the pump station, new transmission mains, and constructing recycled water pipelines to connect existing and future customers.

---

[2] American Canyon, City of. 2015. Final 2015 Urban Water Management Plan for City of American Canyon. American Canyon, CA. June 14, 2016. https://www.cityofamericancanyon.org/home/showpublisheddocument/17856/637123637363600000

[3] American Canyon, City of. 2016. Potable Water Master Plan. American Canyon, CA. May 2016. https://www.cityofamericancanyon.org/home/showpublisheddocument/17957/637123637178300000

The City's Zero Water Footprint program offsets new potable water demand by conserving potable elsewhere in the water delivery system through conservation projects, such as converting existing customer and public landscape irrigation to recycled water, fixing pipeline leaks, extending the recycled water pipelines to new areas of the City, and expanding recycled water use for toilet flushing and other programs to reduce potable water demands and achieve maximum potential of the recycled water program.[4]

Storm Water and Drainage

The City of American Canyon is responsible for the City's drainage facilities. Drainage originates in the hills of the Sulfur Spring Mountains flows east to west across the City. The City's storm drain system includes about 12.5 miles of storm drain, 350 manholes, and 890 catch basins. Outfalls discharge to creeks, wetlands, and the Napa River. The City currently operates under the 1996 Final Draft Storm Drain Master Plan and is in the process of updating the Storm Drain Master Plan to plan for storm drain system and stream management over the next 20 years. The 1996 Storm Drain Master Plan evaluated the capacity of the City's storm drain system over the course of 15 years to the year 2011.[5] The development anticipated under the pipeline projects surpasses the scope of the 1996 plan; however, every project will be required to construct improvements to the system to accommodate runoff from the project. Multiple projects include construction of storm drainage infrastructure to adequately serve the proposed development. For example, the Watson Ranch Specific Plan includes new detention basins to collect on-site drainage and use of a former mine Quarry Lake as a detention basin to minimize downstream drainage volumes.[6]

Circulation System

The City's Department of Public Works constructs and maintains transportation infrastructure and streets within the City, including approximately 55 miles of streets, 927 street lights, and six traffic signals. The Circulation Element of the General Plan, updated in October of 2018, guides infrastructure growth for the City's transportation system, including travel by automobile, transit, walking, and cycling. The City adopted a Pedestrian Master Plan in May 2017 and updated the Bicycle Plan in February 2020 with the goal of completing the City's pedestrian and bicycle network and connecting to the bicycle networks of the surrounding communities in the County. The Vine Transit bus network is the only transit available in American Canyon with several routes through the city. However, not all areas of the City are adequately served by available bus routes.

[4] American Canyon, City of. 2016. Recycled Water Master Plan. American Canyon, CA. May 2016. https://www.cityofamericancanyon.org/home/showpublisheddocument/9735/637123637560170000

[5] American Canyon, City of. 1996. City of American Canyon Storm Drainage Master Plan. American Canyon, CA. May 2016. https://www.cityofamericancanyon.org/home/showpublisheddocument/15292

[6] American Canyon, City of. 2018. Watson Ranch Specific Plan. American Canyon, CA. November 6, 2018. https://www.cityofamericancanyon.org/home/showpublisheddocument/15740/637123523109630000

Highway 29 runs north-south in American Canyon and divides the city in two. This road provides local north-south connection within the city as well as interregional connection to the rest of Napa County to the north, City of Vallejo to the south, and Counties of Marin and Sonoma to the west. Commuters, travelers, and truck traffic frequently pass through American Canyon via Highway 29 for access throughout the region.

Dry Utilities

PG&E supplies electricity and natural gas in the City. Marin Clean Energy supplies electricity with a higher percentage of renewable energy than PG&E. Other dry utilities such as telephone and data services and cable television are serviced by contracted providers within the city, including Xfinity and AT&T.

Environmental Constraints

The County of Napa in partnership with local jurisdictions and agencies, including the City of American Canyon Fire Protection District, developed and adopted the Napa County Operational Area Multi-Jurisdictional Hazard Mitigation plan in 2020. This plan provides the framework for hazard mitigation planning for the entire county and identifies and prioritizes hazards specific to local jurisdictions, including American Canyon. The entire City is located in a severe earthquake probability zone due to the City's proximity to multiple faults including the West Napa Fault, San Andreas, Green Valley Fault, and Hayward faults. Portions of the southern areas surrounding American Canyon Creek are within the 100-year and 500-year flood zone and dam inundation zones; however, none of the pipeline projects are within the flood or dam inundation zones. Small areas in eastern parts of the City are in the high fire hazard severity zone and a portion of the northeast area of the City. The Watson Ranch Specific Plan Area is located in the moderate fire hazard severity zone. The City implements programs to mitigate earthquake and wildfire hazards, such as requiring new development comply with the latest California Building Code and the City's Fuel Reduction Program.[7]

Financial Resources for Affordable Housing

Affordable housing development programs in American Canyon include inclusionary units developed pursuant to the City's Affordable Housing Ordinance, the City's Affordable Housing Impact Fee, public-private partnerships, critical residential maintenance, and rental rehabilitation

[7] Napa, County of. 2020. 2020 Napa County Muti-Jurisdictional Hazard Mitigation Plan. Napa, CA. August 13, 2020. https://mitigatehazards.com/napa-county-mjhmp/documents/

programs. American Canyon partners with the Housing Authority of the City of Napa to administer certain housing programs.

Community Development Block Grant (CDBG)

The Community Development Block Grant (CDBG) Program is administered by HUD and provides federal funding through annual grants to states, cities, and counties for community development and housing projects. Projects must meet one of the following national objectives of the program to be eligible for funding. The national objectives include the following:

- Benefiting low- and moderate-income persons
- Preventing or eliminating slums or blight
- Addressing community development needs having a particular urgency because existing conditions pose a serious or immediate threat to the health or welfare of the community for which other funding is not available

The City of American Canyon is a non-entitlement jurisdiction and applies for CDBG funds to assist low- and moderate-income families with first time homebuyer down payment assistance and housing rehabilitation.

HOME Investment Partnership Program (HOME)

The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for households with incomes not exceeding 80 percent of area median income. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low-income households, including:

- Building acquisition
- New construction and reconstruction
- Moderate or substantial rehabilitation
- Homebuyer assistance
- Rental assistance
- Security deposit assistance

Local Funding Sources

The City's Inclusionary Housing Ordinance requires developers pay in-lieu fees for projects that do not include affordable housing. These fees are directed toward the Affordable Housing Fund to support affordable housing programs in the City.

The City has an Affordable Housing Impact Fee for nonresidential development. The fee is assessed per square foot of new non-residential development. The Impact fee is updated annually for inflation. The current 2022 Calendar Year fee schedule is listed in Table 6-4 below.

Table 6-4 Affordable Housing Nexus Fee

Type of Use	2022 Affordable Housing Nexus Fee Per Gross Sq Ft
Residential, Single Family, Townhouse	$3.36
Residential, Stacked Flats, Apartment	$3.90
Office	$0.85
Hotel	$0.85
Retail	$0.85
Warehouse	$0.56
Industrial	$0.56
All Other Nonresidential	$0.85

Administrative Resources

This section describes administrative resources available to the City of American Canyon. These include the Building Division, Code Enforcement, Planning Division, housing programs, and partnerships with nonprofit organizations and other agencies that help the City achieve the goals and objectives laid out in this Housing Element.

City of American Canyon Planning Division

The Planning Division of the Community Development Department provides development and planning services to the public and supports the objectives of the City Council by implementing the General Plan and Zoning Ordinance. The Planning Division also processes applications for land development, subdivisions, and annexations and coordinates inter-agency and regional planning.

The Planning Division is responsible for ensuring land uses and new development comply with City codes, the General Plan, City Council, and Planning Commission policies, and California law. Approval of projects through the planning process is required before the City issues grading or building

permits. Advanced planning programs provided by the division include a comprehensive General Plan update (including periodic update of the Housing Element), preparing and amending specific plans and design guidelines, and conducting special land use studies as directed by the City Council.

County of Napa

The Napa County Housing Authority (NCHA) provides housing programs, including addressing housing needs for farm workers throughout the County, particularly for migrant/seasonal workers; homelessness services; and the Homebuyer's Assistance Program.

City of Napa

The City of Napa Housing Authority operates a variety of affordable housing programs and administers rental assistance programs throughout the county. The City of American Canyon contracts with the City of Napa Housing Authority for management of the Section 8 Housing Voucher Program, the City's housing rehabilitation loan program, housing grant applications, annual monitoring of income-restricted residential units, and other housing services in American Canyon.

Affordable Housing Providers

Affordable housing providers are a critical resource for accomplishing the goals and objectives of this Housing Element. This can be accomplished through private/public partnerships. Affordable housing developments are shown in Table 6-5, below.

Table 6-5 Affordable Housing Providers in American Canyon

Organization	Name of Development	Address	Type
The Pacific Companies	Lemos Pointe	100 Fran Lemos Lane	Multifamily
CRP Affordable Housing	Napa Cove	3805 Broadway	Multifamily
	Napa Junction	North of eastern terminus Napa Junction Road	Multifamily
	Sun Square	425 Napa Junction Road	Multifamily
SAHA	Valley View	100 Natalie Lane	Senior
MidPen Housing	Vineyard Crossings	200 Tapestry Lane	Multifamily

This page intentionally left blank.

Chapter 7
Community Engagement

The Housing Element must reflect the values and preferences of the community. Accordingly, community participation is an important component of the development of this Element. Section 65583(c)(8) of the Government Code states that the local government must make "a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element." This process not only includes community members, but also participation from local agencies and housing groups, community organizations, and housing sponsors.

American Canyon provided opportunities to solicit input from stakeholders and community members through stakeholder interviews, community pop-up events, workshops, a housing survey, a project-specific website, and public hearings.

Public Noticing

To reach the largest and broadest spectrum of community members and stakeholders, Hayward utilized the following notification methods throughout the update to the Housing Element.

1. Advertisement in the City Manager's Update, which has 13,543 subscribers.
2. Regular posts to the City's social media accounts, including NextDoor (7,225 members) and Facebook (5,159 followers) announcing the housing survey and community workshops.
3. Regular "e-blasts" to list of 2,070 stakeholders, including organizations, businesses, housing managers, and community members.
4. Community workshops were advertised on the community calendar events and public meeting agendas.
5. Distributed printed flyers and postcards at pop-up-up events, as described below.

Housing Survey

The project website hosted an online housing survey for 127 days (from January 10, 2022, to May 16, 2022) that allowed the public to provide feedback on housing needs, current housing conditions, and opportunities for housing programs. The survey was available in Spanish translation. There were 166 survey participants. Forty percent of the respondents from the digital survey

stated that they own a home in American Canyon. Nearly sixty percent of the respondents from the digital survey stated that lack of affordable housing options to buy is their top concern. Thirty-six percent of the respondents from the digital survey stated that lack of affordable housing to rent is their top concern.

The input provided by the participants included the following major themes:

- The biggest housing needs facing American Canyon are lower-priced housing and opportunities for first-time homebuyers.
- The future of American Canyon's housing needs are primarily more housing options priced so that younger families can afford to live in the city and repairs for older homes.
- Respondents found a need for promoting equal access to fair housing choice as well as fair housing education and landlord/tenant counseling services.
- Respondents reported a need for down payment assistance programs, as well as low-cost home repair programs.
- Accessory dwelling unit programs desired include advice on planning an ADU and financial assistance.
- Down payment assistance was identified as the most needed housing assistance service.
- Advice on ADU types and financial assistance were the most requested ADU assistance service.

Additionally, a second mini-survey was distributed during community pop-up events conducted between January and August 2022, including Pride, Juneteenth, Meet Me In The Street, and National Night Out. The mini-survey was available in digital and print versions that allowed the public to provide feedback on the most important housing issue. Fifty-five percent of the respondents stated that they own a home in American Canyon, and 32 percent stated that they rent a home in American Canyon. One question asked respondents to name the most important housing issue, and respondents were able to choose more than one answer. Fifty-seven percent of respondents stated that the most important housing issue is a lack of affordable housing options to buy, and about 40 percent stated that a lack of affordable housing options to rent is a priority. A third reported that challenges maintaining existing housing is an issue, and 13 percent stated that a lack of housing options near transit is a priority.

City staff surveyed seniors at the City's Senior Center on May 23, 2022. The majority of respondents lived in single-family homes. When asked the most important living issues seniors could face, the majority responded high housing costs; the second most common answer was more variety of smaller housing options.

City staff also surveyed high school students on May 13, 2022. When asked what housing types are needed in American Canyon, the majority of respondents said single-family homes. About 40 percent responded "apartments," and about 30 percent responded "condominiums/townhomes."

The surveys provided local and qualitative context to quantitative data collected for the Housing Needs Assessment and Assessment of Fair Housing, and informed program design.

Project Website

To further facilitate the distribution and gathering of information, the City created a separate project website dedicated to the General Plan Update, including the Housing Element update. The project website provided detailed background information on the Housing Element, frequently asked questions, educational videos and articles, and a calendar of meetings and events. Project materials associated with the Housing Element update were regularly posted on the project website, including documents from the community survey and information before and after community workshops. A link on the website enabled people to sign up for project email updates and a City staff contact to provide comment at any time throughout the project process. Website content was available in English and Spanish. The project website is available at: https://stories.opengov.com/americancanyonca/published/oD3fjKDBX

Stakeholder Interviews

To gather local expert-level knowledge and input on the Housing Element Update, three small group interviews were conducted on March 14, 21, and 25, 2022. The City contacted 168 stakeholders, including organizations, businesses, housing managers, and community members. The following organizations serve special needs households or renters, providing affordable housing, or offer fair housing services, and participated in stakeholder interviews:

- Affordable Housing and Market-Rate Housing Developers Working in American Canyon and Napa and Sonoma Counties (March 14, 2022)
    - Charles Durrett, Architect
    - Rick Hess, RH Hess Development
    - Andrew Killeen, Executive Director, Sonoma Napa Habitat for Humanity
    - Adam Lind, Project Manager, DR Horton
    - Erica Roetman Sklar, CEO, Napa Valley Community Housing

- Fair Housing Providers, Interest Groups, and Representatives of Special Needs Populations (March 21, 2022)
    - Elaine Clark, Executive Director Napa/Solano Area Agency on Aging
    - Tracy Lamb, Executive Director, NEWS Domestic Violence & Sexual Abuse Services
    - Pablo Zatarain, Executive Director, Fair Housing Napa Valley
- Housing and/or Service Providers Working in American Canyon (March 25, 2022)
    - Lark Ferrell, City of Napa (staff to the Housing Authority of City of Napa which contracts with American Canyon for housing services)
    - Ali Gaylord, MidPen Housing, Director of Housing for North Bay
    - Renee Schomp, The Napa Sonoma ADU Center

Each stakeholder interview consisted of at least five guided discussion questions to solicit input from participants on housing topics the groups is most acquainted with. Interview notes are available in Appendix A.

The input provided by the stakeholder interviewees included the following major themes:

- There is a need for more areas that allow a mix of uses. Locating housing near services can help affordable projects compete for state funding.
- Development standards should allow for more flexibility.
- Funding is a bigger barrier than zoning in getting affordable housing built. State funding programs are competitive, and local funding can help projects compete.
- Parking requirements are seen as necessary given the community context (still largely auto dependent), but those same requirements can prevent projects from achieving the maximum density.
- One way to facilitate building housing is to publicly fund or build infrastructure or conducting studies to assist developers.
- All special needs populations struggle to find housing (homeless, those with mental or physical disabilities, large families, seniors, farmworkers, and very low-income households). Participants noted that much progress has been made on providing homes for homeless veterans.

Stakeholder interviews provided additional context to the data gathered for the Housing Needs Assessment, the Assessment of Fair Housing (Appendix C), and informed policy and program design.

Community Pop-Up Events

At all community pop-up events, the City promoted the Housing Element survey, and responses to the survey were incorporated into the Housing Needs Assessment, the Assessment of Fair Housing, and other relevant sections of this Housing Element.

American Canyon Middle School Event

On April 21, 2022, City staff hosted an educational, interactive pop-up event at the American Canyon Middle School. The pop-up event materials included posters explaining the General Plan Update and Housing Element Update, flyers to advertise a workshop, hard copies of the housing survey, comment cards, and a sign-in sheet. An additional 35 housing surveys were completed. Public comments identified lack of affordable housing as the largest housing issue.

April 21, 2022 American Canyon Middle School Event

American Canyon High School Classroom Visit

On May 13, 2022, City staff visited American Canyon High School and gave the senior students an informational presentation about the Housing Element update. Students were able to ask questions of City staff and fill out the Housing Element survey.

"Meet Me in the Streets" Events

Meet Me in the Streets is a monthly summer event hosted by the American Canyon Chamber of Commerce and held at Northampton Park. Events include food trucks, live music, and informational booths hosted by nonprofits or public agencies.

City staff attended the June 8, July 13, and August 10 events. As a result of the July 13 event, 42 survey responses were received.

City of American Canyon booth at July 13 Meet Me in the Street event

Juneteenth

City of American Canyon booth at Juneteeth event

City staff hosted a booth at the City's Juneteeth event on June 18, 2022, at Main Street Park. City staff answered questions about the General Plan and Housing Element update and encouraged visitors to complete the Housing Element survey. As a result of the event, 29 survey responses were received.

City of American Canyon Juneteenth banner

June 18 Pride Pop Up

The City's Pride Pop-up event was held at Community Park 2 in American Canyon. Twelve responses to the survey were received as a result of this event.

Juneteeth Event at Main Street Park

Senior Center Event

City staff facilitated a workshop at the Adult Activity Center on May 23, 2022. The event was attended by eight people, and volunteers kept information and surveys for a week following the event. This resulted in a total of 22 survey responses.

Public Meetings

City staff gave informational presentations on the Housing Element update during the Planning Commission's February 24, 2022, meeting. On March 1, 2022, staff of the Napa Sonoma Collaborative (a consultant team affiliated with the Association of Bay Area Governments that provides housing element technical assistance to all Napa and Sonoma County jurisdictions) gave an informational presentation to the City Council. The meeting was held virtually and shown live on Napa Valley TV Channel 28. The presentation was also

available for viewing after the fact on the City's YouTube page, with subtitles available in multiple languages.

