

# Excerpts From St. Helena 2014 Housing Assessment

## Housing Opportunity Sites

**Site #1 – Hunter Property APN 009-030-020** (Medium Density Residential /17.1 Ac) Unit range: 87-274

This site is located between Adams Street and the City-owned flood control parcel adjacent to the Napa River. Development of the site will require improvements to traffic circulation with the extension of Adams Street and Starr Avenue as shown on the General Plan. Water, sewer, and storm drain services may be constructed within any required streets. The parcel will not need either a General Plan Amendment or a rezoning for residential development.

**Site #2 – 567 Pope Street APN 009-070-002** (Medium Density Residential /10 Ac) Unit range: 51-160

This site is located on Pope Street at the terminus of Starr Avenue. Future development will need to plan for the extension of Starr Avenue. Water, sewer, and storm drain lines are available from Pope Street. The site is currently developed with by a single residence, a stand of oaks, and a remnant walnut orchard.

**Site #3 – 591 McCorkle, APN 009-070-003** (Medium Density Residential /8 Ac) Unit range: 40-127

This parcel is directly south of Site #2 and contains a residence and vineyards. Development of the site will require improvements to traffic circulation with the extension of McCorkle Avenue and Starr Avenue as shown on the General Plan. Water, sewer, and storm drain are available from McCorkle Avenue. Any future extension of Starr Avenue may provide additional services to the site. The property will not need either a General Plan Amendment or a rezoning for residential development.

**Site #4 – 1817 Spring Street, APN 009-322-009** (Medium Density Residential /1.5 Ac) Unit range: 8-24

This site is located on North Crane and is currently occupied by a barn and an oak grove. Water, sewer, and storm drain are available to the site. The parcel will not need either a General Plan Amendment or a rezoning for residential development.

**Site #5 – Sulphur Springs, APN 009-362-015** (Medium Density Residential /5.3 Ac) Unit range: 27-85

This site is directly west of the Magnolia Oaks project and is currently planted to vineyards. It is a split zoned lot with 5.3 acres zoned as Medium Density Residential and 10 acres zoned as Agriculture. The agricultural portion of the site is not completely within the Urban Limit Line. Development of the site would require improvements to traffic circulation with the extension of La Quinta Way and a secondary connection to Sulphur Springs Avenue and/or South Crane Avenue. Sewer lines would need to be extended to the site. The property, zoned as Medium Density Residential, will not need either a General Plan Amendment or a rezoning for residential development.

**Site #6 – Spring Street, APN 009-441-023** (Medium Density Residential /4.4 Ac) Unit range: 22-70

This site is located on Spring Street and is planted to vineyards. Water, sewer, and storm drain are available to this site. The property will not need either a General Plan Amendment or a rezoning for residential development.

**Site #7 – Pope Street, APN 009-552-001** (Medium Density Residential /4.6 Ac) Unit range: 24-74

This site is located on the northeast corner of Starr Avenue and Pope Street and is currently occupied by a barn and a vineyard. Water, sewer, and storm drain are available to this site. The site contains two legal parcels. The parcels would not need either a General Plan Amendment or a rezoning for residential development.

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**Site #8 – 684 McCorkle Place, APN 009-502-007** (High Density Residential /.54 Ac) Unit range: 9-12. This site was purchased by the City in 2013 utilizing Housing Trust funds. The City plans to develop 9 to 12 units of affordable housing on the site within the planning period.

**Sites #9 & 10 – 1515 and 1447 Spring Street, APN 009-590-010 and 009-590-003** (High Density Residential /2.4 total Ac) Unit range: 38-67. These sites are adjacent to each other with each site containing one single family residence. They are located between the Wallis/Voorhees development and homes located on Spring Street with access from Spring Street. Water, sewer, and storm drain are available to these sites. The properties would not require a General Plan Amendment or a rezoning for residential development.

**Site # 11 – 1600 Main Street, APN 009-191-006** (Medium Density Residential /1.75 total Ac) Unit range: 19-28. This site is located on the northeast corner of Main Street and Fulton Lane and contains 4 single family residences and 15 rental units. The site is underutilized and its size and proximity to the center of town make it a prime site for increased density. The site is served by existing water, sewer and storm drains. The property would not require a General Plan Amendment or a rezoning for additional residential development. In 2009, the City identified this site for a rezone or split-zoning to accommodate high density residential development. If this property is redeveloped at a density of 16 units per acre, this would result in an additional 9 units on top of the existing 19 units.

**Site #12 – Adams St Property** (CBD & AG /5.6 Ac) Unit range: 30+/-  
The total site is 5.6 acres in size. 3.6 acres are designated Central Business. Two acres are outside of the Urban Limit Line and designated Agriculture/Urban Reserve. Development of the site would require improvements to traffic circulation with the extension of Adams Street to connect with Starr Avenue as shown in the existing General Plan. Water, sewer, and storm drain are available from Adams Street and Library Lane. The parcel is owned by the City of St. Helena.

### Summary

In order to address its RHNA, the City must demonstrate that it has sufficient sites to accommodate 8 very low income, 5 low income, 5 moderate income, and 13 above moderate income housing units. The City has already approved development of 25 single family homes, 10 second units, and 8 affordable units. Development of these would result in the City fully addressing the moderate and above moderate income RHNA, with the need remaining for only 4 very low and 1 low income units. Development of the City-owned parcel at 684 McCorkle Place could potentially address this unmet need.

With significant public input, the City identified 11 medium and high density sites as well as one non-residentially zoned site as key housing opportunity sites for the 2009 housing element. Using a conservative approach of estimating housing development capacity with the minimum density requirements for each residential zone, the available medium density sites could support a total of 259 units and the three available high density sites could support 47 units. Thirty-seven additional units could be created if the City rezoned the 1600 Main Street parcel and the Adams Street property.

St. Helena's Zoning Ordinance allows for a variety of housing types in the City, including multifamily units, transitional and supportive housing, single-room occupancy units, manufactured and mobile homes, and second units. However, in order to comply with Section 17021.6 of the California Health and Safety Code, St. Helena should amend the Municipal Code to allow agricultural employee housing for six or fewer employees as a permitted use in all zones that allow single family residential development by right. St. Helena must also amend the Municipal Code to allow transitional and supportive housing developments, consistent with State law. In

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addition, St. Helena must address the requirements established by SB2 pertaining to emergency shelters by permitting emergency shelters by right in the Service Commercial and Industrial zones.

