Housing Strategic Planning Meeting
September 10, 2018

The aspirations of the group were to have a wide spectrum of housing; multi-use and multi-income housing opportunities distributed throughout the County; affordable, inclusive housing (for homeless, workforce, older adults, that follows environmental standards and is up to code); Zoned areas in each town to allow for high density housing, with trees, open space, green space, and parking. Housing hubs - near services, walkable, etc.; Financing, Opportunities and incentives to develop housing, healthy financing options for locals, more fund/tax pooling for housing e.g. TOT; Ensure diversity within neighborhoods, no ghettos. Access to safe, healthy, affordable for all. Equitable. Berryessa Flats are stable, vibrant, economic stability, social, and safe.

Solutions included: Combined City/County focus on housing; implement the Housing Taskforce Recommendations; look at the tra Trancas | Big Ranch Property on City Limits (168 Acre | 5 Acre Panchettes) to create housing in County, which would require a change in zoning; Allow for higher densities where appropriate; Create financing poll and offer long term loans (joint powers board); employers help pay for affordable housing for employee pool; demolish sub standard housing.

Aspiration: Wide spectrum of housing; multi-use and multi-income housing opportunities distributed throughout the County		
Specific Challenge or Problem	Evidence this Challenge or Problem Exists	Impact of the Challenge or Problem on You?
Not enough housing at every level	Low/no vacancy crowded housing	Challenge to the RUL's, Ag Preserve
Get homeless housed	illegal units	Hard to find / retain workforce
Lack of Government willpower	over occupancy	higher cost of living
Lack of support for high density housing	homelessness	decreased quality of life
Children/families and older adults moving out of the County +/or low housing options	high rate of second homes / vacation homes	
Hard to find a home/ housing once you are displaced	Increased traffic (commuter)	
Citing zoning fees/ regulations/ big	Changes in demographics @ schools	
disaster recover	Restaurants have closed; cannot retain workforce	
Scarcity of land		
Lack of funding		
People don't want Napa to change		

Red indicates top vote getter(s).

Solution			
Actions to Solve	Who Needs to Be Involved	Pros | Cons	
Combined City/ County focused on housing	Elected leadership	More vacancies	Higher taxes
Supporting RV or alternative housing village	City / County officials	Decisions made together	Shift in power
Streamline development process; lower costs	Continuous Community outreach	More holistic decisions	
just cause ordinances	Community & Bay Area	Leverage resources	
Get rid of surface parking	Fair Housing and Local Agencies		
effective and responsible timelines for projects and entitlements	Employers in different Agencies		
Combined City/ County focused on housing	State (Streamline process)		
state support / coordination	Developers		
Communication between State, County and Cities	HCD and Local Officials		
Incentivize housing			
supported housing			
involve community in decision making process			
Mixed level of housing (houses, condos)			
Multi-family housing			

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Aspiration: Affordable, inclusive housing (for homeless, workforce, older adults, environmental standards, up to code)		
Specific Challenge or Problem	Evidence this Challenge or Problem Exists	Impact of the Challenge or Problem on You?
Understanding of Second Residence	Traffic at 4PM, time to Solano	
Measure J - Cannot Build in County/ Ag Preserve	Exodus of families | people	
Approvals to build	Declining enrollment in schools	
Employers awareness of issue/ housing	lack of recreational opportunities for families	
Nimbyism - lack of education and understanding of housing for all - stigma	High cost of housing / tax	
imbalance of living wage and cost of housing	Median price of home	
lack of information for true cost (environmental)	Business are closing b/c of lack of employees	
traffic	Non Profits | Schools	

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Solution			
Actions to Solve	Who Needs to Be Involved	Pros	Cons
Affordable housing	City / County / Staff	Information	Engaged
Implement Taskforce Recommendations	Taskforce for locals	Reduced traffic	Time
Housing Stats - Who Owns? What do they earn? Where do they work? How far do they travel? Do they own/rent?	Education	Not seen as a luxury community	Not seen as a luxury community
Social determinants of health as they relate to housing	Developers	Information sharing baseline	Tax increases
Three fly overs with no lights (on 29 to Fairfield)	Vintners	Diversification of community	
Trancas | Big Ranch Property on City Limits 168 Acre | 5 Acre Panchettes - Create housing in County - Change in zoning	Chambers of Commerce	more vibrant community	
Mapping of areas for opportunities for housing	Non Profits		
Police vacation rentals			
Look at other models			