City staff and the consultant team presented to a joint session of the Planning Commission and City Council on October 18. The presentation was a summary of the housing element update process, community outreach conducted, findings of the housing element, and policies and programs developed to address findings. Commissioners and councilmembers asked questions and provided comments, and members of the public had an opportunity to provide comments.

Community Workshops

Workshop 1 – Introduction to the Housing Element

On April 13, 2022, a virtual workshop was hosted via Zoom, and live on Napa Valley TV Channel 28. The workshop was also available for viewing after the fact on the City's YouTube page, with subtitles available in multiple languages. The workshop consisted of a presentation from the consultant team, overviewing the project, and garnering feedback from participants on key topics. The objective of the workshop was to present introductory information on the Housing Element, examine current housing needs and conditions, and gather input. The presentation was organized as follows:

- General Plan
- What is a General Plan?
- Housing Element
- What is a Housing Element?
- Housing Element Chapters
- Regional Housing Needs Assessment (RHNA)
- Community Profile
- Housing Constraints: Types & Examples
- Housing Sites Inventory
- Polling Questions
- Conclusion
- Question and Answer Session
- Next Steps
- How to Stay Involved

A series of polling questions and guided discussion periods were provided throughout the length of the workshop, along with an open question and answer session after the presentation was concluded.

The input provided by the workshop attendees included the following major themes:

- Concerns regarding increased traffic associated with new development, and ensuring new development has adequate parking for residents.
- When discussing accessory dwelling units, there were concerns of potential impacts to existing infrastructure, including street parking, traffic, and additional noise.
- Questions about the City's and community members' goals regarding whether they prefer to expand or maintain the small-town atmosphere, which would impact the appropriate types of housing.
- Questions about the role of the City, community members, and the state when planning future housing and other items such as toll roads on highways.
- Questions as to what the City could do to encourage housing affordability, given the increase in housing costs statewide. Local policies can allow for balance to support open space and preserving biological resources.
- Question as to whether the Housing Element allows opportunities for traffic calming measures. Questions regarding transportation planning and the General Plan update.
- Expression of a desire to maintain open space while implementing housing.
- Question as to how to provide housing that is affordable for employees who work in American Canyon.
- Question as to whether corporations are allowed to buy housing to use for timeshares.
- Question as to how more housing could be built in drought conditions, which would ultimately increase cost of water.

The workshop was also available for viewing on the City's YouTube page. The input received at this workshop was incorporated into the Assessment of Fair Housing and the constraints analysis and informed program design.

Workshop 2 – Affirmatively Furthering Fair Housing

On April 27, 2022, a virtual workshop was hosted via Zoom, and live on Napa Valley TV Channel 28, and live on Napa Valley TV Channel 28. The workshop was also available for viewing after the fact on the City's YouTube page, with subtitles available in multiple languages. Approximately five participants attended the workshop. The workshop was also available for viewing after the fact on the City's YouTube page. The workshop consisted of a presentation from the consultant team, overviewing the project, and garnering feedback from participants on key topics. The objective of the workshop was to present introductory information on the Housing Element, examine current fair housing

conditions in American Canyon, and gather input on opportunities to improve fair housing practices. The presentation was organized as follows:

- General Plan
- What is a General Plan?
- Housing Element
- Housing Element Chapters
- Regional Housing Needs Assessment (RHNA)
- Community Profile
- Affirmatively Furthering Fair Housing
- What is Affirmatively Furthering Fair Housing (AFFH)?
- Fair Housing Legislation
- Summary of New Housing Element Requirements
- Assessment of Fair Housing
- Fair Housing and Outreach
- Current Conditions in American Canyon
- Integration and Segregation Patterns
- Current Conditions in American Canyon
- Racially and Ethnically Concentrated Areas of Poverty
- Current Conditions in American Canyon
- Disparities in Access to Opportunities
- Current Conditions in American Canyon
- Disproportionate Housing Needs
- Current Conditions in American Canyon
- Polling Questions
- Conclusion
- Question and Answer Session
- Next Steps
- How to Stay Involved

The workshop featured an interactive discussion using a tool called Mural Board, which allows notes to be taken and shared with workshop participants in real time on a virtual white board. The discussion identified current conditions and opportunities for improvement based on all five AFFH categories of analysis. The input provided by the workshop attendees included the following major themes:

- Desire to connect health and equity in the Housing Element. Desire to define quality housing, specifically multi-unit housing, to include considerations of proximity to grocery, transit, physical activity opportunities, and smoke-free protections for residents.
- Residentials feel informed through forums such as the City Manager's newsletter, NextDoor and other forms of social media, and the City's website and email lists.
- Lack of pedestrian infrastructure and connectivity. In particular, areas located along Highway 29 have gaps in sidewalks and participants noted

that empty lots create an incomplete pattern of development and infrastructure.
- Concerns regarding public safety and traffic if more housing is built.
- Identified a recent project on Melvin Road as one where reduced parking requirements were allowed.
- Desire to establish more wellness and entertainment activities within the community.
- Concern about water quality.
- Concerns about long commutes because of lack of jobs and services.

The input received at this workshop was incorporated into the AFFH analysis and informed program design.

Public Review Draft

The Housing Element was published for public review on September 27, 2022. The draft was made available for the statutorily required 30 days, until October 27.

The Planning Commission and City Council conducted a joint Housing Element public workshop on October 18, 2022.

Following conclusion of the public review period on October 27, 2022, over the next 10 business days, the City considered all comments received during the public review period, before submitting the draft to HCD for consideration on November 11, 2022.

Comments Received

The City received the following comments during the public review period. Table 7-1 describes aggregated comments received through surveys, in writing during the public review period, and at the October 18 Planning Commission / City Council study session.

Table 7-1 Summary of Comments Received and Responses

Comment	Response
Concern about the water supply during drought conditions and traffic congestion on the State Highway.	The City prioritizes water service to affordable housing projects. The city has a water conservation ordinance that addresses water conservation requirements during periods of drought conditions. New development must comply with the City's Zero Water Footprint policy that requires new development to contribute to water conservation programs. Traffic congestion on the State highway is a responsibility of Caltrans and outside the City's control.

Comment	Response
Commenters asked for more support for ADU construction	Program F will adopt additional programs and incentives encouraging ADU development and remove subjective design criteria to allow ADUs in the CN and CC zones by-right
Commenters expressed support for more smaller homes for seniors and first-time homebuyers	Program T offers low-income homebuyers assistance in purchasing a home.
Some of the biggest housing issues for seniors is the high cost of housing and lack of housing options	Program Z will provide targeted outreach to seniors to inform them of the Residential Rehabilitation Loan Program, PACE Program, and other resources available to assist with home rehabilitation. Program C will update the Municipal Code to provide zoning to accommodate a variety of housing types, including small residential care facilities.
There is a lack of affordable options to buy and rent	Programs L, M, and P are intended to assist in the construction of affordable housing and offer incentives/concessions for affordable development. Program Y will offer rental assistance programs to low-income renters.
Assistance for repairs for older homes is needed	Program FF will implement meaningful actions to begin to proactively address factors contributing to fair housing barriers. Programs GG and HH will expand the distribution of fair housing information and conduct fair housing workshops.
Down payment assistance programs is needed	Program T offers low-income homebuyers in purchasing a home. Program actions include down-payment assistance or the establishment of a mortgage credit certificate program. Program H will offer deferred interest loans to low-income homeowners to finance home repairs.
There is a need for accessory dwelling unit programs, including advice on planning an ADU and financial assistance.	Program F will create an informational guide for ADU development. This guide will be made available on the City website.

Community Outreach Materials

The following pages contain reproductions of materials used in community engagement efforts, summarized in prior subsections.

American Canyon Housing Element

LOVE WHERE YOU LIVE.
AMERICAN CANYON GENERAL PLAN WWW.AMCAN2040.ORG

What is a Housing Element?

The Housing Element is a required component of a City's General Plan mandated by the State of California. The Housing Element serves as a guide to assess what types of housing exists within a city and identify what types of housing and housing programs are needed to support the community.

What is included in a Housing Element?

How is the City's Housing Need Determined?

CA DEPT OF HOUSING & COMMUNITY DEVELOPMENT

Determines statewide and regional housing need

↓

ASSOCIATION OF BAY AREA GOVERNMENTS

Allocates regional distribution of housing need

↓

CITY OF AMERICAN CANYON

Decides how to meet its share of the regional need

↓

622 UNITS

American Canyon General Plan

LOVE WHERE YOU LIVE.
AMERICAN CANYON GENERAL PLAN WWW.AMCAN2040.ORG

What is a General Plan?

A General Plan is a long-range policy document that establishes a framework for development and growth over the next 20 to 30 years.

What topics or "Elements" are addressed in a General Plan?

- Land Use
- Circulation
- Housing
- Conservation
- Open Space
- Noise
- Safety

Why Update the General Plan?

The City of American Canyon last updated its General Plan 30 years ago. As the community has evolved and requirements have changed, the collective vision for the City has developed with it. The General Plan update will allow the City of American Canyon to shape its future growth with thought and intention in alignment with local and regional goals.

New State Requirements

The updated General Plan will align with new State requirements:

- Environmental Justice
- Tribal Consultation
- Complete Streets
- Vehicle Miles Traveled
- GHG Emissions
- Climate Change Adaptation
- Wildfires & Flooding
- Housing Sites & Streamlining

American Canyon General Plan

LOVE WHERE YOU LIVE.
AMERICAN CANYON GENERAL PLAN WWW.AMCAN2040.ORG

What is a Housing Element?

The Housing Element is a required component of a City's General Plan mandated by the State of California. The Housing Element serves as a guide to assess what types of housing exists within a city and identify what types of housing and housing programs are needed to support the community.

What is included in a Housing Element?

How is the City's Housing Need Determined?

CA DEPT OF HOUSING & COMMUNITY DEVELOPMENT
Determines statewide and regional housing need

↓

ASSOCIATION OF BAY AREA GOVERNMENTS
Allocates regional distribution of housing need

↓

CITY OF AMERICAN CANYON
Decides how to meet its share of the regional need

↓

622 UNITS

LOVE WHERE YOU LIVE.

AMERICAN CANYON GENERAL PLAN #AMCAN2040

Join Us For An Interactive Community Workshop

AMERICAN CANYON, Calif., Wednesday, April 6, 2022, at 6:00pm - The City of American Canyon invites you to attend a virtual community workshop on the City's Housing Element Update for the Planning Period 2023-2031. Please join us to learn more about the update process and existing housing conditions and trends, and participate in interactive exercises where you can share your values and vision for thefuture of the city. The meeting will be held via Zoom at 6 PM (links to the meeting can be found on the City's website www.amcan2040.org).

The Housing Element addresses challenges and solutions to community housing needs. State law requires the Housing Element be updated every eight years. State Law also requires the City to accommodate housing locations for all income groups from low and very low income to moderate and above, and policies to facilitate housing for residents with special housing needs. The Housing Element is included in the American Canyon General Plan and outlines the City's plan to meet existing and projected future housing needs for all economic segments of the community.

For additional information, contact:

Jen Kansanback, Communications Manager
jkansanback@cityofamericancanyon.org
(707) 647-5355

American Canyon is updating its Housing Element – *and wants you to be involved!*

Over the next year, American Canyon will be embarking on an important process to **update its citywide housing plan**. Community input is important so please JOIN US virtually on **Wednesday, April 27, 2022, at 6:00pm**, to learn what goes into a Housing Element and how you can help shape our city. We will give an overview of:

- Planning for housing in American Canyon
- Housing needs in American Canyon
- How you can stay involved and give input

Join on Zoom!
By link https://zoom.use/join
Or by phone (408)638-0968
Webinar ID: 836 7527 0533
Passcode: 776748

www.amcan2040.org

LOVE WHERE YOU LIVE.
AMERICAN CANYON GENERAL PLAN WWW.AMCAN2040.ORG

American Canyon Housing Element Workshop 2 - Discussion Activity

Identify and discuss opportunities to improve fair housing programs in American Canyon

Overview

The City of American Canyon wants to improve fair housing practices as part of its Housing Element Update. We appreciate your perspective on current conditions and opportunities for the future.

30 - 60 minutes

Category 1: Fair Housing Enforcement and Outreach

Are there opportunities to create additional or expanded housing rights programs in American Canyon?

We know the environments people live in direct health. Are there opportunities to incorporate health in the housing element? Could we define quality housing (specifically multi-unit housing) to include considerations of proximity to grocery, transit, physical activity opportunities, and smoke-free protections for residents?

What forums and events do you use to stay informed of American Canyon's programs?

I stay informed through the City Manager newsletter, Next Door, Facebook "American Canyon Happenings"

The AmCan website, email updates, and Facebook

Category 2: Integration and Segretation Patterns/ Category 3: Racially Concentrated Areas of Poverty

What areas in American Canyon, if any, appear to have less investment in infrastructure and housing?

Not sure if there are areas of AmCan that include less investment in infrastructure. You sometimes see missing links for sidewalks and crosswalks. This is particularly common in Highway 29. You see empty housing tracts that lack infrastructure.

Infrastructure related to traffic and continued increase in crime

How would you describe the housing conditions surrounding Highway 29?

Empty housing tracts; mixture of development along Highway 29. No good sidewalk conditions. There is no connected sidewalk network. Intersection of Highway 29 and Donaldson is a good example. When looking into the future of pedestrian access,

Empty housing tracts with new housing coming: Rio Del Mar Mixed use; Watson Ranch development; off of Melvin Road with new housing; current conditions include a giant gravel lot; City Hall

The Melvin Road housing project did not meet the city's parking parameters for high density housing based on the number of units and number of tenants. Allocating Melvin Road for overflow parking for tenants seems unconventional, or not? Also the new road to be opened along the city tennis courts as a second access to the new housing complex will increase the already heavy traffic on Melvin.

Melvin is not the answer... Is there going to be a relevant traffic study as we discussed in our community meeting in February?

Category 4: Disparities in Access to Opportunities

How do you or your neighbors access good jobs or schools in American Canyon?

In terms of school access, as a former American Canyon High School student. I lived nearby and would walk. Accustomed to driving when living in a suburban area. A lot of work is being done for infrastructure improvements to prioritize pedestrians and bike facilities. We are a small town where walking and biking may be accessible if there is infrastructure. So much car congestion at Donaldson and Highway 29 during morning and evening.

Are there opportunities to improve access for public transit, bikes, and walking?

Completing sidewalk network

Priorities for pedestrian and bicycle infrastructure in the future

Suburban environment encourages use of automobiles, but issues with traffic congestion

I would like to highlight the County Bicycle Plan and AmCan Bicycle Plan; in terms of bike facilities 5-6% of bicyclist commuters are comfortable using unprotected bicycle lanes. We see unsafe infrastructure is not used by cyclists and pedestrians. Opportunities in ATP grant funding to improve bike and pedestrian infrastructure in American Canyon.

Need for traffic calming measures in the city

Concerns with parking and traffic

Are there any areas in American Canyon that have environmental issues (for example, air or water quality) that could impact people living there?

We tend to grocery shop elsewhere. We commute for our jobs because there are not many local opportunities. This week we received notice of a water quality issue in November. There is an issue with timely communication.

It would be nice if there was community emphisis and activities centered around wellness and entertainment. Aside from Safeway, Walmart and a very few restaurants there is not much to do in AC.

Category 5: Disproportionate Housing Needs

Do current housing options meet the needs of a variety of family sizes in American Canyon?

Interested in the RHNA allocation and what it looks for American Canyon. There are many people who live here but do not work here. Current conditions for single family homes and concerns for parking. Some communities reconsider parking requirements because of development cost. The Watson Ranch and Lemos Point seems to be mostly or entirely single family homes with starting point of $800,000. I would recommend the City and its future housing location, consider housing types, traffic levels, and housing costs. Transit-oriented development and mobility hubs could present good opportunities.

I believe there should be a mix of housing options to have diversity. As we learned from the pandemic, open space (publicly and your house) is key.

Are there areas of American Canyon that might have overcrowding or poor housing quality?

Not knowledgeable of overcrowding in apartments. Vintage Ranch area apartment complex has a parking issue. Seen residents put cones in front of their house to save parking spots.

Do you have any recommendations to maintain a stable housing supply in American Canyon?

Additional Miscellaneous Comments

My understanding is the affordable housing parameters established by the State were met or exceeded. There are new numbers for those programs moving forward. Need clarity for new numbers and status of meeting existing numbers. Question of the article for the growth plan.

By adding a larger population, what is the plan for safety?

Can someone talk to Napa Valley Register article last week addressing AMC City wanting to go beyond and increase the prior plan through 2030? If traffic, crime and an emphasis on the quality of life offered in AMC, should we modify/ increase growth?

More community involvement. Surrounding cities have heavy attendance to council meetings and other forums. What is AMC City doing to get more community heard?