**Table 42: Available Land Inventory Summary, Key Housing Sites**

Site Number	APN	Address	Current Zoning (a)	Current Gen. Plan (b)	Acreage	Allowable Density (du/ac)		Potential Unit Capacity		Existing Use	Infrastructure Capacity	Environmental Constraints	Realistic Unit Capacity at Min. Density(c)	
						Min.	Max.	Min.	Max.					
<b>Medium Density</b>														
1	009-030-020	No Address	MR	MDR	17.1	5.1	16	87	274	Vineyard	Extend water, sewer, and storm drains from the proposed public street.	None Currently identified	87	
2	009-070-002	567 Pope	MR	MDR	10.0	5.1	16	51	160	Vacant	Part of the parcel needed for Starr Ave. extension. Water, sewer, and storm drain available.	None Currently identified	51	
3	009-070-003	591 McCorkle	MR	MDR	7.9	5.1	16	40	127	Ranch and Vineyard	Water, sewer, and storm drain available.	None Currently identified	40	
4	009-322-009	1817 Spring Street	MR	MDR	1.5	5.1	16	8	24	Vacant	Water, sewer, and storm drain available.	None Currently identified	8	
5	009-362-015	Sulphur Springs	MR/AG	MDR/AG	5.3/10.0	5.1	16	27	85	Vineyard	Extend sewer lines to site. Increase access with new road to Sulphur Springs Ave. Not completely within Urban Limit Line.	None Currently identified	27	
6	009-441-023	Spring Street	MR	MDR	4.4	5.1	16	22	70	Vineyard	Water, sewer, and storm drain available.	None Currently identified	22	
7	009-552-001	Pope Street	MR	MDR	4.6	5.1	16	24	74	Vineyard	Water, sewer and storm drain available.	None Currently identified	24	
<b>High Density</b>														
8	009-502-007	684 McCorkle Place	HR	HDR	0.5	16.1	28	9	15	City-owned	Water, sewer and storm drain available.	None Currently identified	9	
9	009-590-010	1515 Spring Street	HR	HDR	0.9	16.1	28	14	25	Single-family residence	Water, sewer and storm drain available.	None Currently identified	14	
10	009-590-003	1447 Spring Street	HR	HDR	1.5	16.1	28	24	42	Single-family residence	Water, sewer and storm drain available.	None Currently identified	24	
11	009-191-006	1600 Main Street	MR	MDR	1.8	5.1	16	n.a.	n.a.	15 apts and 4 single-family units	Water, sewer and storm drain available. Rezone or split-Zone to high density.	None Currently identified	9 (d)	
<b>Other</b>														
12	009-150-006	Library Ave./Adams	CB/AG	CB/AG	3.6/2.0	n.a.	28	n.a.	28	Vacant	Water, sewer, and storm drain available. Not completely within Urban Limit Line.	None Currently identified	28	
<b>Total</b>								<b>307</b>	<b>924</b>					<b>335</b>

**Notes:**

- (a) AG = Agriculture, CB = Central Business, HR = High Density Residential, MR = Medium Density Residential.
- (b) AG = Agriculture, CB = Central Business, HDR = Higher Density Residential, MDR = Medium Density Residential.
- (c) Based on minimum density requirements where appropriate.
- (d) Estimate of new units based on 16.1 minimum allowable density, less the existing 19 units.

Sources: City of St. Helena staff, 2014.

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**Table 43: Available Land Inventory Summary, Other Vacant/Underutilized Sites**

Site Number	APN	Address	Current Zoning (a)	Current Gen. Plan (b)	Acreage	Allowable Density (du/ac)		Potential Unit Capacity		Existing Use	Infrastructure Capacity	Environment Constraint
						Min.	Max.	Min.	Max.			
<b>Low Density</b>												
13	009-391-020	Spring Street	WW/LR-1A	WW/LDR	8.7/5.6	n.a.	1	n.a.	5	Vacant	Water, sewer and storm drain available. Rezone to MR.	None Current identified
<b>Medium Density</b>												
14	009-030-005	No Address	MR	MDR	15.5	5.1	16	79	248	Vineyard	Extend water, sewer, and storm drains from the proposed public street.	Flood Protect Project - terr;
15	009-173-011	Stockton	MR	MDR	0.4	5.1	16	2	6	Vacant	All utilities available.	None identifi
16	009-222-003	1521 Oak Avenue	MR	MDR	0.2	5.1	16	1	3	Vacant	All utilities available.	None identifi
17	009-270-004	Kearney	MR	MDR	0.2	5.1	16	1	4	Underutilized	All utilities available.	None identifi
18	009-304-013	1405 Adams	MR	MDR	0.2	5.1	16	1	4	Vacant	All utilities available.	None identifi
19	009-305-046	Madrona	MR	MDR	0.2	5.1	16	1	3	Underutilized	All utilities available.	None identifi
20	009-305-047	Madrona	MR	MDR	0.2	5.1	16	1	2	Underutilized	All utilities available.	None identifi
21	009-311-005	Ailyn	MR	MDR	0.1	5.1	16	1	2	Underutilized	All utilities available.	None identifi
22	009-312-005	1623 Adams	MR	MDR	0.2	5.1	16	1	4	Underutilized	All utilities available.	None identifi
23	009-312-050	Stockton	MR	MDR	0.1	5.1	16	1	2	Underutilized	All utilities available.	None identifi
24	009-313-041	Spring	MR	MDR	0.4	5.1	16	2	7	Vacant	All utilities available.	None identifi
25	009-362-016	Sulphur Springs	MR	MDR	0.4	5.1	16	2	6	Vineyard	No public water, sewer, or storm drain currently available.	None identifi
26	009-401-042	Crinella	MR	MDR	0.1	5.1	16	1	2	Underutilized	All utilities available.	None identifi
27	009-403-013	Park	MR	MDR	0.1	5.1	16	1	2	Underutilized	All utilities available.	None identifi
28	009-431-019	Sulphur Springs	MR	MDR	0.2	5.1	16	1	2	Vacant	All utilities available.	None identifi
29	009-441-021	Olive	MR	MDR	0.2	5.1	16	1	3	Vacant	All utilities available.	None identifi
30	009-710-006	Quail Court	MR	MDR	0.4	5.1	16	2	6	Vacant	All utilities available.	None identifi
<b>High Density</b>												
31	009-180-034	Vidovich	HR	HDR	13.4	16.1	28	216	376	Vineyard	No public water, sewer, or storm drains. Improvements needed to surrounding streets.	Recommend rezone to agriculture
32	009-503-001	Pope	HR	HDR	1.0	16.1	28	16	28	Underutilized	All utilities available.	None identifi
<b>Woodlands Watershed</b>												
33	009-131-002	Spring Mountain	WW	WW	32.2	n.a.	0.2 (d)	n.a.	6	Vacant	No public water or sewer.	Biological, sk
34	009-131-043	Spring Mountain	WW	WW	29.3	n.a.	0.2 (d)	n.a.	6	Vacant	No public water or sewer.	Biological, sk
35	009-131-039	Spring Mountain	WW	WW	5.0	n.a.	0.2 (d)	n.a.	1	Vacant	No public water or sewer.	Biological, sk
<b>Other</b>												
36	009-070-033	1000 Mills	SC/AG	SC/AG	6.1/4.2	n.a.	10	n.a.	20	Vacant	No public water, sewer, or storm drains. Improvements needed to surrounding streets. Not completely within Urban Limit Line.	None identifi
37	009-180-008	905 Main	SC	SC	0.3	n.a.	n.a.	Unknown	Unknown	Vacant		
38	009-580-009	Dowdell	IND	I	0.8	n.a.	n.a.	Unknown	Unknown	Underutilized		
39	009-580-026	Main/Vintage	SC	SC	0.9	n.a.	n.a.	Unknown	Unknown	Underutilized		
<b>Total</b>								<b>329</b>	<b>747</b>			

**Notes:**

(a) AG = Agriculture, CB = Central Business, IND = Industrial, HR = High Density Residential, MR = Medium Density Residential, LR-1A = Low Density Residential One Acre Minimum, SC = Service Commercial, and WW = Woodlands and Watershed.

