

Housing Authority of the City of Napa

City of Napa Affordable Housing Reduced Development Fees Concessions and Incentives

Fee Reduction or Incentive	Affordability Requirement	Reduction Amount or Incentive	Governing Ordinance	Who Approves
Toilet Retrofit	100% of median (For Sale) 80% of Median (Rental)	Exempt Exempt	4305	Housing Authority
Street Improvement	100% of Median (For Sale) 80% of Median (Rental) 50% of Median (Rental)	25% 50% 75%	89-480	Planning Commission
Water Connection	110% of Median (For Sale) 60% of Median (Rental) 50% of Median (Rental)	25% 50% 75%	92-310	Housing Authority
Park Fees	25% of units to Low Income	TBD	92-308	Parks Department
Building Fee Deferral	Please See Inclusionary Ordinance Summary	N/A Pd upon Cert Occ.	O1999/20 – Chapter 15.94 Municipal Code	Housing Authority
Priority Processing	Please See Inclusionary Ordinance Summary		O1999/20 – Chapter 15.94 Municipal Code	Planning Department
Increased Density - Owner Occupied Unit	Please See Inclusionary Ordinance Summary	Up to 5% Density Increase	O1999/20– Chapter 15.94 Municipal Code	Housing Authority
Density Bonus	20% of units to Lower Income 10% of units to Very Low Income 50% of units to Senior Citizens	Minimum 25% Density Increase	96-006/Chapter 17.84 Municipal Code	City Council

All figures above refer to the percentage of the Area Median Income, based on family size. Housing costs will not exceed 30% of the appropriate monthly median income limit.

Applicants must request these reductions at the time of project proposal. The applicant must also prepare the appropriate memorandums to the Planning Department, the Public Works Department and to the City Council. All requests can be processed through the Housing Authority.



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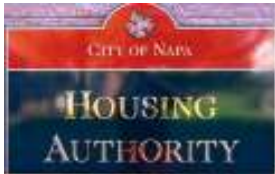
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Revised: MAY 18, 2005 BY [HOUSING AUTHORITY WEBMASTER](#)