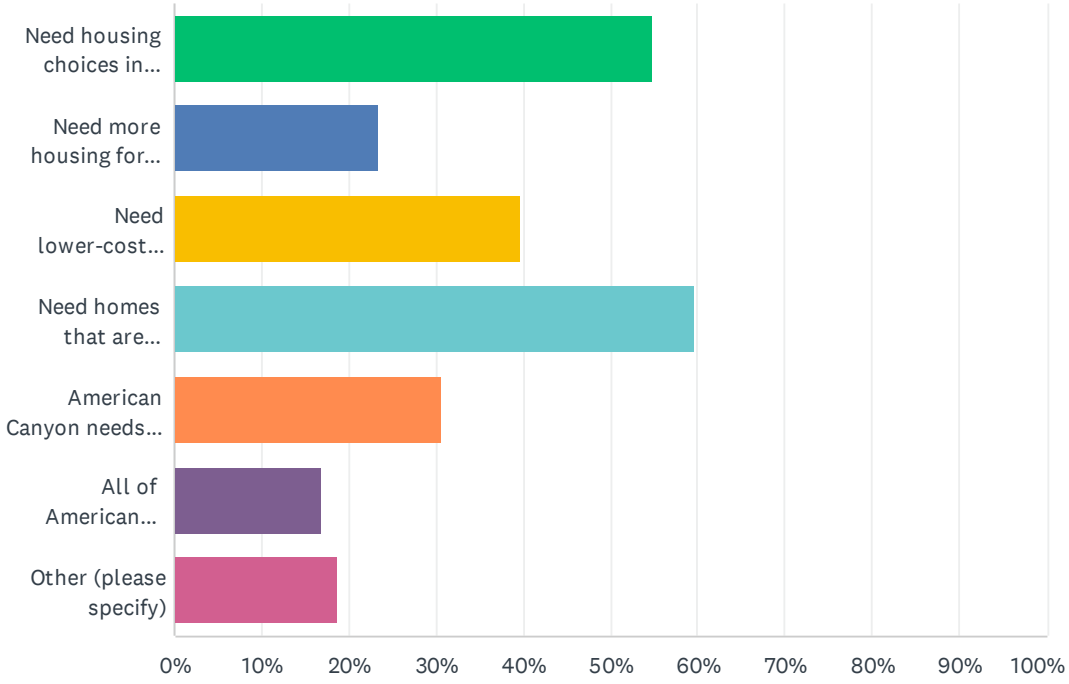
Not to worry, the parking guidelines can be waived and you too can have 160 units w/tenants parking in front of your home.

Traffic Calming Workshop coming soon.

Are our community NEEDS being prioritized? The existing citizens would like to see improvements to decrease traffic and crime making AMC a fun and healthy living experience. Too much "build out" focus not enough quality of life focus. "build out meaning more and more housing bringing more and more traffic

Q1 The biggest housing needs facing American Canyon today are (check all that apply):

Answered: 166 Skipped: 0



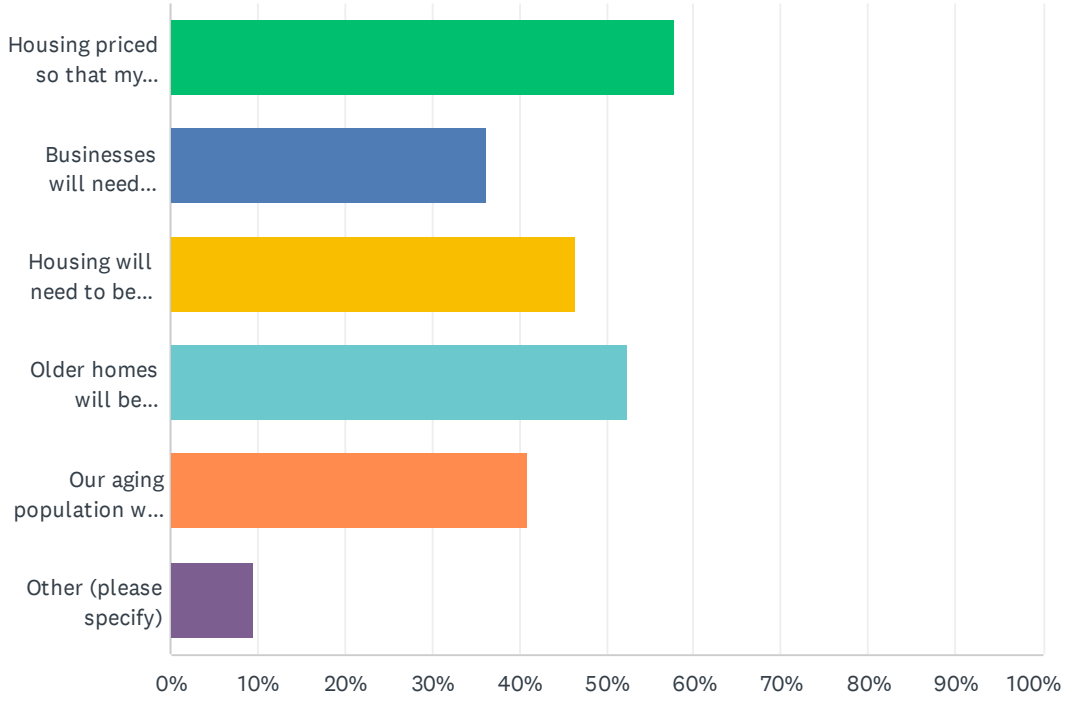
ANSWER CHOICES	RESPONSES	
Need housing choices in lower price range	54.82%	91
Need more housing for seniors	23.49%	39
Need lower-cost rental housing	39.76%	66
Need homes that are affordable to first-time homebuyers	59.64%	99
American Canyon needs housing for people who work here	30.72%	51
All of American Canyon's housing needs are being met	16.87%	28
Other (please specify)	18.67%	31
Total Respondents: 166		

#	OTHER (PLEASE SPECIFY)	DATE
1	Housing Rental for Single Mothers/Fathers or Families first time buyers	5/8/2022 12:13 AM
2	Low income housing programs and grants to support hospitality workers in Napa County for EXISTING LOW INCOME PROJECTS. Follow existing 2030 Expansion Plan approved by Napa County. No Diversion from existing 2030 Napa County approved General Plan Housing Element.	5/5/2022 12:00 AM
3	Please do not ad more homes and people if you don't have a plan for traffic to accommodate a higher population.	4/26/2022 8:22 AM
4	Housing should not be viewed in isolation. You can't just build new units when critical infrastructure (good roads, good schools, connected communities) to support renters and homeowners is missing.	4/24/2022 11:43 PM
5	Please stop over crowding the city. We like our small town. If we wanted an over crowded town we would live in San Francisco.	4/21/2022 6:34 PM
6	There will be enough homes when the Watson Ranch project is done. Please scale back to Napa Cove Apartments to 33 instead of 66. Please don't go through with the Oat hill Project. Remember just because you can doesn't mean you should.	4/19/2022 6:36 PM
7	Should we not ask the community what our goals are first for American Canyon? This would provide context as to whether or not housing needs are currently being met or not met (e.g. keeping a small community, expanding, protecting open space, etc)	4/13/2022 5:28 PM
8	unsure/don't know	4/11/2022 10:11 PM
9	Traffic dictates American Canyon cannot manage more housing without first creating more road space.	4/7/2022 10:58 PM
10	Adequate parking and roadways to accommodate more homes	4/3/2022 12:19 PM
11	No more low income housing. Do you want to be another vallejo	4/2/2022 2:49 PM
12	Where can American canyon residents sign up for housing assistance? Email me at wmur861@gmail.com	3/31/2022 7:53 AM

13	Would love to see an updated senior living community facility	3/17/2022 11:29 AM
14	Need better traffic control to accommodate housing	3/13/2022 9:45 AM
15	No more housing AC is overcrowded	3/11/2022 6:28 PM
16	all housing needs better ecologic/economc integration with passive solar, proper siting, rainwater catchment (esp w/ metal roofs), look at Leed certification for best progressive approach	3/9/2022 6:26 AM
17	"Missing Middle" Homes arranged around a Courtyard	3/4/2022 5:29 PM
18	Ensuring sustainable, minimal growth that maintains small town atmosphere and protection of open spaces	3/2/2022 6:02 PM
19	Please no more apartments	3/2/2022 2:36 PM
20	Needs housing for middle class people.	3/1/2022 10:42 PM
21	No more Apartments	3/1/2022 1:57 PM
22	American Canyon is over crowded. Control the crime before your bring in more homes	3/1/2022 1:32 PM
23	I have watched the market here for 10 years. Properties that have been empty for ages and cost 1/2 just 7 years ago ... are still empty and have been raised in price and rezoned for apartments now. Update, dreams are not made in apartments. My family wants a yard, plants, pets ... I can't stay here if I can't have real roots in this city. This is a temporary space for us at the moment.	2/28/2022 10:54 AM
24	Continue building homes, not apartments	2/26/2022 10:31 PM
25	Houses for low income single parent	2/26/2022 10:17 AM
26	Townhome/condos	2/26/2022 6:42 AM
27	Lack of infrastructure (walkability, restaurants and shopping) for those who live here	2/25/2022 7:25 PM
28	Need more businesses to support new residences this does not include gas stations.	2/25/2022 3:19 PM
29	Need rent to own housing.	2/25/2022 2:16 PM
30	Need traffic solutions for all the housing we have now.	2/25/2022 1:55 PM
31	LOWER RENT on the existing apartments.	2/24/2022 7:57 AM

Q2 American Canyon's housing needs in the coming 10 years will include (check all that apply):

Answered: 166 Skipped: 0



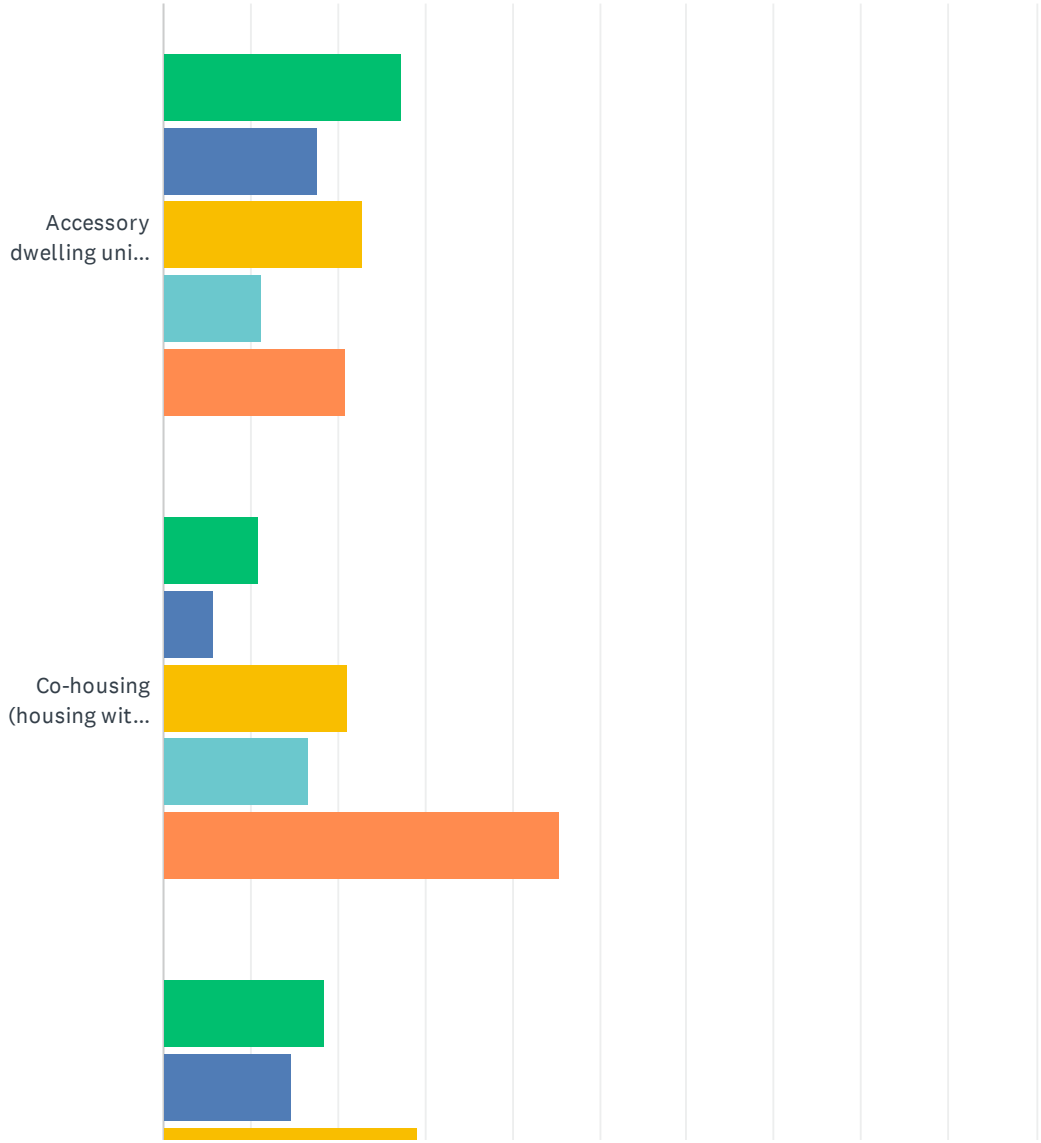
ANSWER CHOICES	RESPONSES	
Housing priced so that my children can afford to live here	57.83%	96
Businesses will need housing affordable to their workers	36.14%	60
Housing will need to be priced to attract new families to American Canyon	46.39%	77
Older homes will be deteriorating and in need of repair	52.41%	87
Our aging population will need accessible, well-designed housing options	40.96%	68
Other (please specify)	9.64%	16
Total Respondents: 166		

#	OTHER (PLEASE SPECIFY)	DATE
1	Prioritize Traffic, Crime & the AMC Quality of Life before more expansion.	5/5/2022 12:00 AM
2	Watson Ranch should cover housing needs with the 1000 homes/apartments being built. Please stop building more apartments (especially without sufficient parking)	4/21/2022 6:34 PM
3	There will be enough homes when the Watson Ranch project is done.	4/19/2022 6:36 PM
4	See answer in question 1	4/13/2022 5:28 PM
5	No more apartments or townhouses	4/12/2022 9:56 AM
6	Adequate parking and roadways to accommodate more homes	4/3/2022 12:19 PM
7	housing also needs more attention to grading & drainage that promotes replenishing the aquifers and not letting the rainfall runoff into the street or storm drains	3/9/2022 6:26 AM
8	"Missing Middle" Homes arranged around a Courtyard	3/4/2022 5:29 PM
9	need to be affordable	3/3/2022 9:11 AM
10	Housing Element and other planning documents/processes should incorporate health equity and high quality housing considerations as they apply to Multi-Family Housing. For example, new MUH should include smoke-free air protections, common outdoor space for physical activity, and proximity to services.	2/28/2022 11:21 AM
11	there is senior housing everywhere ... how about family housing, that is not apartments. We currently live in apartments in this area. Our management doesnt care. We dont even have the security of a lease currently due to the pandemic. 2k a month ... I cant have plants/pets ... yet every neighbor has plants/pets. There are no safety protocols for the pandemic. I don't want more apartments; I want to escape the hell of an apartment I am currently trapped in. My housing could put my family in desperate need soon, no one cares, and I left desperate to fix this.	2/28/2022 10:54 AM
12	Affordable prices for a single parent who are struggling in life and can’t afford the rent here so we don’t have to move out in this area.	2/26/2022 10:17 AM

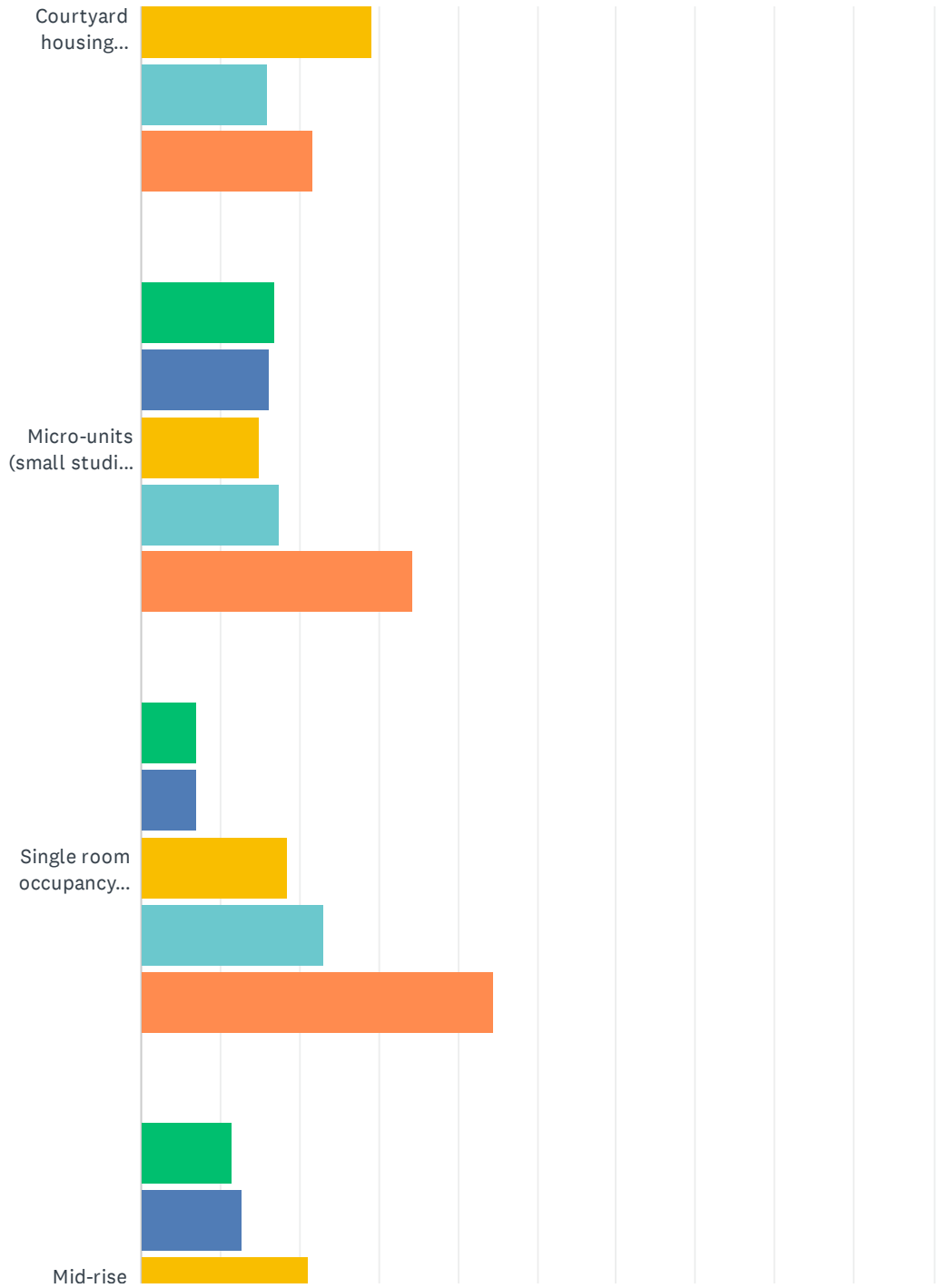
13	Making American canyon into more than a community of homes where people work and shop elsewhere	2/25/2022 7:25 PM
14	Many of us who grew up here have to move out as it is too expensive	2/24/2022 7:57 AM
15	No more "affordable" or senior housing or subsidized housing so that neighborhoods keep top re-sale value and taxes stay lower.	2/23/2022 8:56 PM
16	Working with Immigration and Customs Enforcement to locate and deport illegal aliens who are living in homes they are not entitled to.	2/23/2022 5:35 PM