(b) AG = Agriculture, CB = Central Business, I = Industrial, HDR = Higher Density Residential, MDR = Medium Density Residential, LDR = Low Density Residential SC = Service Commercial, and I = Industrial.

(c) Based on minimum density requirements where appropriate.

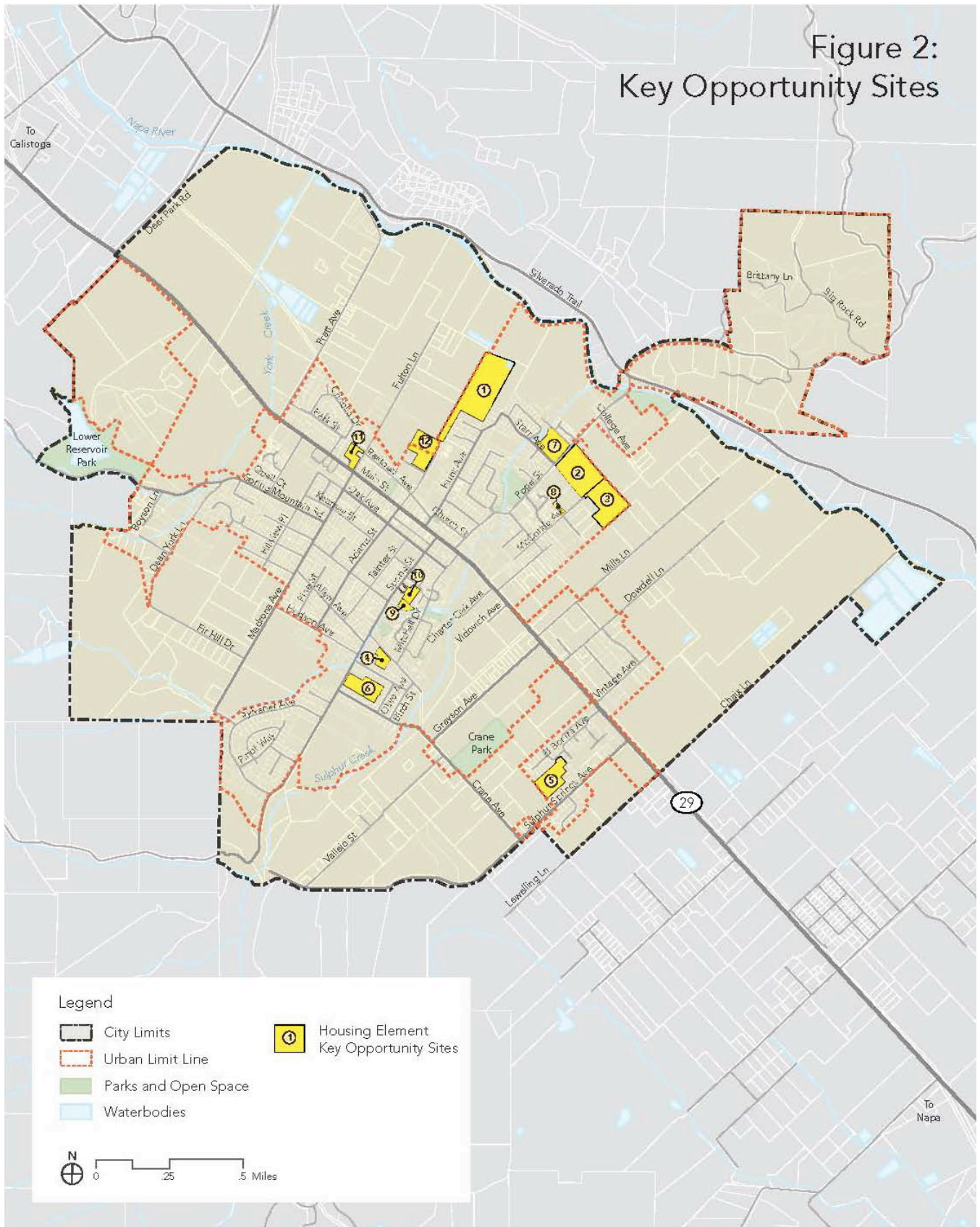
(d) Allowable density of one dwelling unit per five acres.

Sources: City of St. Helena staff, February 2009; BAE, 2009.



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Figure 2:  
Key Opportunity Sites

