



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

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David Morrison
Director

To: Housing Element Advisory Committee	From: Keri Akemi-Hernandez, Vice Chair HEAC & Trevor Hawkes, Supervising Planner
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Date: November 4, 2022	Re: Spanish Language Workshops
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Background

On August 12, 2022, The Napa County Housing Element Advisory Committee (HEAC) held a noticed meeting and discussed business item 7A; “Review of Prior, Current & Future Outreach”. At the conclusion of the business item a motion was made, seconded, and passed which assigned Vice Chair Keri Akemi Hernandez, Committee Member Teresa Zimny and Committee Member Joelle Gallagher to form a subcommittee to work with the Housing Element Update staff on further identifying gaps in the County’s community engagement and, potentially, identifying a strategy for engaging in further outreach under the existing deadlines of the Housing Element Update process. The subcommittee developed an outline and action plan, directing Staff to organize and hold two additional Housing Element workshops. Staff would work in cooperation with the identified Community Based Organizations (CBOs) of Puertas Abiertas, Up Valley Family Center, On the Move and organize one virtual and one in-person workshop specifically targeted at community members with a Spanish language preference. Attendees would be asked a series of questions related to Housing Needs from the attendees, as well as questions specifically related to their views of Section 9 of the Draft Housing Element Update. That plan was an action item for the September 27, 2022, HEAC meeting, and was approved unanimously by the committee.

Staff held a virtual Spanish language Housing Element workshop on October 13, 2022, and an in-person Spanish language Housing Element workshop on October 16, 2022. Additionally an online survey, in both Spanish and English, was distributed by CBOs. A total of approximately 24 attendees participated in this additional outreach (virtual, in-person, survey). The remainder of this memo summarizes the feedback received.

Virtual Workshop – October 13, 2022 @ 6:00pm (5 participants)

#1 “What were the most important reasons why you currently live where you do?”:

1. Esbeidy has lived in Napa for 3 years. She likes Napa because it is a peaceful community. She rents her home and is concerned about rent increases.

2. Elba has lived here since 2015 and moved in with family (husband's sister). She represents a family of 6, her husband is a vineyard worker. She faced challenges to find a home of their own. Elba applied for homes to rent and was told by many places to not bother applying because of the size of her family (which I mentioned was a discriminatory practice and she should reach out to Fair Housing for assistance). Affordable housing has a 6 month waitlist or longer, which is hard to wait and there is not a lot of interaction to notify people about options. Fortunately, after having family support, they were able to combine resources to purchase a home.
3. Zayra immigrated from Mexico and they have rented in Napa for 15 years. They have challenges because their home is not in good condition and the landlord doesn't do repairs or maintenance.

#2 "If you had to find new housing today, what would you do? What kind of housing would you look for?":

Comments shared in common:

1. To buy an affordable home
2. Have a home in good condition
3. Have a home with more space for family to each have a room and meets needs
4. Live in a safe area with less homeless people nearby
5. Would like multi-family home option

#3 "What makes it hard to find housing in Napa County?":

Comments shared in common:

1. It is hard to find homes within budget
2. Homes that are affordable are too small and there is not enough room to accommodate our whole family
3. Many earn too much money and are not eligible for low income programs but do not earn enough to meet the requirements of 3 to 4 times of monthly income to qualify for market rate rental units. It would be helpful to have Napa County assistance, a gap grant of financial assistance or a program for rental properties to help us qualify for housing.
4. High prices, not a lot of housing inventory, homes that are listed for rent are actually not available and there are long waiting lists, it is hard to qualify for housing.

#4 What type of housing do you want to live in 2 years from now? What would be the biggest challenges to achieving that?":

Comments shared in common:

1. Own a home of my dreams and hopefully it is for a good price
2. Have a home in a safe neighborhood with park and places to walk or enjoy activities

#5 What are the most important features of a neighborhood that you'd like to live in? Schools, parks, grocery stores, jobs – this can be anything important to you?":

Comments shared in common:

Close to schools, grocery stores, job and is also safe

#6 "Are there things that you don't want to have nearby your home?":

Nobody responded to this question and we moved to the next question

#7 "Are there things that you don't want to have nearby your home?"::

1. Be close to urban part of city
2. Concerned about safety in rural areas
3. It is important to have things in common with our neighbors to share experiences
4. I like to be able to walk to community events and conveniences

#8 "How can Napa do a better job of supporting you in the future?":

Comments shared in common:

1. Offer resources to help offer gap assistance for those in between low income and not earning enough
2. Offer multi-family housing
3. Provide more affordable housing for rent and also to buy affordable homes

#9 Housing Sites Inventory:

Comments shared in common:

Spanish Flat

1. Good area for tourists but not to live
2. Too far, challenges for kids to go to school and parents who work
3. Traffic is not safe
4. There are no conveniences nearby and it is far from healthcare, stores, kids sport activities, no public transportation
5. If this was the only option, I would prefer to live in Fairfield because the distance is similar, but Fairfield has Costco and other things to do.
6. The distance would be a challenge and gas is too expensive

Bishop/Altamura

1. Good location
2. This would be an ideal location
3. I would love to live in North Napa

Skyline Park

1. It is better to preserve it as a park
2. I want to protect the park
3. I would not want to impact the park

Foster Rd

1. Good location
2. 2nd favorite location, 1st favorite is Bishop/Altamura

In-Person Workshop – October 16, 2022 @ 1:00pm held at Puertas Abiertas (14 participants)

General comment from participant:

It is important to consider housing for all, regardless of Immigration status

#1 “What were the most important reasons why you currently live where you do?”

1. Safe, wish to live where it is not violent
2. Complicated living here, high prices
3. Cancer in 2020 made it hard to afford due to reduced income which impacted my credit
4. 20 years living in Napa, it is a beautiful place to live but rent is very high

5. Rent impacts my other expenses and the quality of my life
6. Napa is a beautiful place but the prices are too high
7. Lost work after an accident which made it challenging to afford my rent

#2 “If you had to find new housing today, what would you do? What kind of housing would you look for?”:

1. Need more rooms, more space for my kids
2. Makes me feel sad to work hard but live in poverty
3. Live in one room, which causes more stress and depression to not afford an entire home but can only afford to live in 1 room.
4. It is a necessity to have a home, with our kids it is even more challenging. I wish I had a home with enough space for my kids, who also need their privacy.
5. This impacts our kids who don't have things other kids have, they are sad and stressed too.
6. Many people in our community, as regular people help each other, but it is still hard.
7. Need more information about available resources.
8. Sonoma County seems to be better connected with community members and work to make it easier to find affordable housing plus resources.
9. The possibility in the future, to have hope that there are resources to help qualify for a home to be able to have a home to pass on to our kids. (Generational wealth)
10. Credit or other government programs don't allow us to have assets

#3 “What makes it hard to find housing in Napa County?”:

1. \$1800 to \$3,000 apartment(s) that are not in good condition and are not in a safe area
2. Expenses
3. Need to know how to qualify or better understand resources that may be available
4. Can afford rent price but would prefer to own a home
5. Did not qualify for section 8 because I earn too much but it was challenging to qualify or find other housing
6. Utilities on top of rent is challenging
7. The homeless behaviors scare my children

8. Stressful process to try to qualify for renting a home, they require 2 to 3 months reserve plus 3 x times the income to qualify for rent
9. There is not enough homes available
10. They keep requesting additional requirements but our application is declined
11. Filled out an application and they never called me back

#4 What type of housing do you want to live in 2 years from now? What would be the biggest challenges to achieving that?":

1. Own a home to have more freedom and space for my family
2. Own a home big enough for our family in a safe area
3. Have a yard
4. Have a home near conveniences
5. Own a home that we can pass down to our kids

#5 What are the most important features of a neighborhood that you'd like to live in? Schools, parks, grocery stores, jobs – this can be anything important to you?":

1. Hard to save \$ money
2. Prices and high costs limit our options
3. If we can't afford to live in Napa, we may have to relocate to another community to realize our dreams
4. Kids "Why can't we have our own room? Why can't we have a bike? What do you tell your kids? " -It breaks our heart that we don't have enough, even though we earn 2 incomes and work so hard, but it's still not enough.
5. Little boy: "I would like a home where homeless people don't try to break into my apartment. It makes me feel nervous living there because I don't feel safe."
6. Kids living here are separated from families do to school (Harvest Middle School) closing.
7. How many families do you know who have left Napa due to prices of homes? – Puertas Abiertas
8. Response: Many friends and family members have moved away from Napa to afford to live and own a home

9. We can afford our rent payment we have now, but we would prefer to own a home at the same monthly price
10. We would proudly buy/own a home in Napa with a lot of love (mucho, mucho amor)

Due to time constraints questions move on to Question 9

#9 Housing Sites Inventory:

Spanish Flat

1. Location is too far, hard for kids in school, too expensive for gas, there are no stores
2. Would be ok to own a home, but not to rent

Foster Rd

1. Good location!
2. Close to work and school

Skyline

- 50%: Not interested in this location for housing and it should be preserved for the park and to protect nature.
- 50%: Close to work and close to stores, which would make it nice for housing.