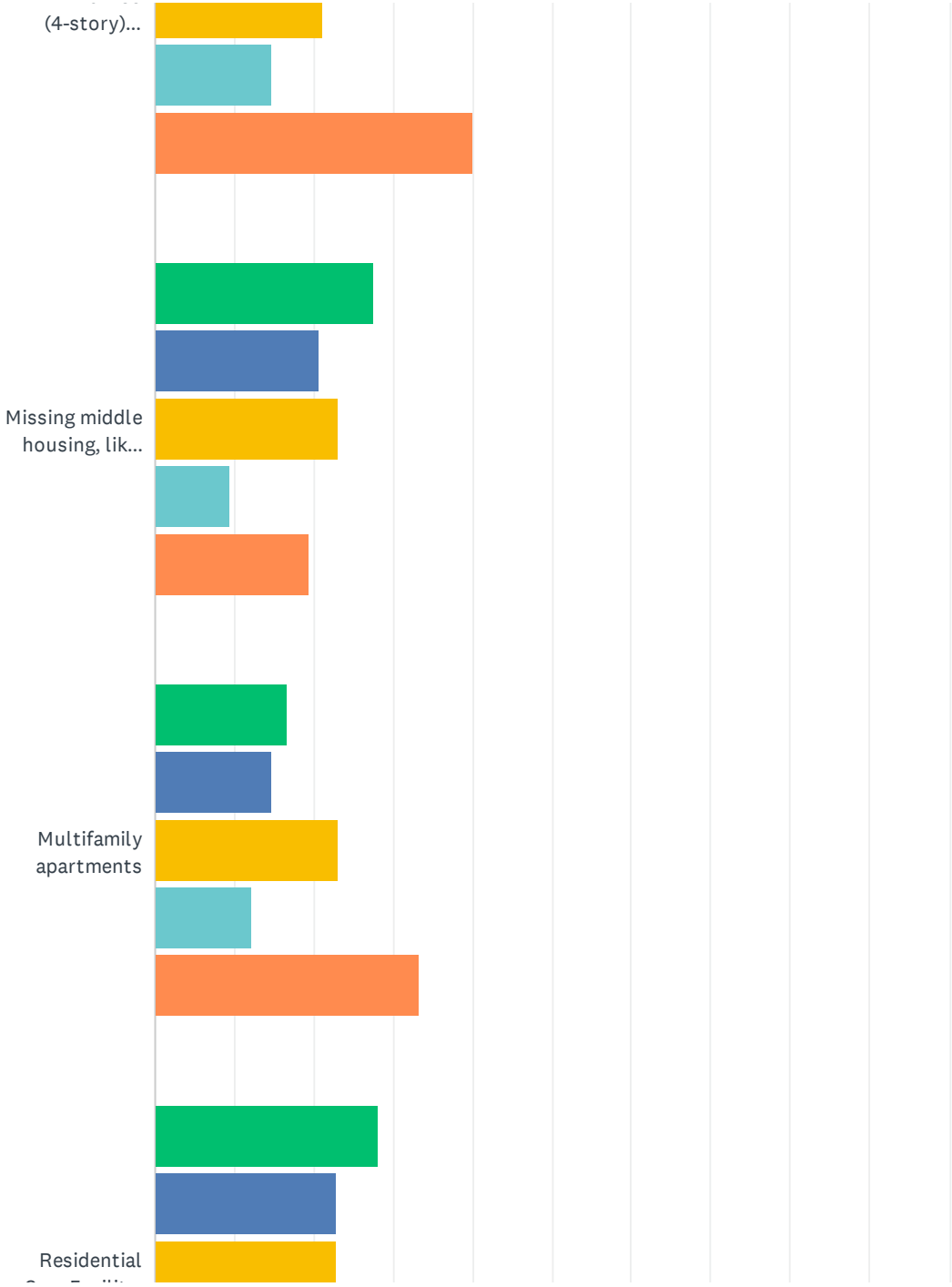
Q3 Please rank what you feel are the types of new housing that would be most successful in American Canyon today (1 is most successful and 5 is least successful):

Answered: 166 Skipped: 0

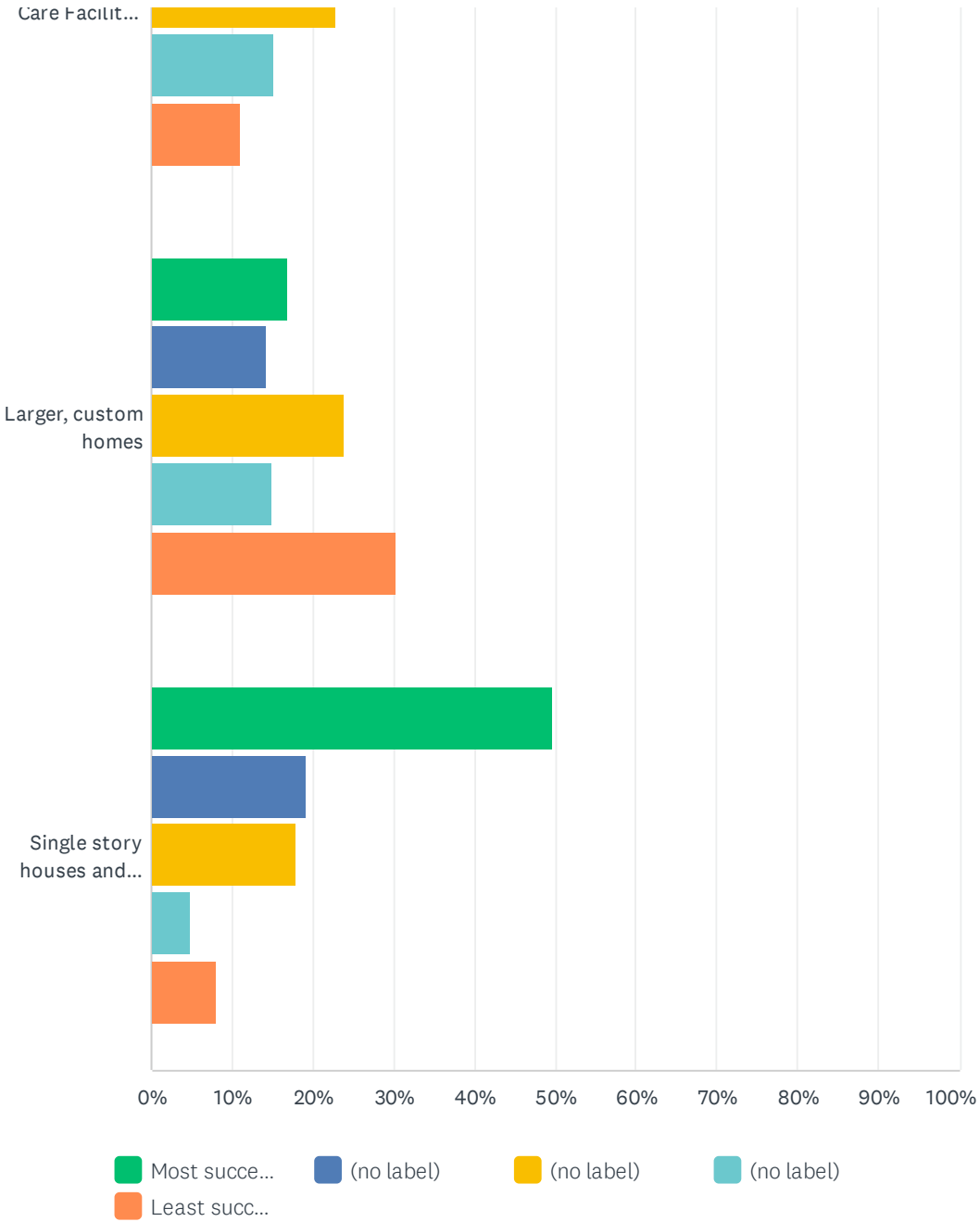


What are our Housing Element Issues and Opportunities?




(4-story)...
Missing middle housing, lik...
Multifamily apartments
Residential

What are our Housing Element Issues and Opportunities?

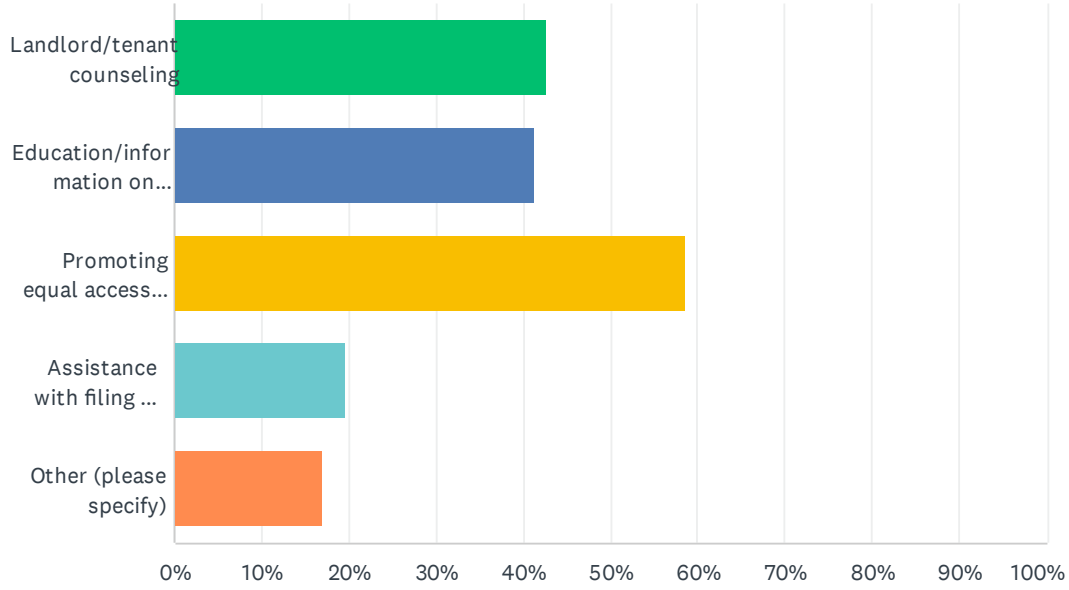


What are our Housing Element Issues and Opportunities?

	MOST SUCCESSFUL	(NO LABEL)	(NO LABEL)	(NO LABEL)	LEAST SUCCESSFUL	TOTAL	WEIGHTED AVERAGE
Accessory dwelling units (second units/granny units/junior units)	27.22% 43	17.72% 28	22.78% 36	11.39% 18	20.89% 33	158	2.81
Co-housing (housing with an emphasis on community living ie: shared open spaces, or kitchens)	10.90% 17	5.77% 9	21.15% 33	16.67% 26	45.51% 71	156	3.80
Courtyard housing (housing arranged around a common courtyard) ,	18.47% 29	14.65% 23	29.30% 46	15.92% 25	21.66% 34	157	3.08
Micro-units (small studio apartments with full kitchens, Murphy beds, drop-down surfaces like tables or desks and more design features)	16.88% 27	16.25% 26	15.00% 24	17.50% 28	34.38% 55	160	3.36
Single room occupancy (small apartment that may have a common kitchen)	7.01% 11	7.01% 11	18.47% 29	22.93% 36	44.59% 70	157	3.91
Mid-rise (4-story) apartments	11.46% 18	12.74% 20	21.02% 33	14.65% 23	40.13% 63	157	3.59
Missing middle housing, like townhouses and low-rise multiuse buildings	27.50% 44	20.63% 33	23.13% 37	9.38% 15	19.38% 31	160	2.73
Multifamily apartments	16.67% 26	14.74% 23	23.08% 36	12.18% 19	33.33% 52	156	3.31
Residential Care Facilities for Seniors or Persons with Disabilities	28.10% 43	22.88% 35	22.88% 35	15.03% 23	11.11% 17	153	2.58
Larger, custom homes	16.77% 26	14.19% 22	23.87% 37	14.84% 23	30.32% 47	155	3.28
Single story houses and condominiums	49.69% 80	19.25% 31	18.01% 29	4.97% 8	8.07% 13	161	2.02

Q4 Which Fair Housing Napa Valley services do you feel are most needed in our community?

Answered: 164 Skipped: 2



ANSWER CHOICES	RESPONSES	
Landlord/tenant counseling	42.68%	70
Education/information on tenant rights	41.46%	68
Promoting equal access to housing choice for all residents	58.54%	96
Assistance with filing a housing discrimination complaint	19.51%	32
Other (please specify)	17.07%	28
Total Respondents: 164		

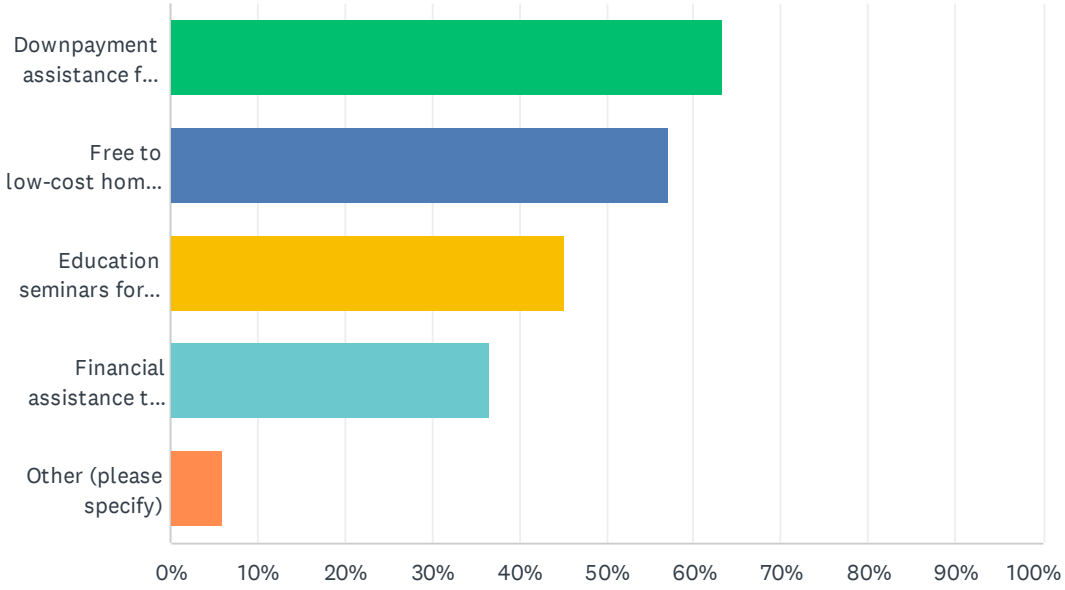
#	OTHER (PLEASE SPECIFY)	DATE
1	Create Low Income Project specifically for Full Time Hospitality Workers - Winery, Restaurants, Resort & Destination	5/5/2022 12:00 AM

	Properties - including all hospitality service based employees.	
2	Homeless resources	5/1/2022 12:09 AM
3	Short term rental options.	4/26/2022 7:19 AM
4	Proper notice from the city on housing projects	4/21/2022 6:34 PM
5	Proper notification for all American Canyon Residents of any housing projects, gas stations, stores, restaurants, etc.	4/19/2022 6:36 PM
6	Not sure. Need context and understanding about what services are currently being used.	4/13/2022 5:28 PM
7	accountability for tax dollars	4/12/2022 9:56 AM
8	citate illegal dumping and not picking up pet waste	4/11/2022 10:11 PM
9	Information campaign about what Fair Housing Napa Valley's purpose is.	4/7/2022 10:58 PM
10	Allow pets to live with seniors for companionship	4/3/2022 12:19 PM
11	Landlord friendly laws passed	4/2/2022 2:49 PM
12	Somewhere to turn in emergencies to save home from being taken for for unpaid property taxes. Especially since I had already filed a claim against pge for damages incurred house suffered do to heavy construction by pge themselves.. other family members came to the house and grabbed paperwork needed to keep houses needs and essentials current. Again contact me at wmur861@gmail.com. Due to pandemic legal assistants failed to return phone calls. Urgent Matter*.	3/31/2022 7:53 AM
13	traffic control prior to more housing!	3/13/2022 9:45 AM
14	None	3/11/2022 6:28 PM
15	Resources and grants for home improvement to go green.	3/6/2022 9:21 AM
16	Unsure	3/2/2022 6:02 PM
17	proper notice of homes planning to be built. the city is getting to crowed with everything being shoved in the center of the city.	3/2/2022 1:27 AM
18	Middle class option	3/1/2022 10:42 PM
19	???	3/1/2022 12:44 PM
20	.	2/28/2022 5:34 PM
21	N/A	2/28/2022 2:37 PM
22	help local people become homeowners and make real roots in your town. I have been here 7 years now. People dont want to know each other, people dont want to communicate ... they just want to fuss on nextdoor and facebook, have zoom meetings about accomplishing nothing. Kindness is barely promoted. I actually want to help my town and my hands are tied at every try.	2/28/2022 10:54 AM
23	Descrimination of low income family who can't afford the rent here and not even enough income to survive and have to do multiple jobs	2/26/2022 10:17 AM

24	Low income legal aid for tenants	2/25/2022 3:27 PM
25	None	2/25/2022 3:01 PM
26	Application assistance and housing resource center.	2/25/2022 2:16 PM
27	Code enforcement to keep neighborhoods safe.	2/23/2022 8:56 PM
28	Finding out WHY people are "low income" and getting them to find better jobs or finding out what they are mis-spending their money on.	2/23/2022 5:35 PM

Q5 Which Housing Assistance Services do you feel are most needed in our community?