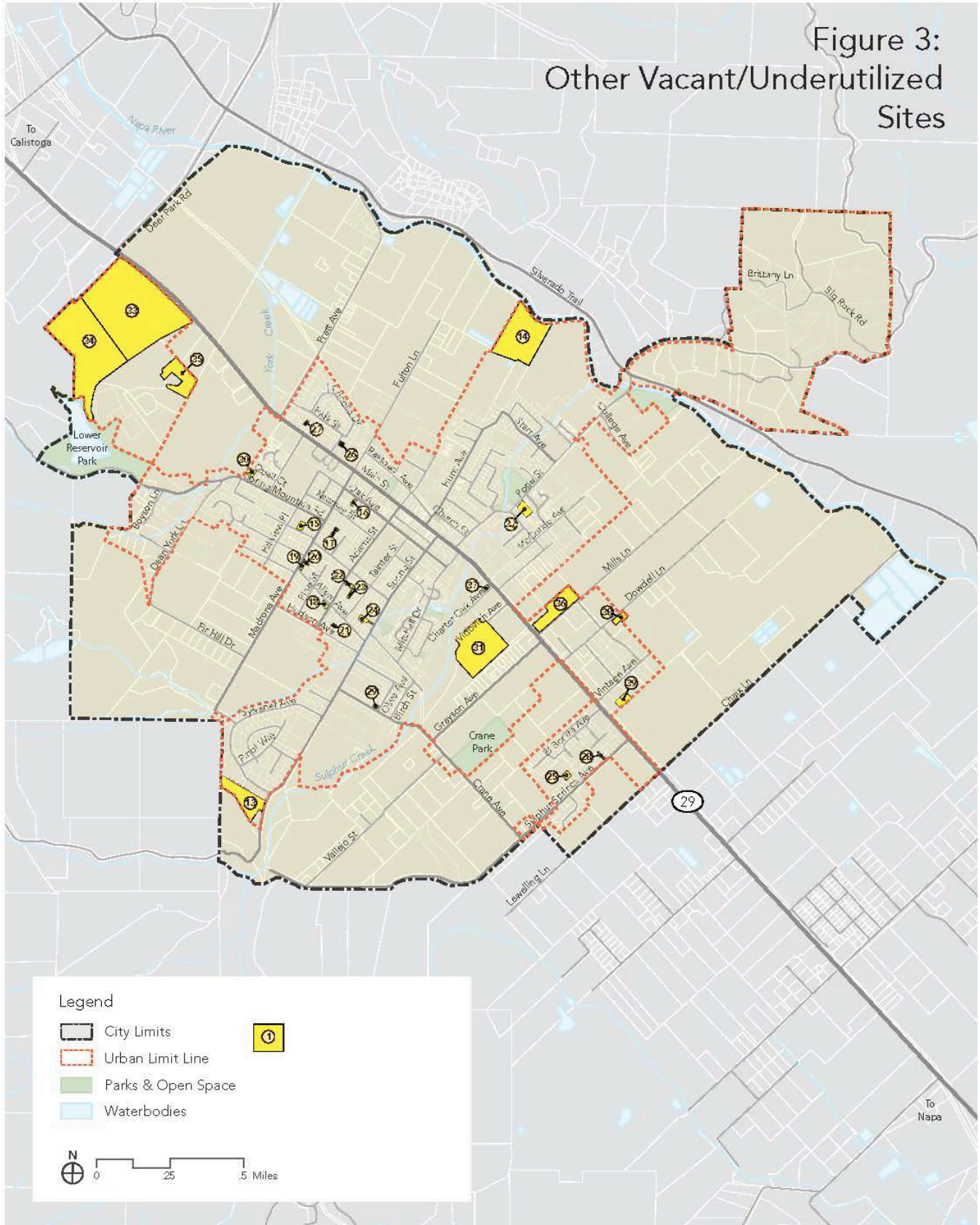


Source: City of St. Helena; County of Napa  
January 2009



# Excerpts From St. Helena 2014 Housing Assessment

Figure 3:  
Other Vacant/Underutilized  
Sites



**Legend**

- City Limits
- Urban Limit Line
- Parks & Open Space
- Waterbodies
- ①

**Scale:** 0 0.25 0.5 Miles

**North Arrow:** N

Source: City of St. Helena; County of Napa  
January 2009

# Excerpts From St. Helena 2014 Housing Assessment

**Table 32: Single Female-Headed Households with Children, 2000 and 2012**

	City of St. Helena				Napa County				Bay Area			
	2000 (a)		2012 (est.)		2000 (a)		2012 (est.)		2000 (a)		2012 (est.)	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
<b>Single Female-Headed Households with Children (b)</b>												
Owner	71	3.0%	0	0.0%	771	1.7%	751	1.7%	44,170	1.8%	40,876	1.8%
Renter	83	3.5%	127	4.7%	1,468	3.2%	1,662	3.2%	90,138	3.7%	101,674	3.7%
<b>Total: Single Female-Headed Households with Child</b>	<b>154</b>	<b>6.5%</b>	<b>127</b>	<b>4.7%</b>	<b>2,239</b>	<b>4.9%</b>	<b>2,427</b>	<b>4.9%</b>	<b>134,308</b>	<b>5.4%</b>	<b>141,177</b>	<b>5.4%</b>
<b>Total Households</b>	<b>2,380</b>		<b>2,712</b>		<b>45,402</b>		<b>49,209</b>		<b>2,466,019</b>		<b>2,592,145</b>	

Notes:

- (a) 2000 figures were derived using Census 2000 Summary File 1 total households estimates and Summary File 3 single female-headed households by tenure distribution estimates.
- (b) Family household with a female head of household, no husband present, and one or more household members under the age of 18, as defined by the U.S. Census.

Sources: Census 2000; 2008-2012 American Community Survey 5-year estimates.

**Table 31: Large Family Households and Housing Cost Burden, City of St. Helena, 2010**

	All Income Levels		Extremely Low-Income (Less than 30% of AMFI)		Very Low-Income (30% to 50% of AMFI)		Low-Income (50% to 80% of AMFI)		Moderate and Above (Over 80% of AMFI)	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
<b>Owner Households</b>										
With 0% to 30% Housing Cost Burden	75	39.5%	0	-	0	0.0%	0	0.0%	75	55.6%
With 30% to 50% Housing Cost Burden	40	21.1%	0	-	0	0.0%	20	50.0%	20	14.8%
With 50% or Greater Housing Cost Burden	0	0.0%	0	-	0	0.0%	0	0.0%	0	0.0%
<b>Subtotal: Owner-Occupied Households</b>	<b>120</b>	<b>60.5%</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>0.0%</b>	<b>20</b>	<b>50.0%</b>	<b>100</b>	<b>70.4%</b>
<b>Renter Households</b>										
With 0% to 30% Housing Cost Burden	25	13.2%	0	-	0	0.0%	0	0.0%	25	18.5%
With 30% to 50% Housing Cost Burden	45	23.7%	0	-	15	100.0%	20	50.0%	10	7.4%
With 50% or Greater Housing Cost Burden	0	0.0%	0	-	0	0.0%	0	0.0%	0	0.0%
<b>Subtotal: Renter-Occupied Households</b>	<b>70</b>	<b>36.8%</b>	<b>0</b>	<b>-</b>	<b>15</b>	<b>100.0%</b>	<b>20</b>	<b>50.0%</b>	<b>35</b>	<b>25.9%</b>
<b>Total Households</b>	<b>190</b>	<b>97%</b>	<b>0</b>	<b>-</b>	<b>15</b>	<b>100%</b>	<b>40</b>	<b>100%</b>	<b>135</b>	<b>96%</b>

Note:

- (a) Figures reported above are based on the HUD-published CHAS data, derived from the 2006-2010 American Community Survey. CHAS household income categories reflect HUD-defined household income limits in HUD-specified geographic areas. HUD defines large families as those with 5 or more persons. Numbers may not add up due to HUD rounding of published data.

Sources: 2006-2010 CHAS, huduser.org, 2014.

