

SETTLEMENT OF THE CALDERON HOUSING LAWSUIT

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The four families reached a settlement with the landlord about a year ago for failing to maintain their apartments. Latinos Unidos and Fair Housing of Napa Valley joined with the four families in claims against the City for discriminating against affordable housing and claims related to the City's 'red tagging' the four apartments. A *tentative* settlement has now been reached with the City of St. Helena on those claims. See related settlement files with this post (along with the draft amendments). The settlement includes:

- Benchmarks for the City's approval of housing affordable to lower income households with restrictions on the amount of local subsidy which can be credited to any one unit. (See Settlement at Paragraphs 3-13)
- Proposed amendments to the City Code (See Settlement at Paragraphs 14, 16, and 20. These amendments are recommended by the City's attorneys, but must go through the normal public approval process for changes to City ordinances.
- Paragraph 14 would revise the preference for rental of affordable units to include households with at least one person working in the geographic area of the St. Helena School District. The preference is currently limited to persons already working or living in the City. The School District includes a larger surrounding area with greater economic and ethnic diversity.
- Paragraph 16 would bring the City's "density bonus" ordinance into conformity with state requirements. The state law requires the City to allow increased densities (up to 35%) for residential developments of 5 or more units that include units affordable to very low, low and moderate income households.
- Paragraph 18 would bring the City's policy re allocation of water and sewer service into conformity with state requirements.
- Paragraph 20 would revise the City's code enforcement relocation ordinance to emphasize allowing tenants to remain in their units instead of being evicted in code enforcement proceedings.
- If the City fails to approve the recommended amendments, any plaintiff may withdraw from the settlement and proceed with the litigation. (See Paragraphs 45 and 47)
- City will work with Fair Housing of Napa Valley to host 'fair housing workshops' for City staff for the next five years. (See Settlement at Paragraph 22)
- \$300,000 payment to the four families for damages, expenses, attorneys fees and costs. (See Settlement at Paragraph 25)
- Releases (Settlement at Paragraphs 27-34)
- Joint press release (Settlement at Paragraph 2)