Answered: 166 Skipped: 0



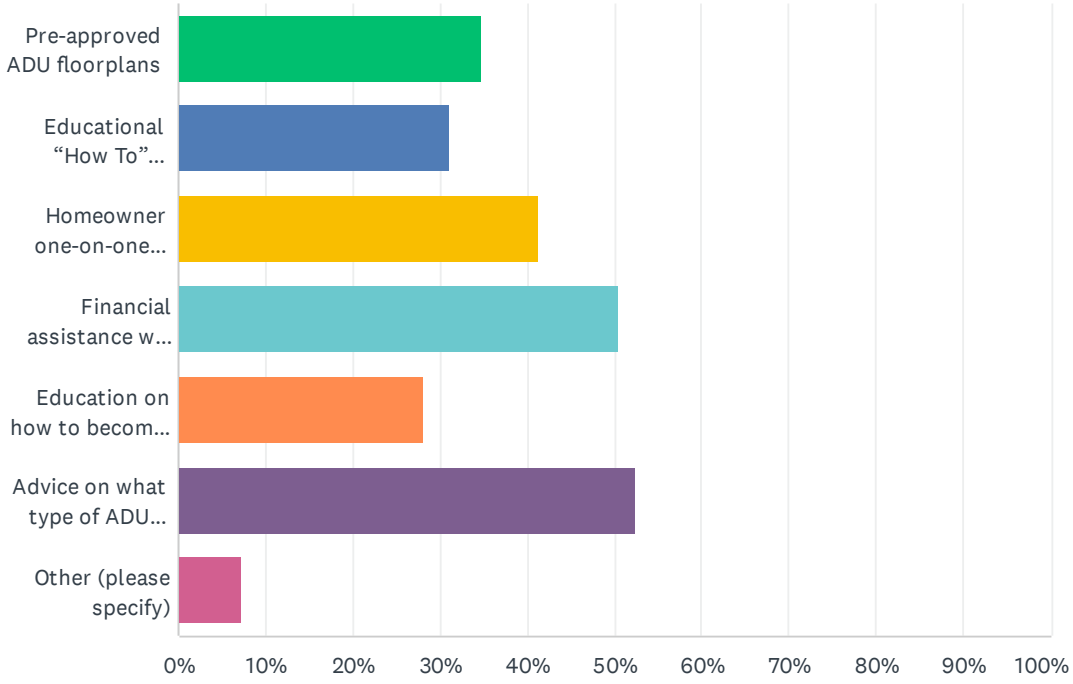
ANSWER CHOICES	RESPONSES	
Downpayment assistance for lower-income First Time homebuyers	63.25%	105
Free to low-cost home repair loans for Low-income homeowners	57.23%	95
Education seminars for aspiring homeowners	45.18%	75
Financial assistance to build an accessory dwelling unit	36.75%	61
Other (please specify)	6.02%	10
Total Respondents: 166		

#	OTHER (PLEASE SPECIFY)	DATE
1	For existing homeowners with buildout parcels.	5/5/2022 12:00 AM

2	Financial assistance to all homeowners for upkeep and upgrade to energy efficiency	4/12/2022 9:56 AM
3	Allow pets to live with seniors for companionship	4/3/2022 12:19 PM
4	None. If you cant afford it, go somewhere else	4/2/2022 2:49 PM
5	Representative to assist people's with with special needs on housing issues.	3/31/2022 7:53 AM
6	Enlighten city leaders with traffic issues prior to building	3/13/2022 9:45 AM
7	.	2/28/2022 5:34 PM
8	Low-cost home repair loans for middle class homeowners that live paycheck to paycheck. All the assistance goes to low-income. Think about the middle class that are having a hard time keeping up.	2/28/2022 2:19 PM
9	stop price gouging on apartments 2k is too high ... make your current apartment housing accountable for their properties, actually inspect that people are being treated fairly in local apartments. THEY AREN'T. I love my town, and hate my home ... at some point I believe I will have no choice but to leave here. It seems noone cares about residence, only the businesses lining the pockets with money. I also have dreams to have a viable business here, but the people who own properties literally talk you out of using their facility and wont talk about you putting a business there. I have seen some of these building empty for 10 years now and I cant put a real business there or live there. This makes 0 sense. Let us use these empty places. Let us clean up places that are unusable.	2/28/2022 10:54 AM
10	None	2/25/2022 3:01 PM

Q6 Which Accessory Dwelling Unit Assistance services are most important?

Answered: 164 Skipped: 2

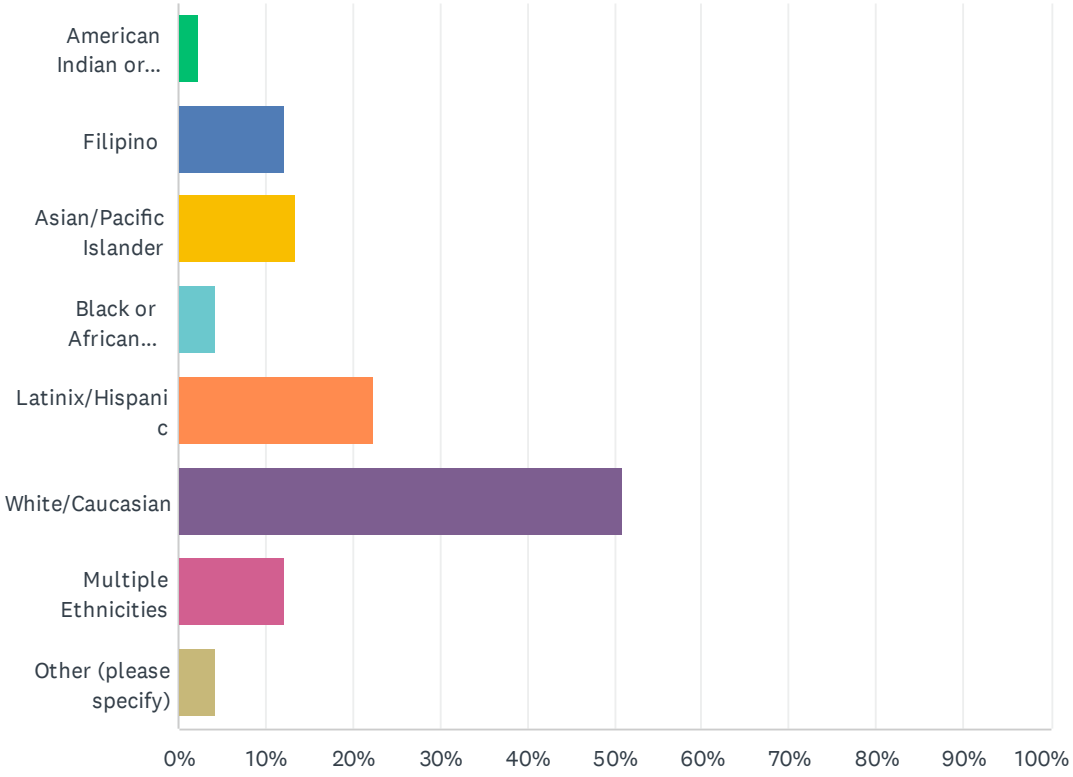


ANSWER CHOICES	RESPONSES	
Pre-approved ADU floorplans	34.76%	57
Educational “How To” Webinar series	31.10%	51
Homeowner one-on-one consultations with an ADU expert	41.46%	68
Financial assistance with construction expenses	50.61%	83
Education on how to become a landlord	28.05%	46
Advice on what type of ADU will work best for your situation	52.44%	86
Other (please specify)	7.32%	12
Total Respondents: 164		

#	OTHER (PLEASE SPECIFY)	DATE
1	Allow pets to live with seniors for companionship	4/3/2022 12:19 PM
2	Ensuring the integrity of our neighborhoods and preventing over crowded street parking. Making sure ADUs do not directly or indirectly impact their neighbors	3/2/2022 6:02 PM
3	N/A	3/2/2022 10:27 AM
4	Idk	3/1/2022 3:14 PM
5	We don't have many homes with lots sized big enough for this type of housing.	3/1/2022 3:08 PM
6	This is not a realistic answer to the housing shortage.	3/1/2022 12:54 PM
7	.	2/28/2022 5:34 PM
8	create buiz buildings with housing units on top?? I would love to own a place where I can work and live. We need more combination zoning of this sort. Less apartment zoning. Help homeowners become more self reliant, encourage gardening, kindness, neighborly interaction. People in this town are rude and dont communicate well. We dont need to zoom about zooming ... pick up your phones, call someone you love, engage in a real moment and real care. Thats what our community needs.	2/28/2022 10:54 AM
9	I feel there should be an emphasis put on home ownership, not bringing more renters in.	2/26/2022 10:31 PM
10	None	2/25/2022 3:01 PM
11	None	2/25/2022 2:51 PM
12	Quicker permit process for ADU’s	2/25/2022 2:16 PM

Q7 How would you best describe your race/ethnicity? Select all that apply

Answered: 165 Skipped: 1

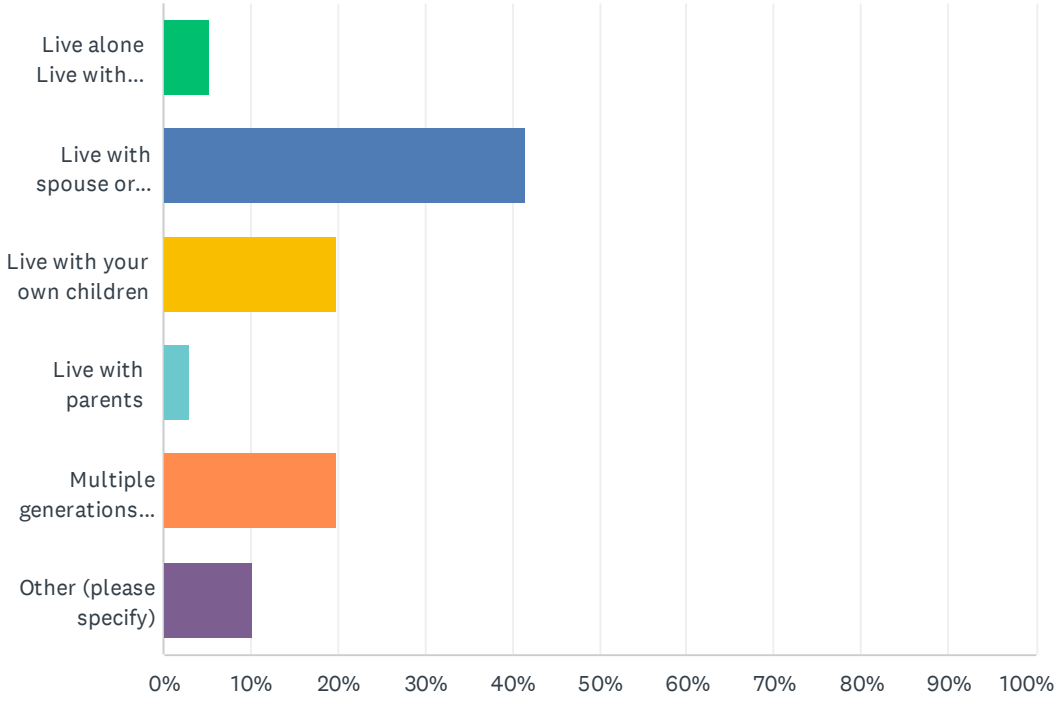


ANSWER CHOICES	RESPONSES	
American Indian or Alaskan Native	2.42%	4
Filipino	12.12%	20
Asian/Pacific Islander	13.33%	22
Black or African American	4.24%	7
Latinix/Hispanic	22.42%	37
White/Caucasian	50.91%	84
Multiple Ethnicities	12.12%	20
Other (please specify)	4.24%	7
Total Respondents: 165		

#	OTHER (PLEASE SPECIFY)	DATE
1	Not applicable	4/13/2022 5:28 PM
2	Other	4/7/2022 10:58 PM
3	None of your business	3/1/2022 4:31 PM
4	.	2/28/2022 5:34 PM
5	N/A	2/28/2022 2:37 PM
6	N/a	2/27/2022 4:35 PM
7	American Indian (Mexico)	2/25/2022 7:14 PM

Q8 Which best describes your current living situation?

Answered: 166 Skipped: 0

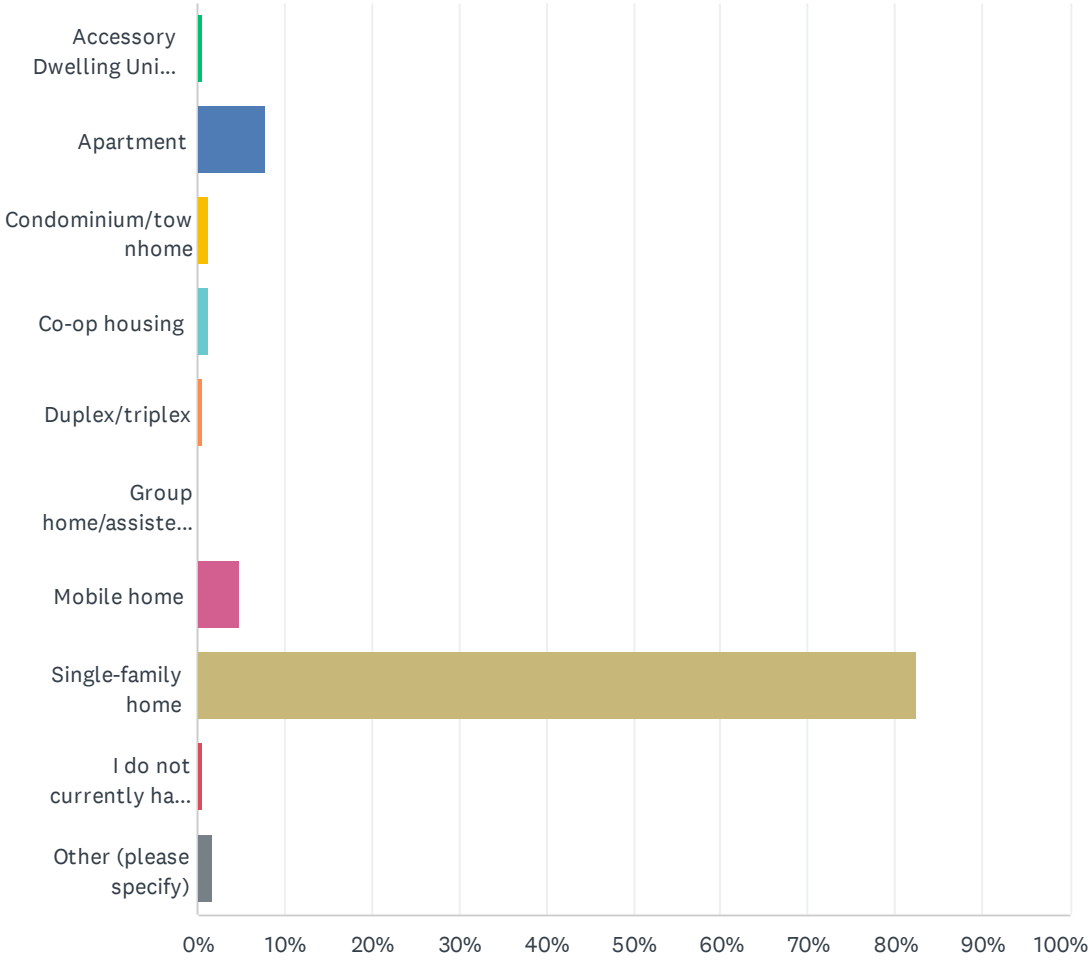


ANSWER CHOICES	RESPONSES	
Live alone Live with roommates	5.42%	9
Live with spouse or significant other	41.57%	69
Live with your own children	19.88%	33
Live with parents	3.01%	5
Multiple generations living together (adult children, parents, grandparents, etc.)	19.88%	33
Other (please specify)	10.24%	17
TOTAL		166

#	OTHER (PLEASE SPECIFY)	DATE
1	Outside	5/1/2022 12:09 AM
2	Spouse and minor aged children	4/26/2022 9:22 AM
3	Live with spouse and children	4/19/2022 1:49 PM
4	live with spouse and young children	4/4/2022 7:21 PM
5	live alone	3/13/2022 9:45 AM
6	live alone (note your 1st option says "Live alone Live with roommates" which is contradictory)	3/9/2022 6:26 AM
7	2-adult children and their spouses had to move back home due to high rents and a housing market that is out of reach	3/7/2022 10:57 AM
8	Live with spouse and young children	3/2/2022 8:50 PM
9	Live with spouse and children	3/2/2022 2:36 PM
10	live with my spouse and 4 kids	3/2/2022 1:27 AM
11	live alone	3/1/2022 9:54 PM
12	Single Family, spouse and children	3/1/2022 3:08 PM
13	Spouse and children	3/1/2022 12:43 PM
14	Live with spouse and children	3/1/2022 11:41 AM
15	Spouse and children	2/27/2022 4:35 PM
16	live with husband and children	2/25/2022 1:57 PM
17	rent from parents	2/24/2022 7:57 AM

Q9 Which type of housing do you currently occupy?