Bishop/Altamura

1. Good location
2. Good for schools
3. Good for convenience
4. Favorite location

Survey Results- (6 participants)

#1 "What were the most important reasons why you currently live where you do?":

1. Because I cannot afford the live and work in the same city. The wages do not match the cost of living throughout the county.
2. Closer to work
3. Affordability and vibe.
4. It is affordable.

5. The cost of housing in Napa Valley
6. Finances and family

#2 “If you had to find new housing today, what would you do? What kind of housing would you look for?”:

1. I am already facing this concern. Thus I am considering moving out of the county and possibly the state.
2. Don't have much hope as to what I would do. Look in paper, put ad, realty agencies, ask neighbors, friends, etc. Looking for single senior. Quiet clean cottage, apartment without it being overpopulated.
3. I'd be screwed. I'd probably have to move out of the county or even state. I would need to look for shared housing to stay.
4. Something with a least 4 bedrooms, 2 bathrooms that its affordable. Rent of \$1,600 or less
5. Something temporary and inexpensive
6. I would look for somewhere that is convenient, affordable, and safe.

#3 “What makes it hard to find housing in Napa County?”:

1. The cost and availability.
2. There is no affordable housing. We worked hard all our lives to see that we get left behind and do not qualify for anything because we actually saved money for retirement, so now we are over-income to qualify even for senior housing.
3. Affordability. Smaller in units for a single person. Bad landlords. Discrimination.
4. Not a lot affordable places available and the requirements to get an apartments are hard to meet.
5. Place to live
6. The prices and maintenance of homes make it hard to find somewhere you are comfortable in.

#4 “What type of housing do you want to live in 2 years from now? What would be the biggest challenges to achieving that?”:

1. I want to live in a house. The largest challenge is that there are no affordable homes are many homes are out of any residents price range.

2. Why do they not think about creating a senior environment like Woodbridge in St Helena. They are not apartments, but single units. There should be more of these type of living situations for older adults with middle incomes. There will be more seniors as time
3. I'd hope to stay in my house, but I'm worried it will burn down.
4. I will like to own my own home but the prices are to high.
5. Something cheap and housing available all the time
6. I would want to live in a two story house or apartment. What makes it hard is affordability and space.

#5 "What are the most important features of a neighborhood, that you'd like to live in? Schools, parks, grocery stores, jobs – this can be anything important to you."?:

1. Yes, schools, grocery stores, and jobs. It is difficult in this county to live and work in the same area. The wages do not match the labor market and the difficulty of obtaining those wage is disproportional for minority groups.
2. Close to Dr., pharmacy, affordable shopping, park and transportation.
3. Friendly neighbors, easy access to daily shopping (grocery, drug store, clothing, hardware, etc). Beauty. Not depressing.
4. Schools, street lighting, sidewalks, costco and jobs.
5. Available means of transport
6. I think schools and grocery stores are the most important features

#6 "Are there things that you don't want to have nearby your home?":

1. A homeless encampment and wildfire zones.
2. Many apartments, overpopulated, dense areas, traffic.
3. Pollution. Annoying rich people. Freeways.
4. Gas station and insecurity.
5. No
6. I would not want to be somewhere that is known for not being safe or clean

#7 Napa County is proposing several locations to be rezoned to potentially accommodate multi-family low and very-low-income housing. The location to the right is located adjacent to the

intersections of Knoxville Road and Spanish Flat Loop. What are some of your thoughts on these potential sites...?":

1. I believe it's a good idea. However, the wildfires and commute to jobs nearby pose the same concerns.
2. Where is the water coming from?
3. Those people will be stuck out there with no services, no transportation, no jobs, no schools. Horrible idea! Recipe for disaster!
4. Hard to access
5. They are far from shopping centers maybe

#8 "The locations to the right are located in the Silverado area, at the intersections of Atlas Peak Road and Monticello and along Hedgeside Avenue. What are some of your thoughts on these potential sites?":

1. This is an ideal location as many jobs for our minority population are up valley. This allows closer access to the Silverado Trail.
2. That location is much better in regards to being a little closer to resources, etc. Nicer area, Great for Senior cottages.
3. A little closer to services, but not good public transit.
4. I like this location.
5. Here it is closer to the shopping centers (Saint Helena).