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Aspiration: Zoned areas in each town to allow for high density housing, with trees, open space, green space, and parking. Housing hubs - near services, walkable, etc.		
Specific Challenge or Problem	Evidence this Challenge or Problem Exists	Impact of the Challenge or Problem on You?
Housing not allowed in airport zone	Not enough housing to meet demand	Not able to build enough housing
Maximum densities too low	Traffic/transportation needs - employee transportation from hubs	low densities impacting available services / public resources
Building outside RUL; City boundaries where utilities exist	overcrowding of existing units	
Permitting (entitlement) process takes a long time		
County islands, difficult to build on		

Solution		
Actions to Solve	Who Needs to Be Involved	Pros | Cons
Make public owned properties for housing	Start: City and County need open and honest dialogue	More housing	Traffic
infill housing / repurpose vacant buildings	Community	Traffic	Lack of services
Allow for higher densities where appropriate	land trust for housing	Traffic Solutions	NIMBY
Re-evaluate zoning regulations in places housing is allowed (and type of housing allowed)	Taskforce of Supervisors and Council Members for countywide discussion	Diversify land use	Impact to school
Land banking - County buy land for housing	Housing advocates	Impact to schools	Environmental Impact
Start: City and County need open and honest dialogue	Real Estate Developers	Environmental impact	

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Aspiration: Financing, Opportunities and incentives to develop housing, healthy financing options for locals, more fund/tax pooling for housing e.g. TOT		
Specific Challenge or Problem	Evidence this Challenge or Problem Exists	Impact of the Challenge or Problem on You?
Lack of financing (tied to availability of land)	1/3 cost of island acquisition	Increased demand for you run the risk of people moving in Napa crowding out locals
Lack of incentives for some housing	cost of permits	
Transportation	cost of sewer hookups	
	time frame of permit process	

Solution			
Actions to Solve	Who Needs to Be Involved	Pros	Cons
Use of City and County owned land for housing which is provided at low to no cost for development with specific requirements	Countywide Housing Authority City and County		
Reduced time needed to get project entitled to one year or less	City and County Planning Departments		
Expedited permit process (think fire recovery and permits)	CEO's Office		
Create financing poll and offer long term loans (joint powers board)			

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Aspiration: Diversity within neighborhoods, no ghettos. Access to safe, healthy, affordable for all. Equitable.		
Specific Challenge or Problem	Evidence this Challenge or Problem Exists	Impact of the Challenge or Problem on You?
NIMBY	public testimony	delays progress
Poverty	lawn signs	kills projects
Cities need higher density	40% population lives below self sufficiency	cannot afford housing
environmental / flooding, etc.	low density, units per acre, lot lines	cannot afford other things
Zoning determines density, prejudice, equity, equal opportunity		
finances difficult to finance affordable housing		
Availability at all levels		
Not enough units		

Solution			
Actions to Solve	Who Needs to Be Involved	Pros	Cons
elected have political will to say yes to development	Electeds, voters	Get more housing faster	Some residents don't want more density
create zones or districts that makes it difficult to challenge and delay	County and City Staff	People who work here can live here	employers cannot afford it
Increase wages	Community willingness	Be part of the Community	Business move out of County
employers help pay for affordable housing for employee pool	Employers	Get more housing faster, again	
Implementation of state legislation	Policy Makers		
Incentivize developer to create new hi-level affordable housing various income levels in same development	Organizations - Visit Napa Valley		
	Electeds at all levels		

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Aspiration: Berryessa Flats are stable, vibrant, economic stability, social, safety		
Specific Challenge or Problem	Evidence this Challenge or Problem Exists	Impact of the Challenge or Problem on You?
Visit each home - distance from services, high cost of infrastructure, did not achieve build out,	Declining population	Lack of community
No Schools	Falling home values	Isolation
Family strain, commuting, activities		Reliance on Lake County now gone
Built for part time, now used full time		
High fire danger		
Housing should not have been built		

Solution			
Actions to Solve	Who Needs to Be Involved	Pros	Cons	
Find housing - consolidate highlands	Buy in by Estate Homeowner	Closer to all services	People will want to leave
Demolish sub standard housing	Funding - HUD, HCD	Reduce infrastructure	will take years
replace in highlands	Erin Brochvich	Costs with more people	no funding
	Assessed value	Physical safety	
	Other communities that have relocated	greater sense of community	

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