



## FOUNTAIN STREET QUICK FACTS



### DESIGN & DEVELOPMENT TEAM

Developers: Our Town St Helena and Burbank Housing  
Architect: Van Meter Williams Pollack  
Civil Engineer: BFK Engineers  
Landscape Architect: Quadriga Landscape Architects and Planning

### SITE AND LOCATION

1.75-acre vacant site across Highway 29 from St Helena High School; located at a gateway entrance to St. Helena, the development is designed at a scale that fits well in its location in St. Helena and the surrounding area.

Bounded by Main Street (Highway 29) on the west; Fountain Court on the east; Dowdell Lane on the south; Mills Lane on the north

### DESCRIPTION

- 39 rental apartments, 1 manager's unit
- 100 percent affordable for households earning 80 percent and below Area Median Income
- Mix of 1-, 2- and 3-bedroom apartments
  - 9 1-BR
  - 19 2-BR
  - 12 3-BR
- Includes a community hub with indoor and outdoor common areas, central play area, community table, teen lounge, kitchen
- Sustainability features integrated throughout
  - Solar panels to serve the property
  - Electric vehicle charging
  - Drought tolerant landscaping with native, non-invasive species
  - Grey water irrigation
  - Energy Star-rated appliances
  - Bicycle parking spaces (16, indoors and outdoors)
  - Located within walking distance to schools, Downtown St Helena, public transit stops
- 56 automobile parking spaces
- Dual use passive open space/bioretention area
- Public art opportunity

## PROJECT STATUS

Development application submitted to City of St. Helena 10/17/24; subject to staff-level review under the City's Zoning Ordinance as a multi-family, affordable housing development that complies with City development and design standards; conditional approval letter anticipated late October/early November 2025

## NEXT STEPS

The team will focus on assembling funding sources, including local and State public sources, Low-Income Housing Tax Credits, grants, and private donations through fundraising efforts. The estimated project cost is \$27 million.



*Fountain Street Site Plan*

## AFFORDABILITY

The household income upper threshold is 80 percent of Area Median Income (AMI), and the final income mix will be known when financing sources are confirmed. In 2025 for a four-person household, the AMI for Napa County is \$146,700. Rents will be based on income ranges, household size and bedroom count at the time leasing occurs. As a 100 percent affordable housing development, all rents will be well below market rate serving low-income residents.

## CONTACT

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