Answered: 166 Skipped: 0

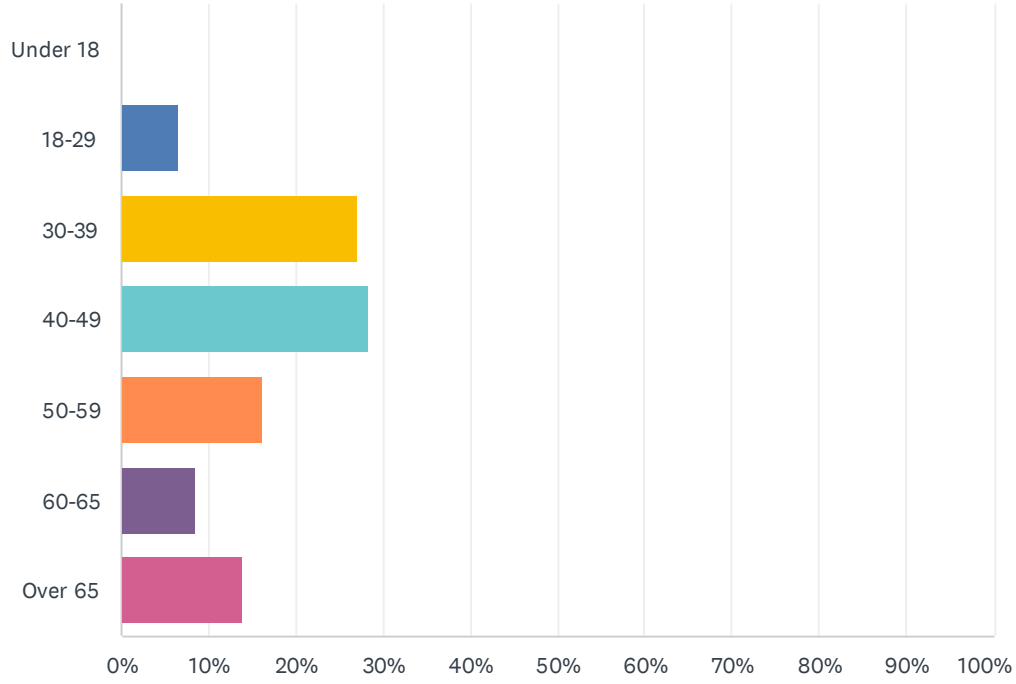


ANSWER CHOICES	RESPONSES	
Accessory Dwelling Unit (granny flat/guest house)	0.60%	1
Apartment	7.83%	13
Condominium/townhome	1.20%	2
Co-op housing	1.20%	2
Duplex/triplex	0.60%	1
Group home/assisted living	0.00%	0
Mobile home	4.82%	8
Single-family home	82.53%	137
I do not currently have a permanent home	0.60%	1
Other (please specify)	1.81%	3
Total Respondents: 166		

#	OTHER (PLEASE SPECIFY)	DATE
1	I rent a bedroom.	3/31/2022 7:53 AM
2	I would love to be able to afford a home in american canyon. But i also love the small town feel. Please do not over crowd our town, crime is already an issue	3/1/2022 1:32 PM
3	Affordable senior apartment	2/26/2022 6:42 AM

Q10 What is your age group?

Answered: 166 Skipped: 0



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-29	6.63%	11
30-39	27.11%	45
40-49	28.31%	47
50-59	16.27%	27
60-65	8.43%	14
Over 65	13.86%	23
Total Respondents: 166		

Q11 Let us know if there is anything we missed! Below, please let us know if there is another housing type you desire that wasn't mentioned previously that you believe the City needs more of.

Answered: 43 Skipped: 123

#	RESPONSES	DATE
1	I would love to see some kind of assistance for first time home buyers or atleast affordable options for apartments.	5/12/2022 7:36 PM
2	Again, I disagree with updating the approved General Plan through 2030. This is not an UPDATE, it is a DIVERSION from the approved Napa County Plan. If AMC public were ask to prioritize community needs, housing expansion would fall below Traffic, Crime, and a long list of Quality of Life CURRENTLY offered in AMC.	5/5/2022 12:00 AM
3	Please relay to the community about the nature of the housing element as part of the general plan. Sometimes our community feels super surprised when a development comes in that they don't like but it's been in the General Plan for many years. If there is a significant change in the GP land use for the housing element, the nearby community (at least 500 feet buffer) should be notified and told what is changed that may affect them. Perhaps an interactive GIS (arcgis online) map that someone can enter in the address to see highlighted areas of change? (Before/after)	4/26/2022 9:22 AM
4	ADU options need very clear details for development.	4/26/2022 7:19 AM
5	Please don't build more housing like Oat Hill Apartments and scale back the Napa Cove Apartments to 33 instead of 66 apartments. Please make sure there is 2 parking spaces per apartment plus guest parking for all apartment/condo/townhouse projects. Please keep speed limits at reasonable numbers. Donaldson Way should be 25 m.p.h. from end to end. Newell Drive should be 30 m.p.h. (even if/when an extension is make to Watson Ranch) , there is a lot of pedestrian traffic (primarily children walking to school).American Canyon road should be 35 m.ph. from Newell Drive to Wetlands edge. There is too many close calls in this area.	4/19/2022 6:36 PM
6	More parking space in front of home because current parking spaces get occupied by: residents with boats, shuttle buses or RV's that park in neighborhood making it difficult to park in front of own home.	4/16/2022 12:25 PM
7	Live work units to purchase. Loft type housing	4/15/2022 6:00 PM
8	See response to question 1. Understanding goals of community members is critical before these questions can be adequately answered.	4/13/2022 5:28 PM
9	It would be nice to know the current zoning in AC and if that would change in the future to accommodate more housing.	4/13/2022 9:31 AM
10	1-The traffic flow and improved roadways need to be addressed NOW! 2-Allow senior residents to have pets for mental health companionship.	4/3/2022 12:19 PM
11	Dont turn this city into a crap place to live with all this affordable/low income housing	4/2/2022 2:49 PM
12	What to do about urgent housing matter when it was taken at start of pandemic. I called all legal representatives listed on pamphlet given to me from the sheriff's department. Nobody would return my phone calls. Again you can contact me at wmur861@gmail.com.	3/31/2022 7:53 AM

13	Please address traffic issues prior to more building!	3/13/2022 9:45 AM
14	Need single level homes with additional mini apartment type unit attached for a family member. So e if these homes were built on Mare Island but they were 2 story. Had a small hallway to left after you entered in the front door of home which led to a mini apartment type home with small kitchen open to a small living space, 1 bedroom and own shower and laundry room	3/12/2022 10:46 AM
15	again, all housing needs the best practices for efficient homes... passive solar & building siting where the sun naturally enters the living space for additional light & heat in the winter months, yet proper awning widths give shade when the sun is higher in the summer, etc Also, need to utilize skylights, solar tubes, rooftop solar electricity and even solar hot water. That would allow for no natural gas needs	3/9/2022 6:26 AM
16	Down payment assistance for first time homebuyers is greatly needed but only goes so far when the cheapest houses you can find are $600k or more. Realistically you would need a down payment of $200k to bring it down to a price most people can afford to pay monthly. So unless other government programs are offered with down payment assistance or housing somehow stops rising, a large percentage of potential home buyers are still being left behind.	3/2/2022 2:46 PM
17	N/A	3/2/2022 10:27 AM
18	Please don't build anymore overpriced homes or apartments. Apartments starting at $2500 a month are not affordable, my mortgage is cheaper than that. This is my my oldest child is still living at home. Please STOP building everything in the city center making traffic far worse than it already is. Please keep speed limits in residential areas (especially with schools near by) to 25 mph through housing and 30mph on main streets like Newell Drive (its a dangerous place for pedestrians)	3/2/2022 1:27 AM
19	Housing that attracts the type of residents we want in American Canyon. We don't want to become Vallejo.	3/1/2022 10:42 PM
20	Maybe some laws to stop landlords raising rents in a pandemic	3/1/2022 5:18 PM
21	First home buyer program	3/1/2022 3:51 PM
22	Apartment prices need to be lowered. Stop building homes with no yards. Build homes in an affordable way so that they aren't over priced. I'm an Interior Designer and would love to help provide affordable finishes for this to happen. Even i want To move back to AC but prices literally make no sense with the quality home .	3/1/2022 3:14 PM
23	Starter homes/apartments for young adults. My 22 year old son can't afford to live in his own (or even with a roommate) when he works full time.	3/1/2022 3:08 PM
24	¡Necesitan mejorar la traducción!	3/1/2022 2:50 PM
25	They're actually needs to be more apartments and houses that are catered to the people that make minimum wage and to let us know that not everybody that lives in American Canyon makes $100,000 or Plus and you know that we can all afford 2500 plus dollars a month for rent it needs to be more affordable	3/1/2022 1:57 PM
26	American Canyon used to be a small town with stables and families. Now its crazy with crime from neighboring cities and within. Low income apartments are bringing in people who are no good for our town. Please stick to family homes to bring in families who fit in with the american canyon life style.	3/1/2022 1:32 PM
27	Home ownership is not for everyone. It requires stable income and constant maintenance. American Canyon wild be best to avoid low income housing and additional apartments as we are a small community that has already outgrown our roads and infrastructure. It's okay to maintain well what we are and not keep adding more congestion and overcrowding.	3/1/2022 11:41 AM

28	Bring more entertainment, food, parks and Recs. We need men and womens softball/basketball.	3/1/2022 9:46 AM
29	None	2/28/2022 10:15 PM
30	I feel that we do not need more housing. The highway is already over crowded. I moved here to live in a small community not a big city	2/28/2022 5:34 PM
31	Impact of additional housing/residents on future water shortages	2/28/2022 12:46 PM
32	I want my city to care, not zoom about caring, actually care. I want to be able to live and work in the same place. This is completely viable for many people, and you should accommodate this lifestyle. Make property owners do something with properties that have been empty and unused for ages. they are an eye sore at the least. Encourage our town to do a facelift on itself and its personality. Stop with all the apartments; apartments are the life suckers of all finances. We need happy people, financially flourishing people ... housing is the place to start.	2/28/2022 10:54 AM
33	Affordable Housing projects for a single parent who needs assistance because it’s too expensive for rent an apartment or buy a house here. We are here for long years but still can’t afford it. My children needs some spaces because we’re living with a lot of different families here in the house because income isn’t enough to pay for the rent, pay bills, food, gas and etc. we don’t want to move out in a different state because my kids love his school and like to be stable when it comes to his education.	2/26/2022 10:17 AM
34	American Canyon is a diamond in the rough. Watson Ranch is going to add to the City undoubtedly. We need more affordable single-family options. Town houses and condos might be a great addition. However, DO NOT forget about the enormous traffic issue between Airport Dr and American Canyon Rd.	2/25/2022 7:44 PM
35	PLEASE....PLEASE stop adding more people to the City before addressing traffic and water.	2/25/2022 3:27 PM
36	New housing should be limited in height and density. I like the quiet and family friendly community. Safe and clean.	2/25/2022 3:25 PM
37	Senior housing, more single family housing thats affordable.	2/25/2022 3:01 PM
38	Areas/communities which alternate housing arrangements ADU homes with Co-housing.....etc should be focused in.	2/25/2022 2:51 PM
39	AC really needs to avoid becoming another Napa. Few if any people moved here for that. AC drew families due to affordability and good family feeling. That is being lost due to greed. Need more family friendly things to do. Do not need more housing. Need to use what we have in way beneficial to average citizen.	2/25/2022 2:26 PM
40	We can only grow so much. We have a Highway to the east and water the west. Solano County to the south and an Airport to the north. Not sure who's doing the traffic studies but they are lying to you. Before you build a house, you must have good foundation.	2/25/2022 1:55 PM
41	Young adults (service economy) working in the city, including those with intellectual or developmental disabilities need access to independent housing.	2/24/2022 2:59 PM
42	Please put a stop to rent hikes. The rent is out of control in American Canyon. Housing prices are out of control. Kids who grew up here have to move out of town to find affordable housing. The income limit on help is too low	2/24/2022 7:57 AM
43	Tiny homes in back yards and fewer restrictions, fees for adding space to a home.	2/23/2022 8:56 PM

Appendix A

Yocha Dehe Wintun Nation Treatment Protocol

The following pages contain the Yocha Dehe Wintun Nation Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation.

This page intentionally left blank.

DocuSign Envelope ID: 0D69CDD2-A513-4BF7-A2E6-01DD9D465223

YOCHA DEHE
CULTURAL RESOURCES

August 18, 2022

City of American Canyon
Attn: Nicolle Hall, Administrative Technician
4381 Broadway St., Suite 201
American Canyon, CA 94503

RE: American Canyon 6th Cycle Housing Element YD-03152022-04

Dear Ms. Hall:

Thank you for the consultation meeting on, August 08, 2022, regarding the proposed American Canyon 6th Cycle Housing Element. We appreciate you taking the time to discuss the project.

Based on the information provided during our consultation meeting, the Tribe has concerns that the project could impact known cultural resources. Therefore, we request that you incorporate Yocha Dehe Wintun Nation's Treatment Protocol into the mitigation measures for this project. Please submit the updated mitigation measures to the Cultural Resources Department once completed. We respectively decline any comment on the project at this time.

Should you have any questions, please feel free to contact:

CRD Administrative Staff
Yocha Dehe Wintun Nation
Office: (530) 796-3400
Email: THPO@yochadehe-nsn.gov

Please refer to identification number YD – 03152022-04 in any correspondence concerning this project.

Thank you for providing us with this notice and the opportunity to comment.

Sincerely,

DocuSigned by:

5ED632FDB9C34EA...
Tribal Historic Preservation Officer

DocuSign Envelope ID: 0D69CDD2-A513-4BF7-A2E6-01DD9D465223

YOCHA DEHE
CULTURAL RESOURCES

Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation

The purpose of this Protocol is to formalize procedures for the treatment of Native American human remains, grave goods, ceremonial items, and items of cultural patrimony, in the event that any are found in conjunction with development, including archaeological studies, excavation, geotechnical investigations, grading, and any ground disturbing activity. This Protocol also formalizes procedures for Tribal monitoring during archaeological studies, grading, and ground-disturbing activities.

I. Cultural Affiliation

The Yocha Dehe Wintun Nation ("Tribe") traditionally occupied lands in Yolo, Solano, Lake, Colusa and Napa Counties. The Tribe has designated its Cultural Resources Committee ("Committee") to act on the Tribe's behalf with respect to the provisions of this Protocol. Any human remains which are found in conjunction with Projects on lands culturally-affiliated with the Tribe shall be treated in accordance with Section III of this Protocol. Any other cultural resources shall be treated in accordance with Section IV of this Protocol.

II. Inadvertent Discovery of Native American Human Remains

Whenever Native American human remains are found during the course of a Project, the determination of Most Likely Descendant ("MLD") under California Public Resources Code Section 5097.98 will be made by the Native American Heritage Commission ("NAHC") upon notification to the NAHC of the discovery of said remains at a Project site. If the location of the site and the history and prehistory of the area is culturally-affiliated with the Tribe, the NAHC contacts the Tribe; a Tribal member will be designated by the Tribe to consult with the landowner and/or project proponents.

Should the NAHC determine that a member of an Indian tribe other than Yocha Dehe Wintun Nation is the MLD, and the Tribe is in agreement with this determination, the terms of this Protocol relating to the treatment of such Native American human remains shall not be applicable; however, that situation is very unlikely.

III. Treatment of Native American Remains

In the event that Native American human remains are found during development of a Project and the Tribe or a member of the Tribe is determined to be MLD pursuant to Section II of this Protocol, the following provisions shall apply. The Medical Examiner shall immediately be notified, ground disturbing activities in that location shall cease and the Tribe shall be allowed, pursuant to California Public Resources Code Section 5097.98(a), to (1) inspect the site

Yocha Dehe Wintun Nation
PO Box 18 Brooks, California 95606 p) 530.796.3400 f) 530.796.2143 www.yochadehe.org

DocuSign Envelope ID: 0D69CDD2-A513-4BF7-A2E6-01DD9D465223

of the discovery and (2) make determinations as to how the human remains and grave goods should be treated and disposed of with appropriate dignity.

The Tribe shall complete its inspection and make its MLD recommendation within forty-eight (48) hours of getting access to the site. The Tribe shall have the final determination as to the disposition and treatment of human remains and grave goods. Said determination may include avoidance of the human remains, reburial on-site, or reburial on tribal or other lands that will not be disturbed in the future.

The Tribe may wish to rebury said human remains and grave goods or ceremonial and cultural items on or near the site of their discovery, in an area which will not be subject to future disturbances over a prolonged period of time. Reburial of human remains shall be accomplished in compliance with the California Public Resources Code Sections 5097.98(a) and (b).

The term "human remains" encompasses more than human bones because the Tribe's traditions call for the burial of associated cultural items with the deceased (funerary objects), and/or the ceremonial burning of Native American human remains, funerary objects, grave goods and animals. Ashes, soils and other remnants of these burning ceremonies, as well as associated funerary objects and unassociated funerary objects buried with or found near the Native American remains are to be treated in the same manner as bones or bone fragments that remain intact.

IV. Non-Disclosure of Location of Reburials

Unless otherwise required by law, the site of any reburial of Native American human remains shall not be disclosed and will not be governed by public disclosure requirements of the California Public Records Act, Cal. Govt. Code § 6250 et seq. The Medical Examiner shall withhold public disclosure of information related to such reburial pursuant to the specific exemption set forth in California Government Code Section 6254(r). The Tribe will require that the location for reburial is recorded with the California Historic Resources Inventory System ("CHRIS") on a form that is acceptable to the CHRIS center. The Tribe may also suggest that the landowner enter into an agreement regarding the confidentiality of site information that will run with title on the property.

V. Treatment of Cultural Resources

Treatment of all cultural items, including ceremonial items and archeological items will reflect the religious beliefs, customs, and practices of the Tribe. All cultural items, including ceremonial items and archeological items, which may be found at a Project site should be turned over to the Tribe for appropriate treatment, unless otherwise ordered by a court or agency of competent jurisdiction. The Project Proponent should waive any and all claims to ownership of

DocuSign Envelope ID: 0D69CDD2-A513-4BF7-A2E6-01DD9D465223

Tribal ceremonial and cultural items, including archeological items, which may be found on a Project site in favor of the Tribe. If any intermediary, (for example, an archaeologist retained by the Project Proponent) is necessary, said entity or individual shall not possess those items for longer than is reasonably necessary, as determined solely by the Tribe.

VI. Inadvertent Discoveries

If additional significant sites or sites not identified as significant in a Project environmental review process, but later determined to be significant, are located within a Project impact area, such sites will be subjected to further archeological and cultural significance evaluation by the Project Proponent, the Lead Agency, and the Tribe to determine if additional mitigation measures are necessary to treat sites in a culturally appropriate manner consistent with CEQA requirements for mitigation of impacts to cultural resources. If there are human remains present that have been identified as Native American, all work will cease for a period of up to 30 days in accordance with Federal Law.