**Table 30: Family and Non-Family Households by Size, 2000 and 2012**

Household Type and Size	City of St. Helena				Napa County				Bay Area			
	2000		2012 (est.)		2000		2012 (est.)		2000		2012 (est.)	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
<b>Family Households (a)</b>												
2-person Household	652	27.4%	987	36.4%	13,309	29.3%	14,838	30.2%	593,764	24.1%	641,784	24.8%
3-person Household	281	11.8%	285	10.5%	6,323	13.9%	6,050	12.3%	362,953	14.7%	398,478	15.4%
4-person Household	294	12.4%	210	7.7%	5,785	12.7%	6,739	13.7%	335,693	13.6%	372,015	14.4%
5+ -person Household	255	10.7%	120	4.4%	5,277	11.6%	5,969	12.1%	302,060	12.2%	271,553	10.5%
<b>Subtotal: Family Households</b>	<b>1,482</b>	<b>62%</b>	<b>1,602</b>	<b>59%</b>	<b>30,694</b>	<b>68%</b>	<b>33,596</b>	<b>68%</b>	<b>1,594,470</b>	<b>65%</b>	<b>1,683,830</b>	<b>65%</b>
<b>Non-Family Households (a)</b>												
1-person Household	752	31.6%	914	33.7%	11,733	25.8%	12,211	24.8%	637,575	25.9%	698,815	27.0%
2-person Household	126	5.3%	145	5.3%	2,384	5.3%	2,742	5.6%	179,385	7.3%	164,960	6.4%
3-person Household	17	0.7%	51	1.9%	373	0.8%	356	0.7%	34,379	1.4%	27,980	1.1%
4-person Household	2	0.1%	0	0.0%	105	0.2%	217	0.4%	12,364	0.5%	11,460	0.4%
5+ -person Household	1	0.0%	0	0.0%	113	0.2%	87	0.2%	7,846	0.3%	5,100	0.2%
<b>Subtotal: Non-Family Households</b>	<b>898</b>	<b>38%</b>	<b>1,110</b>	<b>41%</b>	<b>14,708</b>	<b>32%</b>	<b>15,613</b>	<b>32%</b>	<b>871,549</b>	<b>35%</b>	<b>908,315</b>	<b>35%</b>
<b>Total Households</b>	<b>2,380</b>	<b>100%</b>	<b>2,712</b>	<b>100%</b>	<b>45,402</b>	<b>100%</b>	<b>49,209</b>	<b>100%</b>	<b>2,466,019</b>	<b>100%</b>	<b>2,592,145</b>	<b>100%</b>

Notes:

- (a) A "family" household is two or more related people living together. Non-family households are single people living alone, or two or more unrelated people living together.

Sources: Census 2000; 2008-2012 American Community Survey 5-year estimates.

# Excerpts From St. Helena 2014 Housing Assessment

**Table 29: Elderly Households and Housing Cost Burden, City of St. Helena, 2010**

	All Income Levels		Extremely Low-Income (Less than 30% of AMFI)		Very Low-Income (30% to 50% of AMFI)		Low-Income (50% to 80% of AMFI)		Moderate and Above (Over 80% of AMFI)	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
<b>Owner Households</b>										
With 0% to 30% Housing Cost Burden	515	48.8%	0	0.0%	15	13.6%	35	26.9%	465	69.9%
With 30% to 50% Housing Cost Burden	100	9.5%	0	0.0%	20	18.2%	25	19.2%	55	8.3%
With 50% or Greater Housing Cost Burden	130	12.3%	70	46.7%	30	27.3%	15	11.5%	15	2.3%
<b>Subtotal: Owner-Occupied Households</b>	<b>745</b>	<b>70.6%</b>	<b>70</b>	<b>46.7%</b>	<b>65</b>	<b>59.1%</b>	<b>75</b>	<b>57.7%</b>	<b>535</b>	<b>80.5%</b>
<b>Renter Households</b>										
With 0% to 30% Housing Cost Burden	100	9.5%	10	6.7%	15	13.6%	10	7.7%	65	9.8%
With 30% to 50% Housing Cost Burden	30	2.8%	15	10.0%	0	0.0%	0	0.0%	15	2.3%
With 50% or Greater Housing Cost Burden	170	16.1%	55	36.7%	25	22.7%	40	30.8%	50	7.5%
<b>Subtotal: Renter-Occupied Households</b>	<b>310</b>	<b>29.4%</b>	<b>80</b>	<b>53.3%</b>	<b>45</b>	<b>40.9%</b>	<b>55</b>	<b>42.3%</b>	<b>130</b>	<b>19.5%</b>
<b>Total Households</b>	<b>1,055</b>	<b>100%</b>	<b>150</b>	<b>100%</b>	<b>110</b>	<b>100%</b>	<b>130</b>	<b>100%</b>	<b>665</b>	<b>100%</b>

Note:

(a) Figures reported above are based on the HUD-published CHAS data, derived from the 2006-2010 American Community Survey. CHAS household income categories reflect HUD-defined household income limits in HUD-specified geographic areas. HUD defines elderly as age 62 and up. Numbers may not add up due to HUD rounding of published data.

**Table 28: Household Tenure by Age of Householder, 2000 and 2012**

Age of Householder	City of St. Helena				Napa County				Bay Area			
	2000 (a)		2012 (est.)		2000 (a)		2012 (est.)		2000 (a)		2012 (est.)	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
<b>Owner-Occupied</b>												
15-24	9	0.4%	0	0.0%	152	0.3%	78	0.2%	8,496	0.3%	5,632	0.2%
25-34	25	1.1%	8	0.3%	1,943	4.3%	1,777	3.6%	134,030	5.4%	104,156	4.0%
35-54	542	22.8%	329	12.1%	12,934	28.5%	11,339	23.0%	695,711	28.2%	639,903	24.7%
55-64	301	12.7%	399	14.7%	5,365	11.8%	7,168	14.6%	245,606	10.0%	333,925	12.9%
65-74	221	9.3%	372	13.7%	4,426	9.7%	5,158	10.5%	174,781	7.1%	203,998	7.9%
75 and older	233	9.8%	305	11.2%	4,734	10.4%	4,935	10.0%	165,335	6.7%	179,493	6.9%
<b>Subtotal: Owner-Occupied</b>	<b>1,332</b>	<b>56%</b>	<b>1,413</b>	<b>55%</b>	<b>29,554</b>	<b>65%</b>	<b>30,455</b>	<b>63%</b>	<b>1,423,958</b>	<b>58%</b>	<b>1,467,107</b>	<b>56%</b>
<b>Renter-Occupied</b>												
15-24	21	0.9%	114	4.2%	1,030	2.3%	1,085	2.2%	78,151	3.2%	71,707	2.8%
25-34	241	10.1%	160	5.9%	3,927	8.7%	4,763	9.7%	316,675	12.8%	308,589	11.9%
35-54	489	20.5%	606	22.3%	7,083	15.6%	7,433	15.1%	437,577	17.7%	465,017	17.9%
55-64	93	3.9%	153	5.6%	1,369	3.0%	2,845	5.8%	83,920	3.4%	140,586	5.4%
65-74	48	2.0%	76	2.8%	799	1.8%	1,208	2.5%	56,975	2.3%	67,929	2.6%
75 and older	157	6.6%	190	7.0%	1,640	3.6%	1,420	2.9%	68,763	2.8%	71,210	2.7%
<b>Subtotal: Renter-Occupied</b>	<b>1,048</b>	<b>44%</b>	<b>1,299</b>	<b>45%</b>	<b>15,848</b>	<b>35%</b>	<b>18,754</b>	<b>37%</b>	<b>1,042,061</b>	<b>42%</b>	<b>1,125,038</b>	<b>44%</b>
<b>Total Households</b>	<b>2,380</b>	<b>100%</b>	<b>2,712</b>	<b>100%</b>	<b>45,402</b>	<b>100%</b>	<b>49,209</b>	<b>100%</b>	<b>2,466,019</b>	<b>100%</b>	<b>2,592,145</b>	<b>100%</b>

Notes:

(a) 2000 figures were derived using Census Summary File 1 total household figures, and Census Summary File 3 households by age of householder and tenure distribution figures.