#9 "The location to the right is along Imola Avenue within Skyline Park. What are some of your thoughts on this potential site?":

1. I think this site has the most potential due to the size of the lot.
2. This is also an area where resources are close enough for people to be able to get to.
3. Great location! Easy to commute to jobs! Easy to connect to transit!
4. I think it will increase traffic. It is not a good option.
5. Even closer to shopping centers and businesses

#10 "The location to the right is along Foster Road. What are some of your thoughts on this potential site?":

1. It is small for the need in the community.
2. Foster Road is a good location also for housing.
3. Decently close to town/services. Seems more reasonable than some other options.
4. I like it.
5. I don't know foster street

#11 “What else would you like us to know about housing in your community?”:

1. The families that are minority groups and a multigenerational family living in Napa are moving away. The costs here outweigh the opportunity because of housing.
2. I would like to see more housing for older adults with low to moderate income and some assets in the bank, not much. Building another area such as Woodbridge for older adults is much needed.
3. Affordability is the number one issue, especially for moderate and lower incomes.
4. I feel less safe.
5. In my home the cook is not a cook by profession

#12 “Walk me through your commute? What kind of challenges have you (or people you know) faced in commuting?”

1. I drive to St. Helena and Calistoga. It is not enjoyable because many people commute. The traffic, the drive, accidents, and road road make commuting difficult.
2. I will not complain about commuting to work. Traffic is not that bad. I believe for many older adults however, have transportation issues in Calistoga. They are not able to get around or to Santa Rosa to go to hospital or Dr. appointments, etc. Big problem for those who cannot drive or should not be driving. Some folks cannot use the Vine, too complicated or can't see or hear and have other difficulties.
3. Work from home.
4. Traffic is getting hard on Soscol.
5. very close to my work
6. It can be dangerous and time consuming



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Napa County Housing Element Advisory Committee Housing Needs Survey & Workshop

Napa County is currently drafting an update to the Napa County Housing Element. Since 1969, California has required that all local governments (cities and counties) plan to meet the housing needs of everyone in the community. California's local governments meet this requirement by adopting housing plans as part of their "general plan" (also required by the state).

The County's Housing Element Advisory Committee (HEAC) would like your participation. Your feedback today may impact the Housing Element Advisory Committee report that will be presented to the Napa County Board of Supervisors, specifically in **Section 3**: that can influence goals, policy and programs, as well as, **Section 9**: to provide feedback on specific affordable housing site inventory positive opportunities or challenges to avoid.

Don't miss it!

Below there are three ways that you can participate.

If you have any questions, please contact Trevor.hawkes@countyofnapa.org

Option 1

Take an online survey

<https://forms.office.com/g/ncgKHcnQaR>



Option 2

Participate in a virtual workshop on October 13, 2022, at 6:00pm

<https://countyofnapa.zoom.us/j/85976950655>



Option 3

Register to participate for an in-person workshop on Sunday, October 16th from 1:00pm to 2:00pm

Puertas Abiertas
952 Napa Street
Napa, CA 94559

<https://forms.office.com/g/nb8J1RT4h3>





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Napa County Housing Element Advisory Committee Housing Needs Survey & Workshop Encuesta sobre necesidades de vivienda

El condado de Napa actualmente está redactando una actualización del Elemento de Vivienda del Condado de Napa (Napa County Housing Element). Desde 1969, California exige que todos los gobiernos locales (ciudades y condados) planifiquen para satisfacer las necesidades de vivienda de todos en la comunidad. Los gobiernos locales de California cumplen con este requisito mediante la adopción de planes de vivienda como parte de su "plan general" (también requerido por el estado).

El Comité Asesor del Elemento de Vivienda del Condado (HEAC), por sus siglas en inglés le gustaría tener su participación. Sus comentarios y experiencias pueden hacer la diferencia el informe del Comité Asesor del Elemento de Vivienda (HEAC), que se desarrollará a la Junta de Supervisores del Condado de Napa, específicamente en la Sección 3: que puede influir en las metas, pólizas y programas, así también en la Sección 9: para compartir comentarios sobre oportunidades positivas específicas del inventario de sitios de viviendas de bajos ingresos o retos que se deben evitar.

¡ No te lo pierdas !

Puede participar en una de los siguientes talleres.

Si tiene alguna pregunta, por favor contacte a Trevor.hawkes@countyofnapa.org

Opción 1

Encuesta en línea

<https://forms.office.com/g/ncgKHcnQaR>



Opción 2

Taller en línea
Jueves el 13 de octubre
a las 6:00 pm

<https://countyofnapa.zoom.us/j/85976950655>



Opción 3

Taller
Domingo,
16 de octubre
1:00pm to 2:00pm

Puertas Abiertas
952 Napa Street
Napa, CA 94559

<https://forms.office.com/g/nb8J1RT4h3>



- To access the 10/13/2022 virtual Spanish language Housing Element Workshop
 - Enter the following URL into a web browser - <https://www.countyofnapa.org/3250/2022-Housing-Element-Update>
 - Scroll down the page, click on 'Housing Events' tab, and click on the link '10-13-2022 Event Recording' as shown on the image below