VIII. Work Statement for Tribal Monitors

The description of work for Tribal monitors of the grading and ground disturbing operations at the development site is attached hereto as Addendum I and incorporated herein by reference.

DocuSign Envelope ID: 0D69CDD2-A513-4BF7-A2E6-01DD9D465223

YOCHA DEHE
CULTURAL RESOURCES

ADDENDUM I

Yocha Dehe Wintun Nation
Tribal Monitors
Description of Work and Treatment Protocol

I. Preferred Treatment
The preferred protocol upon the discovery of Native American human remains is to (1) secure the area, (2) cover any exposed human remains or other cultural items, and (3) avoid further disturbances in the area.

II. Comportment
All parties to the action are strongly advised to treat the remains with appropriate dignity, as provided in Public Resource Code Section 5097.98. We further recommend that all parties to the action treat tribal representatives and the event itself with appropriate respect. For example, jokes and antics pertaining to the remains or other inappropriate behavior are ill advised.

III. Excavation Methods
If, after the Yocha Dehe Tribal representative has been granted access to the site and it is determined that avoidance is not feasible, an examination of the human remains will be conducted to confirm they are human and to determine the position, posture, and orientation of the remains. At this point, we recommend the following procedures:

(A) Tools. All excavation in the vicinity of the human remains will be conducted using fine hand tools and fine brushes to sweep loose dirt free from the exposure.

(B) Extent of Exposure. In order to determine the nature and extent of the grave and its contents, controlled excavation should extend to a full buffer zone around the perimeter of the remains.

(C) Perimeter Balk. To initiate the exposure, a perimeter balk (especially, a shallow trench) should be excavated, representing a reasonable buffer a minimum of 10 cm around the maximum extent of the known skeletal remains, with attention to counter-intuitive discoveries or unanticipated finds relating to this or other remains. The dirt from the perimeter balk should be bucketed, distinctly labeled, and screened for cultural materials.

(D) Exposure Methods. Excavation should then proceed inward from the walls of the balk as well as downward from the surface of the exposure. Loose dirt should be scooped out and brushed off into a dustpan or other collective device. Considerable care should be given to ensure that human remains are not further impacted by the process of excavation.

Yocha Dehe Wintun Nation
PO Box 18 Brooks, California 95606 p) 530.796.3400 f) 530.796.2143 www.yochadehe.org

DocuSign Envelope ID: 0D69CDD2-A513-4BF7-A2E6-01DD9D465223

YOCHA DEHE
CULTURAL RESOURCES

(E) Provenience. Buckets, collection bags, notes, and tags should be fully labeled per provenience, and a distinction should be made between samples collected from: (1) **Perimeter Balk** (described above), (2) **Exposure** (dirt removed in exposing the exterior/burial plan and associations, and (3) **Matrix** (dirt from the interstices between bones or associations). Thus, each burial may have three bags, "Burial 1 Perimeter Balk," "Burial 1 Exposure Balk," "Burial 1 Matrix."

Please note the provisions below with respect to handling and conveyance of records and samples.

(F) Records. The following records should be compiled in the field: (1) a detailed scale drawing of the burial, including the provenience of and full for all human remains, associated artifacts, and the configuration of all associated phenomena such as burial pits, evidence for preinterment grave pit burning, soil variability, and intrusive disturbance, (2) complete a formal burial record using the consultants proprietary form or other standard form providing information on site #, unit or other proveniences, level depth, depth and location of the burial from a fixed datum, workers, date(s), artifact list, skeletal inventory, and other pertinent observations, (3) crew chief and worker field notes that may supplement or supercede information contained in the burial recording form, and (4) photographs, including either or standard photography or high-quality (400-500 DPI or 10 MP recommended) digital imaging.

(G) Stipulations for Acquisition and Use of Imagery. Photographs and images may be used only for showing location or configuration of questionable formation or for the position of the skeleton. They are not to be duplicated for publication unless a written release is obtained from the Tribe.

(H) Association. Association between the remains and other cultural materials should be determined in the field in consultation with an authorized Tribal representative, and may be amended per laboratory findings. Records of provenience and sample labels should be adequate to determine association or degree of likelihood of association of human remains and other cultural materials.

(I) Samples. For each burial, all **Perimeter Balk** soil is to be 1/8"-screened. All **Exposure** soil is to be 1/8"-screened, and a minimum of one 5-gallon bucket of excavated but unscreened Exposure soil is to be collected, placed in a plastic garbage bag in the bucket. All **Matrix** soil is to be carefully excavated, screened as appropriate, and then collected in plastic bags placed in 5-gallon buckets.

(J) Human remains are not to be cleaned in the field.

DocuSign Envelope ID: 0D69CDD2-A513-4BF7-A2E6-01DD9D465223

YOCHA DEHE
CULTURAL RESOURCES

(K) Blessings. Prior to any physical action related to human remains, a designated tribal representative will conduct prayers and blessings over the remains. The archaeological consultant will be responsible for insuring that individuals and tools involved in the action are available for traditional blessings and prayers, as necessary.

IV. Lab Procedures

No laboratory studies are permitted without consultation with the tribe. Lab methods are determined on a project-specific basis in consultation with Yocha Dehe Wintun Nation representatives. The following procedures are recommended:

(A) Responsibility. The primary archaeological consultant will be responsible for insuring that all lab procedures follow stipulations made by the Tribe.

(B) Blessings. Prior to any laboratory activities related to the remains, a designated tribal representative will conduct prayers and blessings over the remains. The archaeological consultant will be responsible for insuring that individuals and tools involved in the action are available for traditional blessings and prayers, as necessary.

(C) Physical Proximity of Associations. To the extent possible, all remains, associations, samples, and original records are to be kept together throughout the laboratory process. In particular, **Matrix** dirt is to be kept in buckets and will accompany the remains to the lab. The primary archaeological consultant will be responsible for copying all field records and images, and insuring that the original notes and records accompany the remains throughout the process.

(*E) Additional Lab Finds*. Laboratory study should be done making every effort to identify unanticipated finds or materials missed in the field, such as objects encased in dirt or human remains misidentified as faunal remains in the field. In the event of discovery of additional remains, materials, and other associations the tribal representatives are to be contacted immediately.

V. Re-internment without Further Disturbance

No laboratory studies are permitted on human remains and funerary objects. The preferred treatment preference for exhumed Native American human remains is reburial in an area not subject to further disturbance. Any objects associated with remains will be reinterred with the remains.

DocuSign Envelope ID: 0D69CDD2-A513-4BF7-A2E6-01DD9D465223

YOCHA DEHE
CULTURAL RESOURCES

VI. Curation of Recovered Materials

Should all, or a sample, of any archaeological materials collected during the data recovery activities – with the exception of Human Remains – need to be curated, an inventory and location information of the curation facility shall be given to tribe for our records.

Yocha Dehe Wintun Nation
PO Box 18 Brooks, California 95606 p) 530.796.3400 f) 530.796.2143 www.yochadehe.org

ATTACHMENT 3

Summary of 5th Cycle Housing Element Program Compliance

Program	Description	Explanation	Include in 6th Cycle Housing Element?
A	No-Net-Loss Evaluation Procedure	City increased residential sites with Watson Ranch, Broadway District, and Oat Hill Residential.	Yes
B	Maintain Inventory of Developable Sites	Inventory available on city website. New entitlements increased list of available sites.	Yes
C	Priority Sewer and Water Service for Affordable Housing	Ordinance adopted in 2019.	No. Outcome complete.
D	Incentives for Second Units	ADU ordinance revised in 2017 and 2020. Partner with Napa Sonoma ADU Center. Reduce impact fees per State Law.	Yes
E	Neighborhood Preservation Program	Ongoing Code Enforcement provides this service.	Yes
F	Residential Rehabilitation Loan Program	Several grants for this program were awarded.	Yes
G	Code Enforcement	The Code Enforcement program is ongoing.	Yes.
H	City-owned Land for Affordable Housing	City provided land for free to the Valley View affordable Senior Apts in the prior Housing Element cycle. No city owned land was available since that time.	Yes. Per State Surplus Land Act
I	Employee Housing Program	Replaced with the Affordable Housing Nexus Fee	No. Outcome complete
J	Affordable Housing Fund	Provided assistance to the Valley View affordable Senior Apts	Yes. Add outcome metrics
K	Incentives for Affordable Housing	Village at Vintage Ranch and Valley View received incentives for affordable housing	Yes. Add outcome metrics
L	Density Bonus Program	Density Bonus Ordinance updated in 2019.	Yes. Add outcome metrics
M	Planned Development Process	Watson Ranch and Broadway District Specific Plans have new development standards that encourage housing.	Yes. Add outcome metrics
N	Assist in Accessing Grant Funding	Staff assisted in grant funding in 2015, 2017, 2019, 2020 (two projects), and 2021.	Yes. Add outcome metrics
O	Incentives for Lot Consolidation	Staff completed lot consolidations in 2015 and 2016.	Yes
P	Partner with the Housing Authority	A new two-year contract was approved 2022.	Yes
Q	Inclusionary Housing Program	Inclusionary ordinance was updated in 2016 and 2019.	Yes. Add outcome metrics
R	Nexus Study for Affordable Housing Fees	Nexus Study and Commercial linkage fee was adopted in 2016.	Yes. Add outcome metrics.
S	Preserve At-Risk Housing	City of Napa worked with the Lodge apartments in 2016 but were unable to convince the owner to maintain expired inclusionary units.	Yes. Add outcome metrics
T	Monitor Section 8 Status	City of Napa monitors Section 8 status annually.	Yes. Add outcome metrics
U	Mobilehome Park Rent Stabilization Program	Ongoing rent monitoring per the program	Yes. Add outcome metrics
V	Rental Assistance Program	Multiple projects assisted during the 5th Cycle.	Yes. Add outcome metrics

ATTACHMENT 3

Program	Description	Explanation	Include in 6th Cycle Housing Element?
W	Rehabilitation Loan Program Outreach to Elderly Homeowners	The City of Napa conducts outreach meetings at the Senior Center and the Family Center in American Canyon.	Yes. Add outcome metrics
X	Facilitate Construction of Housing for Persons with Disabilities	The Valley View Senior Homes affordable housing project provides handicap accessibility and supportive services	Yes. Add outcome metrics
Y	Outreach to Developmentally Disabled	Website link to the North Bay Regional Center provided in 2016	Yes. Add outcome metrics
Z	Facilitate Construction of Housing for Persons with Disabilities	The Valley View Senior Homes affordable housing project provides handicap accessibility and supportive services	Yes. Add outcome metrics
AA	Zoning for Employee Housing	Zoning code amended in 2017	No. Task Completed.
BB	Zoning for Single Room Occupancy	Zoning code amended in 2017	No. Task Completed.
CC	Facilitate Construction of Large Units	Inclusionary ordinance amendment in 2019 provides an incentive for larger units. Prepared fliers in 2017 and they are available on the City's Housing website	
DD	Farmworker Housing	Farmworker Housing resources are posted on the city's website	Yes. Add outcome metrics
EE	Distribute Homeless Shelter Information	The City of Napa provides this service on an ongoing basis	Yes
FF	Distribute Fair Housing Information	The City of Napa provides this service on an ongoing basis	Yes
GG	Fair Housing Event	The City of Napa provides this service on an ongoing basis. Fair housing posters are displayed at City Hall.	Yes
HH	Encourage Sustainable Building	An Electric Vehicle Charging Station Streamlines Ordinance in 2019. The Broadway District Specific Plan requires new development to be 15 percent more energy efficient than the California Building Code.	Yes
II	Energy Conservation Fact Sheet	Energy Conservation Fact Sheet added to the website in 2017	Yes but may include alternative strategies.
JJ	Adjust Utility Allowances for Green Affordable Housing Units	Utility Allowances adjusted for Green Affordable Housing Units in 2017	Yes. Allowances may need to be updated.
KK	Annual Housing Element Report	Annual reports prepared on time.	Yes
LL	Maintain adequate staffing	Projects reviewed within the State Permit Streamlining Act.	Yes

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

David Morrison
Director

A Tradition of Stewardship
A Commitment to Service

January 27, 2022

Mr. Brent Cooper
Community Development Director
City of American Canyon
City Hall, 4381 Broadway Street
American Canyon, CA 94503
By email to: bcooper@cityofamericancanyon.org

RE: RHNA Transfer per California Government Code Section 65584.07

Dear Brent,

The County of Napa and the City of American Canyon have entered into contractual agreements in which the City has agreed to accept a portion of the County's Regional Housing Needs Allocation (RHNA) for the 6th housing cycle, which commences in 2023. Our first agreement was in 2010 and facilitated annexation of the Town Center/Lower Watson parcels to the City of American Canyon, and our second agreement from 2017 provided $2,250,000 in County affordable housing funds for the Valley View Senior Homes.

These agreements and a formal request for the transfers must be submitted to the Association of Bay Area Governments (ABAG) in the period between adoption of the final RHNA allocation by ABAG and the deadline for adoption of the Housing Element (January 2023). With adoption of the *Final Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area, 2023-2031*, by ABAG in December 2021, the County is requesting a RHNA transfer pursuant to Government Code Section 66584.07. We are writing to let you know that the County will shortly be submitting the attached transfer request to ABAG based on our agreements.

Because the County has secured transfer agreements with other cities as well as American Canyon, our transfer request will be for fewer units than the total number of units allowed for in our agreements. Specifically, and as shown in Table 1, attached, we will be requesting the transfer of 176 units from the County to the City of American Canyon, rather than 198 as allowed for under our agreements.

I plan to send the County's request to ABAG early next week. Please reach out to me as soon as possible if you have any questions about the County's upcoming request or if you would like to discuss the distribution of units between income categories shown in Table 1. The distribution of units ensures that the County's request is in compliance with Government Code Section 65584.07(a)(3), which requires that the transfer of lower income housing (Very Low + Low Income) units be proportional to the transfer of Moderate + Above Moderate units.

Thank you as always for your partnership.

Respectfully,

David Morrison, Director

Table 1:
County & American Canyon RHNA Transfer Agreements and County Transfer Request
Source: Napa County, January 2022

	Very Low Income Units	Low Income Units	Moderate Income Units	Above Mod Income Units	Total Units
May 25, 2010 Agreement	46	38	46	56	168[1]
Requested Transfer[2]	46	38	18	47	149
May 2, 2017 Agreement[3]	Not specified	Not specified	Not specified	Not specified	30
Requested Transfer	11	6	2	8	27
Total Requested Transfer[4]	57	44	20	55	176

[1]Total of prior columns is 186, but the agreement is for the transfer of 168 units.
[2]The May 25, 2010 agreement calls for the City and County to "meet and confer in good faith" on any adjustment to the allocation of units between income categories. The County is proposing to reduce the number of Moderate & Above Moderate units to be transferred to meet the requirements of state law.

[3]No distribution between income categories is specified within the May 2, 2017 agreement in which the parties agree to take all steps necessary to comply with Section 65584.07.
[4]The County is requesting a transfer of 176 units rather than 198 as allowed under the agreements, and a distribution of units such that the Very Low + Low income units in the County's RHNA are reduced in proportion to Moderate + Above Moderate units consistent with Government Code Section 65584.07(a)(3).

From:	Gillian Adams
To:	Megan Kirkeby - HCD (Megan.Kirkeby@hcd.ca.gov)
Cc:	Matt Maloney; Dave Vautin; Tawny Macedo (Tawny.Macedo@hcd.ca.gov); Tom Brinkhuis (tom.brinkhuis@hcd.ca.gov); Jason Holley; Brent Cooper; spotter@cityofnapa.org; Vincent Smith; jmccann@cityofsthelena.org; mderosa@cityofsthelena.org; Morrison, David; minh.tran@countyofnapa.org
Subject:	[External] Napa County RHNA Transfers
Date:	Wednesday, March 30, 2022 4:53:57 PM
Attachments:	06b 1 Summary_Sheet_Napa_County_RHNA_Transfers.pdf 06b 2 Attachment A - Napa_County_RHNA_Transfer_Request.pdf EB Minutes 20220317 469 Draft.pdf Final_RHNA_Methodology_Report_2023-2031_March2022_Update.pdf

---

Dear Megan,

Pursuant to Government Code Section 65584.07(a), on March 17, 2022, the ABAG Executive Board approved transfers of RHNA units from Napa County to the City of American Canyon (176 units), City of Napa (730 units), and City of St. Helena (2 units).

I have attached a copy of the agenda materials from the meeting (Item 6b), as well as a copy of the draft meeting minutes which reflect the Board's approval of the consent calendar. I have also attached a revised version of ABAG's Final RHNA Plan which reflects the updated final allocations for Napa County, American Canyon, City of Napa, and St. Helena.

Please let me know if you need any additional information.

Regards,
Gillian

Gillian Adams
Principal Planner
gadams@bayareametro.gov | (415) 820-7911

BAY AREA METRO | BayAreaMetro.gov
Association of Bay Area Governments
Metropolitan Transportation Commission

6th Cycle RHNA Compliance Table

RHNA Source	Very Low Income (<50% AMI)	Low Income (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (>120% AMI)	Total
ABAG RHNA Allocation	112	65	75	194	**446**
RHNA Transfer 5/25/10 *	46	38	18	47	**149**
RHNA Transfer 5/2/17 *	11	6	2	8	**27**
Total RHNA	**169**	**109**	**95**	**249**	**622**
Site Inventory Project	**Very Low Income (<50% AMI)**	**Low Income (50-80% AMI)**	**Moderate Income (80-120% AMI)**	**Above Moderate Income (>120% AMI)**	**Total**
Lemos Pointe	122	62	2		**186**
Napa Cove	26	39	1		**66**
Watson Ranch Lot 14/15				98	**98**
Watson Ranch Lot 10				219	**219**
Watson Ranch Lot 7,9				165	**165**
Oat Hill Parcel A & B				291	**291**
Residences at Napa Junction	46		407		**453**
Canyon Estates				35	**35**
Sun Square		20			**20**
Rio Del Mar Subdivision				3	**3**
West Carolyn Subdivision				4	**4**
Accessory Dwelling Units	8	8			**16**
Total Inventory	**202**	**129**	**410**	**815**	**1,556**
Subtract RHNA	**169**	**109**	**95**	**249**	**622**
RHNA Buffer (DUs)	**33**	**20**	**315**	**566**	**934**
RHNA Buffer Percent	**20%**	**18%**	**332%**	**227%**	**150%**

*RHNA transfer units are modified from the Signed Agreements by Napa County RHNA Transfer Request to MTC per Gov Code Sec 65584.07

Association of Bay Area Governments

Technical Assistance for Local Planning
HOUSING

Housing Element Site Inventories: Why Buffers and Excess Capacity Matter

No Net Loss Requirements

The No Net Loss Requirements Law (Government Code § 65863) ensures that assumptions jurisdictions make in Housing Element site inventories match what is actually built. A jurisdiction's Housing Element must identify adequate sites to accommodate its regional housing needs allocation (RHNA) at all income levels. A jurisdiction must make sure it maintains sites that can accommodate *both* the overall number of units projected and the number of units at each income level.