Sources: Census 2000; 2008-2012 American Community Survey 5-year estimates.



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**Table 27: Civilian Non-Institutionalized Population with Disabilities, 2012**

<b>Age Range and Disability Type</b>	<b>City of St. Helena</b>		<b>Napa County</b>		<b>Bay Area</b>	
	2012		2012		2012	
	Population	Percent of Total	Population	Percent of Total	Population	Percent of Total
<b>Age 5-17</b>	30	0.5%	756	0.6%	37,943	0.6%
<i>Hearing Disability</i>	0	0.0%	122	0.1%	5,069	0.1%
<i>Vision Difficulty</i>	11	0.2%	124	0.1%	6,087	0.1%
<i>Cognitive Difficulty</i>	24	0.4%	550	0.4%	26,707	0.4%
<i>Ambulatory Difficulty</i>	0	0.0%	53	0.0%	5,832	0.1%
<i>Self-Care Difficulty</i>	0	0.0%	76	0.1%	8,993	0.1%
<b>Age 18-64</b>	196	3.6%	6,269	5.0%	308,097	4.6%
<i>Hearing Disability</i>	83	1.5%	1,314	1.0%	58,754	0.9%
<i>Vision Difficulty</i>	47	0.9%	893	0.7%	49,048	0.7%
<i>Cognitive Difficulty</i>	14	0.3%	2,892	2.3%	133,208	2.0%
<i>Ambulatory Difficulty</i>	83	1.5%	2,769	2.2%	143,630	2.2%
<i>Self-Care Difficulty</i>	0	0.0%	1,404	1.1%	57,066	0.9%
<i>Independent Living Difficulty</i>	0	0.0%	2,397	1.9%	113,163	1.7%
<b>Age 65 and Over</b>	411	7.5%	7,254	5.7%	299,738	4.5%
<i>Hearing Disability</i>	182	3.3%	3,275	2.6%	116,201	1.7%
<i>Vision Difficulty</i>	53	1.0%	1,206	1.0%	52,207	0.8%
<i>Cognitive Difficulty</i>	119	2.2%	1,786	1.4%	82,959	1.2%
<i>Ambulatory Difficulty</i>	179	3.3%	4,597	3.6%	191,446	2.9%
<i>Self-Care Difficulty</i>	64	1.2%	1,794	1.4%	83,225	1.3%
<i>Independent Living Difficulty</i>	163	3.0%	2,956	2.3%	152,367	2.3%
<b>Total Disabled Population</b>	637	11.7%	14,279	11.3%	645,778	9.7%
<b>Total Population 5 Years and Over</b>	5,464		126,434		6,650,852	

Source: 2008-2012 American Community Survey 5-year estimates.

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**Table 25: Affordable Rents, Napa County, 2014**

Year/Income Category (a)	Income Limits/Household Size							
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
2014: Median \$86,100								
Extremely Low -Income	\$18,100	\$20,700	\$23,300	\$25,850	\$27,950	\$30,000	\$32,100	\$34,150
Very Low -Income	\$30,150	\$34,450	\$38,750	\$43,050	\$46,500	\$49,950	\$53,400	\$56,850
Low -Income	\$46,150	\$52,750	\$59,350	\$65,900	\$71,200	\$76,450	\$81,750	\$87,000
Median Income	\$60,250	\$68,900	\$77,500	\$86,100	\$93,000	\$99,900	\$106,750	\$113,650
Moderate-Income	\$72,300	\$82,650	\$92,950	\$103,300	\$111,550	\$119,850	\$128,100	\$136,350

Affordable Rents (b)	Unit Size				
	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
<b>Extremely Low -Income</b>					
1-Person	\$417				
2-Person		\$464			
3-Person			\$509		
4-Person				\$554	
5-Person					\$587
<b>Very Low -Income</b>					
1-Person	\$718				
2-Person		\$807			
3-Person			\$895		
4-Person				\$984	
5-Person					\$1,051
<b>Low -Income</b>					
1-Person	\$1,118				
2-Person		\$1,265			
3-Person			\$1,410		
4-Person				\$1,556	
5-Person					\$1,668
<b>Moderate-Income</b>					
1-Person	\$1,772				
2-Person		\$2,012			
3-Person			\$2,250		
4-Person				\$2,491	
5-Person					\$2,677
Included Utilities (c)	\$83	\$84	\$93	\$102	\$110

**Notes:**

- (a) Income limits are 2014 California Department of Housing and Community Development income limits for Napa County.
- (b) Affordable rents equal 30 percent of gross monthly income minus a utility allowance derived from figures released by the Housing Authority of the City of Napa for 2013. Allowances include electricity for heating, cooking, water heating and other electric. Household size appropriate for unit size as defined by California Health and Safety Code 50052.5(h).
- (c) Included utilities represents utility costs normally included in rent. These are water, sewer and trash collection.

Sources: HCD, 2014; City of Napa Housing Division, 2013.

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**Table 24: Market-Rate Apartment Rental Rates, St. Helena, 2014**

Development/Address	Units	Studio	1 Bedroom	2 Bedrooms
Tripoli Court/1600 Main Street	18			\$700
Cottages at Southbridge/1000 Brown St.	17			\$1,450-\$1,650
1133 Edwards St.	5		\$1,385 \$985 \$1,285 \$1,485	\$1,650
1145 Edwards St.	4			\$1,550 \$1,200 \$1,685 \$1,725
957 Hunt	6		\$1,295	
630 Sunnyside Road (a)	1	\$1,150		
Rosebud Lane (a)	1			\$1,750
Pratt Avenue (a)	1	\$1,250		
Monte Vista (a)	1			\$1,595
Second unit; address not available (a)	1	\$750		
Second unit; address not available (a)	1	\$1,150		
Second unit; address not available (a)	1		\$1,350	
Unit in 5-Flex Building (a)	1		\$1,150	
<b>Average Rent, Napa County (b)</b>		<b>\$850</b>	<b>\$1,317</b>	<b>\$1,425 (c)</b> <b>\$1,474 (d)</b> <b>\$1,736 (e)</b>

(a) Rents as advertised on Craigslist, February-March 2014.

(b) Average rents for 2013 for Napa County as reported by RealFacts.

(c) Two bedroom townhouse.

(d) Two bedroom, one bathroom unit.

(e) Two bedroom, two bathroom unit.

Source: RealFacts, 2013; Craigslist, 2014; Christine O'Rourke Community Planning, 2014.

### Summary

The disabled population of St. Helena equals around 12 percent of the total population ages five years and above. Napa County has a similar percentage, while the Bay Area as a whole about 10 percent of the total population has disabilities. In St. Helena, people in the 65 and older age category represent the greatest number of people with disabilities.

Elderly households represent a higher percentage of the total households in St. Helena, at about 35 percent as compared to approximately 26 percent in Napa County and 20 percent in the Bay Area. Elderly owner households are more likely to have high housing cost burdens compared to all St. Helena households.

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Large family households in St. Helena constitute about 4 percent of total households, which is much lower than the rates in Napa County and the Bay Area. All of the 55 lower-income large families have excessive housing cost burdens.

Single female-headed households with children represent around 5 percent of total St. Helena households. Although the number of single female-headed households is small, it is likely that a higher percentage of these types of households relative to the general household population in St. Helena have incomes below the poverty line.

Finally, St. Helena addresses the needs of both farmworker and homeless needs through countywide cooperation. The Napa County Farmworker Housing Needs Assessment concluded that farm labor centers only meet the needs of a small subsection of farmworkers. The majority of farmworkers cited a need for more year-round, affordable family housing located close to work sites.

The current supply of emergency shelters, transitional housing, and permanent supportive housing does not meet the demand for each of these housing types. To meet its share of the homeless population's housing needs, St. Helena must designate zoning districts adequate to accommodate an emergency shelter for at least 3 homeless individuals. These districts must allow emergency shelters without a conditional use permit. Program HE1.Q committed the City to allowing emergency shelters in the Commercial and Industrial zoning districts as a permitted use.

In addition, the City must implement Program HE1.R to amend the Municipal Code to treat transitional housing, as defined in Section 50675.2 of the Health and Safety Code, and supportive housing, as defined in Section 50675.14 of the Health and Safety Code, as residential uses. As required by state law, transitional and supportive housing must be subject only to the same permitting process as other similar residential uses in the same zone without undue special regulatory requirements. For example, a proposed multifamily supportive housing project would be subject to the same permitting process as any other similar multifamily development in the same zoning district.

## Special Needs Populations

California Government Code Section 65583 (a) (7) requires an analysis of any special housing needs, "such as those of the elderly, persons with disabilities, large families, farm workers, families with female heads of household, and families and persons in need of emergency shelter."

This section provides estimates of the prevalence of each of these special needs populations, discusses special housing concerns, and analyzes their housing cost burdens within St. Helena to the extent that available data allows. Data sources include the 2000 Census, the 2012 American Community Survey, the California Department of Finance (DoF), the HUD CHAS dataset, California Employment Development Department (EDD), and the Napa County Continuum of Care.

### Persons with Disabilities

Disabilities can take many forms and have numerous implications for housing needs. Many disabled people can live in conventional housing without any modifications, or with only minor modifications, while some disabled people require substantial modifications and/or on-site care to facilitate everyday living. Accessible units can be more expensive to build, due to features such as ramps, extra wide doors, handrails, lowered counters, raised toilets, and a variety of other accessibility elements. Compared to the general population, disabled persons are more likely to live alone, earn less, and be homeless.



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Table 27 presents data on the estimated number of disabled persons in St. Helena, Napa County, and the Bay Area. The 2012 estimates are 5-year estimates based on the 2008-2012 American Community Survey. Around 640 disabled persons over the age of five lived in St. Helena in 2012. This includes approximately 30 persons between the ages of 5 and 17, 196 between the ages of 18 and 64, and 411 persons age 65 and older. St. Helena and Napa County have almost the same percentage of disabled persons (around 11 to 12 percent of the total population), which is slightly higher than the Bay Area disabled population of approximately 10 percent of the total population.

In St. Helena and Napa County, a higher concentration of disabled persons exists among persons in the age 65 and over category, relative to the Bay Area. About 11 percent of the population over the age of 18 in St. Helena and Napa County are disabled, compared to 9 percent in the Bay Area. In St. Helena, the age 65 and over group features a concentration of sensory disabilities and cognitive, ambulatory and independent living difficulties. Furthermore, high rates of hearing, vision, and ambulatory difficulties account for a large part of the 18 to 64 disabled population.

### **Persons Living with Developmental Disabilities**

A person with a developmental disability has a substantial disability that originates during childhood and can be expected to continue through adulthood. Developmental disabilities include mental retardation, cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services currently provides community-based services to approximately 243,000 persons with developmental disabilities through a statewide system of facilities. The North Bay Regional Center provides point of entry to services for people with developmental disabilities in Napa, Sonoma and Solano counties. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. The Center reports that there are a total of 31 individuals with developmental disabilities in the 94574 zip code area, distributed among age groups as follows: 15 children aged 14 years and under; 5 persons aged 15 to 22 years; 11 adults aged 23-65 years; and no adults aged 65.

There are a number of housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating 'barrier-free' design in all, new multifamily housing (as required by California 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 the affordability of housing, as people with disabilities may be living on a fixed income.

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## Elderly

The elderly population often requires special housing to accommodate part-time or full time care. Meanwhile, the elderly are also more likely to have lower incomes than the population in general. Other requirements can include modifications to doors and steps to improve accessibility and installation of hand rails and grab bars to make bathing, toileting, and other daily activities safer.

Housing types such as apartments or condominiums that do not entail high maintenance requirements can also be beneficial as the elderly continue to age and become less able to perform extensive home maintenance work on their own. The elderly are also commonly on fixed incomes while expending more of their income on medical care, which can result in a need for affordable housing.

## Elderly Households

Table 28 presents data for 2000 and 2012 for age of householder. Table 28 is different from Table 4 in that Table 4 presents the age of all residents while Table 28 presents the age of the person whose name the unit is owned or rented under.

St. Helena, similar to Napa County, had a higher percentage of residents over the age of 65 compared to the Bay Area. Around 35 percent of St. Helena households, 26 percent in Napa County, and 20 percent of Bay Area households had heads of households over the age of 65 in 2012. Across all three jurisdictions, more elderly households owned rather than rented their homes.