Unless jurisdictions have more sites in their Housing Element inventory than the minimum required, they may fall out of compliance if they:

1. Reduce a site's residential density.
2. Approve development applications with fewer units on the site than identified in the Housing Element.
3. Approve development applications with higher income units than stated in the Housing Element.

Process

When development proposals are received, jurisdictions must compare the proposal for that site to the assumptions in the Housing Element. If the proposal has fewer units, or different affordability assumptions, jurisdictions must demonstrate:

- **Buffer -** That their Housing Element has enough of a buffer that there are still available sites to meet the RHNA.
- **Higher than expected units -** Other developments identified in the Housing Element came in above the assumptions in the Housing Element.
- **Developments on sites not in the Housing Element -** Sites not identified in the Housing Element are moving forward with housing.

If none of the above are true, jurisdictions within 180 days after approval of the new development must:

- **Identify other sites**- Identify other sites that are eligible based on the criteria for Housing Element site inventories that created the shortfall.
- **Rezone –** Identify other sites that may require rezoning to accommodate the shortfall

The RHNA Buffer

To reduce the likelihood of having to rezone, it is a best practice to have 15 to 30+ percent more units listed in the inventory than are required to meet a jurisdiction's RHNA. *This is especially important for the moderate, low and very low-income categories.*

HCD allows jurisdictions to use zoned density as a proxy for lower income, as long as certain statutory requirements are met. These include counting sites zoned at a minimum of 20 or 30 units per acre as affordable, depending on jurisdictional size [1]. This is called the default density. While this is helpful in getting a certified Housing Element, it is likely that some sites that were considered affordable in the

[1] 20 DUA for suburban jurisdictions; 30 DUA for jurisdictions in a metropolitan county.

inventory based on zoned densities will not produce enough (or any) affordable housing. In this case, the buffer provides jurisdictions with the flexibility to use other sites to make up the difference. For example:

> *In the Housing Element, a jurisdiction listed a one-acre site, zoned at 30 units per acre. The jurisdiction assumed, for Housing Element purposes, all 30 units were affordable.*
>
> *A few years after the adopting the Housing Element, the jurisdiction gets a proposal for 30 units on the site, but only five of those units are affordable.*
>
> *Unless the jurisdiction had a buffer, there would be a shortfall of 25 affordable units, and the jurisdiction would need to rezone or show additional capacity somewhere else.*

The need for a buffer or extra sites is most likely to arise in affordable units, because of the default density. However, jurisdictions could run into problems with market-rate units if developments come in at lower densities than anticipated. For example:

> *A jurisdiction listed a two-acre site, zoned at 15 units per acre, for a total of 30 above moderate units. If the actual development is 20 units, there would be a shortfall of 10 above moderate units.*

If both examples happened, the jurisdiction would remain in compliance for above moderate because the shortfall of 10 is more than offset by the 25 extra from the first scenario. However, they would still need to make up the 25 low and very low units on another site or through rezoning.

A jurisdiction can provide a RHNA buffer in several ways. The most common is including more sites than necessary in the inventory. Other ways to buffer are to be conservative about the capacities of sites in the inventory, be conservative in estimating affordable units on sites (especially those zoned at default densities or above) or rezoning sites to a density above what is needed to accommodate the allocation.

While it is important to be realistic about what can feasibly be built on the inventory sites, these buffers give jurisdictions needed flexibility over the planning horizon to stay in compliance with state law, since many factors affect development trends and decisions.

Helpful Links

- HCD No Net Loss Law Government Code § 65863 Memo
- HCD Housing Element Site Inventory Guidebook (Government Code § 65583.2)

DocuSign Envelope ID: 0D69CDD2-A513-4BF7-A2E6-01DD9D465223

YOCHA DEHE
CULTURAL RESOURCES

August 18, 2022

City of American Canyon
Attn: Nicolle Hall, Administrative Technician
4381 Broadway St., Suite 201
American Canyon, CA 94503

RE: American Canyon 6th Cycle Housing Element YD-03152022-04

Dear Ms. Hall:

Thank you for the consultation meeting on, August 08, 2022, regarding the proposed American Canyon 6th Cycle Housing Element. We appreciate you taking the time to discuss the project.

Based on the information provided during our consultation meeting, the Tribe has concerns that the project could impact known cultural resources. Therefore, we request that you incorporate Yocha Dehe Wintun Nation's Treatment Protocol into the mitigation measures for this project. Please submit the updated mitigation measures to the Cultural Resources Department once completed. We respectively decline any comment on the project at this time.

Should you have any questions, please feel free to contact:

CRD Administrative Staff
Yocha Dehe Wintun Nation
Office: (530) 796-3400
Email: THPO@yochadehe-nsn.gov

Please refer to identification number YD – 03152022-04 in any correspondence concerning this project.

Thank you for providing us with this notice and the opportunity to comment.

Sincerely,

DocuSigned by:

5ED632FDB9C34EA...
Tribal Historic Preservation Officer

DocuSign Envelope ID: 0D69CDD2-A513-4BF7-A2E6-01DD9D465223

YOCHA DEHE
CULTURAL RESOURCES

Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation

The purpose of this Protocol is to formalize procedures for the treatment of Native American human remains, grave goods, ceremonial items, and items of cultural patrimony, in the event that any are found in conjunction with development, including archaeological studies, excavation, geotechnical investigations, grading, and any ground disturbing activity. This Protocol also formalizes procedures for Tribal monitoring during archaeological studies, grading, and ground-disturbing activities.

I. Cultural Affiliation

The Yocha Dehe Wintun Nation ("Tribe") traditionally occupied lands in Yolo, Solano, Lake, Colusa and Napa Counties. The Tribe has designated its Cultural Resources Committee ("Committee") to act on the Tribe's behalf with respect to the provisions of this Protocol. Any human remains which are found in conjunction with Projects on lands culturally-affiliated with the Tribe shall be treated in accordance with Section III of this Protocol. Any other cultural resources shall be treated in accordance with Section IV of this Protocol.

II. Inadvertent Discovery of Native American Human Remains

Whenever Native American human remains are found during the course of a Project, the determination of Most Likely Descendant ("MLD") under California Public Resources Code Section 5097.98 will be made by the Native American Heritage Commission ("NAHC") upon notification to the NAHC of the discovery of said remains at a Project site. If the location of the site and the history and prehistory of the area is culturally-affiliated with the Tribe, the NAHC contacts the Tribe; a Tribal member will be designated by the Tribe to consult with the landowner and/or project proponents.

Should the NAHC determine that a member of an Indian tribe other than Yocha Dehe Wintun Nation is the MLD, and the Tribe is in agreement with this determination, the terms of this Protocol relating to the treatment of such Native American human remains shall not be applicable; however, that situation is very unlikely.

III. Treatment of Native American Remains

In the event that Native American human remains are found during development of a Project and the Tribe or a member of the Tribe is determined to be MLD pursuant to Section II of this Protocol, the following provisions shall apply. The Medical Examiner shall immediately be notified, ground disturbing activities in that location shall cease and the Tribe shall be allowed, pursuant to California Public Resources Code Section 5097.98(a), to (1) inspect the site

Yocha Dehe Wintun Nation
PO Box 18 Brooks, California 95606 p) 530.796.3400 f) 530.796.2143 www.yochadehe.org

DocuSign Envelope ID: 0D69CDD2-A513-4BF7-A2E6-01DD9D465223

of the discovery and (2) make determinations as to how the human remains and grave goods should be treated and disposed of with appropriate dignity.

The Tribe shall complete its inspection and make its MLD recommendation within forty-eight (48) hours of getting access to the site. The Tribe shall have the final determination as to the disposition and treatment of human remains and grave goods. Said determination may include avoidance of the human remains, reburial on-site, or reburial on tribal or other lands that will not be disturbed in the future.

The Tribe may wish to rebury said human remains and grave goods or ceremonial and cultural items on or near the site of their discovery, in an area which will not be subject to future disturbances over a prolonged period of time. Reburial of human remains shall be accomplished in compliance with the California Public Resources Code Sections 5097.98(a) and (b).

The term "human remains" encompasses more than human bones because the Tribe's traditions call for the burial of associated cultural items with the deceased (funerary objects), and/or the ceremonial burning of Native American human remains, funerary objects, grave goods and animals. Ashes, soils and other remnants of these burning ceremonies, as well as associated funerary objects and unassociated funerary objects buried with or found near the Native American remains are to be treated in the same manner as bones or bone fragments that remain intact.

IV. Non-Disclosure of Location of Reburials

Unless otherwise required by law, the site of any reburial of Native American human remains shall not be disclosed and will not be governed by public disclosure requirements of the California Public Records Act, Cal. Govt. Code § 6250 et seq. The Medical Examiner shall withhold public disclosure of information related to such reburial pursuant to the specific exemption set forth in California Government Code Section 6254(r). The Tribe will require that the location for reburial is recorded with the California Historic Resources Inventory System ("CHRIS") on a form that is acceptable to the CHRIS center. The Tribe may also suggest that the landowner enter into an agreement regarding the confidentiality of site information that will run with title on the property.

V. Treatment of Cultural Resources

Treatment of all cultural items, including ceremonial items and archeological items will reflect the religious beliefs, customs, and practices of the Tribe. All cultural items, including ceremonial items and archeological items, which may be found at a Project site should be turned over to the Tribe for appropriate treatment, unless otherwise ordered by a court or agency of competent jurisdiction. The Project Proponent should waive any and all claims to ownership of

DocuSign Envelope ID: 0D69CDD2-A513-4BF7-A2E6-01DD9D465223

Tribal ceremonial and cultural items, including archeological items, which may be found on a Project site in favor of the Tribe. If any intermediary, (for example, an archaeologist retained by the Project Proponent) is necessary, said entity or individual shall not possess those items for longer than is reasonably necessary, as determined solely by the Tribe.

VI. Inadvertent Discoveries

If additional significant sites or sites not identified as significant in a Project environmental review process, but later determined to be significant, are located within a Project impact area, such sites will be subjected to further archeological and cultural significance evaluation by the Project Proponent, the Lead Agency, and the Tribe to determine if additional mitigation measures are necessary to treat sites in a culturally appropriate manner consistent with CEQA requirements for mitigation of impacts to cultural resources. If there are human remains present that have been identified as Native American, all work will cease for a period of up to 30 days in accordance with Federal Law.

VIII. Work Statement for Tribal Monitors

The description of work for Tribal monitors of the grading and ground disturbing operations at the development site is attached hereto as Addendum I and incorporated herein by reference.

DocuSign Envelope ID: 0D69CDD2-A513-4BF7-A2E6-01DD9D465223

YOCHA DEHE
CULTURAL RESOURCES

ADDENDUM I

Yocha Dehe Wintun Nation
Tribal Monitors
Description of Work and Treatment Protocol

I. Preferred Treatment
The preferred protocol upon the discovery of Native American human remains is to (1) secure the area, (2) cover any exposed human remains or other cultural items, and (3) avoid further disturbances in the area.

II. Comportment
All parties to the action are strongly advised to treat the remains with appropriate dignity, as provided in Public Resource Code Section 5097.98. We further recommend that all parties to the action treat tribal representatives and the event itself with appropriate respect. For example, jokes and antics pertaining to the remains or other inappropriate behavior are ill advised.

III. Excavation Methods
If, after the Yocha Dehe Tribal representative has been granted access to the site and it is determined that avoidance is not feasible, an examination of the human remains will be conducted to confirm they are human and to determine the position, posture, and orientation of the remains. At this point, we recommend the following procedures:

(A) Tools. All excavation in the vicinity of the human remains will be conducted using fine hand tools and fine brushes to sweep loose dirt free from the exposure.

(B) Extent of Exposure. In order to determine the nature and extent of the grave and its contents, controlled excavation should extend to a full buffer zone around the perimeter of the remains.

(C) Perimeter Balk. To initiate the exposure, a perimeter balk (especially, a shallow trench) should be excavated, representing a reasonable buffer a minimum of 10 cm around the maximum extent of the known skeletal remains, with attention to counter-intuitive discoveries or unanticipated finds relating to this or other remains. The dirt from the perimeter balk should be bucketed, distinctly labeled, and screened for cultural materials.

(D) Exposure Methods. Excavation should then proceed inward from the walls of the balk as well as downward from the surface of the exposure. Loose dirt should be scooped out and brushed off into a dustpan or other collective device. Considerable care should be given to ensure that human remains are not further impacted by the process of excavation.

Yocha Dehe Wintun Nation
PO Box 18 Brooks, California 95606 p) 530.796.3400 f) 530.796.2143 www.yochadehe.org

DocuSign Envelope ID: 0D69CDD2-A513-4BF7-A2E6-01DD9D465223

YOCHA DEHE
CULTURAL RESOURCES

(E) Provenience. Buckets, collection bags, notes, and tags should be fully labeled per provenience, and a distinction should be made between samples collected from: (1) **Perimeter Balk** (described above), (2) **Exposure** (dirt removed in exposing the exterior/burial plan and associations, and (3) **Matrix** (dirt from the interstices between bones or associations). Thus, each burial may have three bags, "Burial 1 Perimeter Balk," "Burial 1 Exposure Balk," "Burial 1 Matrix."

Please note the provisions below with respect to handling and conveyance of records and samples.

(F) Records. The following records should be compiled in the field: (1) a detailed scale drawing of the burial, including the provenience of and full for all human remains, associated artifacts, and the configuration of all associated phenomena such as burial pits, evidence for preinterment grave pit burning, soil variability, and intrusive disturbance, (2) complete a formal burial record using the consultants proprietary form or other standard form providing information on site #, unit or other proveniences, level depth, depth and location of the burial from a fixed datum, workers, date(s), artifact list, skeletal inventory, and other pertinent observations, (3) crew chief and worker field notes that may supplement or supercede information contained in the burial recording form, and (4) photographs, including either or standard photography or high-quality (400-500 DPI or 10 MP recommended) digital imaging.

(G) Stipulations for Acquisition and Use of Imagery. Photographs and images may be used only for showing location or configuration of questionable formation or for the position of the skeleton. They are not to be duplicated for publication unless a written release is obtained from the Tribe.

(H) Association. Association between the remains and other cultural materials should be determined in the field in consultation with an authorized Tribal representative, and may be amended per laboratory findings. Records of provenience and sample labels should be adequate to determine association or degree of likelihood of association of human remains and other cultural materials.

(I) Samples. For each burial, all **Perimeter Balk** soil is to be 1/8"-screened. All **Exposure** soil is to be 1/8"-screened, and a minimum of one 5-gallon bucket of excavated but unscreened Exposure soil is to be collected, placed in a plastic garbage bag in the bucket. All **Matrix** soil is to be carefully excavated, screened as appropriate, and then collected in plastic bags placed in 5-gallon buckets.

(J) Human remains are not to be cleaned in the field.

DocuSign Envelope ID: 0D69CDD2-A513-4BF7-A2E6-01DD9D465223

YOCHA DEHE
CULTURAL RESOURCES

(K) Blessings. Prior to any physical action related to human remains, a designated tribal representative will conduct prayers and blessings over the remains. The archaeological consultant will be responsible for insuring that individuals and tools involved in the action are available for traditional blessings and prayers, as necessary.

IV. Lab Procedures

No laboratory studies are permitted without consultation with the tribe. Lab methods are determined on a project-specific basis in consultation with Yocha Dehe Wintun Nation representatives. The following procedures are recommended:

(A) Responsibility. The primary archaeological consultant will be responsible for insuring that all lab procedures follow stipulations made by the Tribe.

(B) Blessings. Prior to any laboratory activities related to the remains, a designated tribal representative will conduct prayers and blessings over the remains. The archaeological consultant will be responsible for insuring that individuals and tools involved in the action are available for traditional blessings and prayers, as necessary.

(C) Physical Proximity of Associations. To the extent possible, all remains, associations, samples, and original records are to be kept together throughout the laboratory process. In particular, **Matrix** dirt is to be kept in buckets and will accompany the remains to the lab. The primary archaeological consultant will be responsible for copying all field records and images, and insuring that the original notes and records accompany the remains throughout the process.

(*E) Additional Lab Finds*. Laboratory study should be done making every effort to identify unanticipated finds or materials missed in the field, such as objects encased in dirt or human remains misidentified as faunal remains in the field. In the event of discovery of additional remains, materials, and other associations the tribal representatives are to be contacted immediately.

V. Re-internment without Further Disturbance

No laboratory studies are permitted on human remains and funerary objects. The preferred treatment preference for exhumed Native American human remains is reburial in an area not subject to further disturbance. Any objects associated with remains will be reinterred with the remains.

DocuSign Envelope ID: 0D69CDD2-A513-4BF7-A2E6-01DD9D465223

YOCHA DEHE
CULTURAL RESOURCES

VI. Curation of Recovered Materials

Should all, or a sample, of any archaeological materials collected during the data recovery activities – with the exception of Human Remains – need to be curated, an inventory and location information of the curation facility shall be given to tribe for our records.

Yocha Dehe Wintun Nation
PO Box 18 Brooks, California 95606 p) 530.796.3400 f) 530.796.2143 www.yochadehe.org