In 2012, among owner-occupied St. Helena households there are 372 households (about 14 percent of total households) with a head of household between the ages of 65 and 74, and 305 households (11 percent of total households) with a householder age 75 and older. A smaller number of elderly households in St. Helena live in rental units, with 76 households (almost 3 percent of total households) having a householder between ages 65 and 74, and about 190 households (7 percent of total households) with a head of household age 75 and older. Napa County had a lower percentage of elderly owner-occupied households, with nearly 10.5 percent of total households with a head of household between the ages of 65 and 74, and 10 percent of total households headed by an individual age 75 or older. Napa County also had a lower percentage of elderly renter households, with 2.5 percent and 2.9 percent of total households headed by a householder aged 65 to 74 or age 75 and older, respectively. The Bay Area had lower percentages of both owner-occupied households with householders aged 65 to 74 (about 8 percent of total households), with householders age 75 or older (nearly 7 percent of total households) as compared to St. Helena and Napa. For renter households, 2.6 percent of total Bay Area households had a head of household between the ages of 65 and 74, and 2.7 percent were headed by a person age 75 or older.

Additional data from the 2010 Census reveal that St. Helena has a somewhat disproportionate number of females over the age of 64. In 2010, there were about 440 males (about 8 percent of the total population) and 680 females (approximately 12 percent of the total population) over the age of 64. In Napa, the population over age 64 is comprised of the 9,200 males (about 7 percent of the total population) and 11,400 females (just over 8 percent of the total population). Therefore, the percentage of females over the age of 64 is slightly higher in St. Helena than in Napa.

## Elderly Housing Cost Burden

Table 29 contains information from the 2010 Comprehensive Housing Affordability Strategy (CHAS) database. Elderly households, which the CHAS database defines as households with at least one person over the age of 62, are again much more likely to be owner households (71 percent of total elderly households) than renter households (29 percent of total elderly households). The majority of elderly households (58 percent) have affordable housing costs, which is defined as housing cost burdens of less than 30 percent. Twelve percent of

## Excerpts From St. Helena 2014 Housing Assessment

elderly households have excessive housing costs (defined as paying more than 30 percent but less than 50 percent of household income for housing costs), while 28 percent have severe housing cost burdens and pay more than 50 percent of their household income on housing costs.

In comparison to Table 18, which shows the number of total households in St. Helena with high housing cost burdens, approximately 45 percent of all households with housing cost burdens are elderly. All of the extremely low and very low income owner households in St. Helena with excessive or severe housing cost burdens are elderly, while approximately 37 percent of the extremely low and very low income renter households are elderly.

Among low income households with excessive or severe housing cost burdens, 57 percent of owner households and 26 percent of renter households are elderly. Among moderate and above income households with excessive or severe housing cost burdens, 32 percent of owner households with excessive are elderly, while half of renter households are elderly.

### **Additional Elderly Housing Needs**

Given the high proportion of St. Helena households that are elderly, especially elderly age 75 and older, it is important to work to address their housing needs. In her work with the Area Agency on Aging serving Napa and Solano Counties, planner Terry Leeanne Martinson identified a number of needs of the elderly in St. Helena that are currently being met as well as those needs which St. Helena could help meet during this Housing Element planning period.

Ms. Martinson cited the work of the Rianda house, which provides seniors with a meeting place and valuable information on topics ranging from housing and income-assistance to medical referrals, as a welcome and positive resource for the elderly in St. Helena.

### **Large Households**

The U.S. Census defines a large family as one containing five or more related members. The California Department of Housing and Community Development recommends using this definition of a large family. As displayed in Table 30, all large households in St. Helena are family households, and there were 120 large family households in 2012, representing just over 4 percent of all households.

As of 2000, St. Helena had about 255 large households, including only one non-family large household, representing close to 11 percent of the total households in St. Helena. By 2012, the numbers of large households fell by nearly half. This decrease in large families was offset primarily by an increase in 2-person family households, which increased by 51 percent. The share of large households in St. Helena in 2012 is much smaller than that of Napa County (just over 12 percent) and the Bay Area (about 11 percent).

### **Large Family Housing Cost Burden**

Table 31 presents the housing cost burdens for large family households in St. Helena by tenure. The total number of large family households in Table 31 (190 households) derived from HUD- published 2010 CHAS data is higher than the estimate presented in Table 29 (120 households), which is derived from 2012 American Community Survey estimates. Across all income levels, the majority of large households (53 percent of large family households) have affordable housing costs.

About 45 percent of large households have excessive housing cost burdens, while no large households experience severe housing cost burdens. Moreover, there are no large households with extremely low-incomes in St. Helena, and no large households with very low income households who own their own home. On the other hand, all of the very-low income large households who rent their homes (15 households) and all of the low income large households (40 households) have excessive housing costs burdens. The majority of large households with

## Excerpts From St. Helena 2014 Housing Assessment

moderate and above incomes have affordable housing costs, while approximately 22 percent of these households have excessive housing cost burdens.

A comparison of all the housing cost burdens for all households in St. Helena from Table 18 with the housing cost burdens of large families indicates that a disproportionate share of low income households with excessive cost burdens are large households. Half of low income renter households and 80 percent of low income owner households with excessive housing costs are large households.

### Single Female-Headed Households with Children

Single female-headed households with children tend to have a higher need for affordable housing compared to family households in general. In 2012, the poverty rate of female-householder families nationally was 31.8 percent, which was still significantly above the poverty rate of all families (11.8 percent) and married couples (5.8 percent). In addition, single female-headed households with children are more likely to need childcare since the mother is often the sole source of income and the sole caregiver for children within the family.

The information provided in Table 32 is from the 2000 Census and the 2012 American Community Survey. In 2012, the percent of single-female headed households with children in St. Helena (4.7 percent of total households) was slightly less than the percentages calculated in both Napa County (4.9 percent) and the Bay Area (5.4 percent). The total number of households in the City of St. Helena rose by 332 households between 2000 and 2012, while the number of single female-headed households declined by 27 households.

Among St. Helena single-female households in 2012, the entire share of households were renter households (127 households). Napa County and the Bay Area have a higher percentage of owner households (1.7 and 1.8 percent of total households, respectively) and a lower percentage of renter households (3.2 and 3.7 percent of total households, respectively) compared to St. Helena.

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The St. Helena Community Food Pantry, a 501(c) (3) nonprofit agency facilitates food distribution to needy families at the Seventh Day Adventist Church. In 2013, the Food Pantry served around 200 households with 700 individuals. Sixty-six percent of these households accessed the Food Pantry on a monthly basis, which indicates that households' need is based not on an emergency of crisis but due to ongoing food insecurity. The Food Pantry documented that 71 percent of the clients visiting the Food Pantry were Hispanic, 37 percent were children under the age of 18, and 16 percent were seniors. The agency also reports that 20 percent of the clients they served were unemployed, and 9 percent consisted of individuals living in a multi-family household. In 2013, the Food Pantry received applications from 37 households.

The 2009 Housing Element contains Program HE1.Q to address St. Helena's unmet need for emergency shelters. The program states the City will amend the Municipal Code to allow emergency shelters as a permitted use by right in the Commercial and Industrial zoning districts. The action was supposed to be completed by June 30, 2010. Since the City has not yet adopted the required ordinance, it must do so prior to submitting the draft element to HCD for streamlined review.