



# NFUMC WORKFORCE HOUSING NAPA, CA

## Workforce Housing for First United Methodist Church in Napa

**Client:** [Burbank Housing and Napa Valley Community Housing](#)

**Site Area:** 0.74 acre

**Density:** 46 units - 100 DUA

**Completion:** Q4 2026

**Construction est.:** \$40M

**Website:** [VMWP](#)

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The development located at 629 Randolph Street is a forty-six unit mixed-use workforce rental housing community in downtown Napa on the property of the Napa First United Methodist Church (NFUMC) using the new SB4 legislation allowing Affordable Housing by right on religious organization's property. The project, which fronts triangle park at Fourth, Franklin and Division Streets, is proposed on 0.74 acres of the NFUMC's 1.21 acre site, retaining the Sanctuary Building. The housing structure is a 4 story building with a lobby, management spaces, bike parking, community spaces and garden, while also leasing back 6,090 sf to the Church on the ground level. The resident parking of 60 spaces is provided in a split level podium, with access from Fourth and Division St.

The design proposes to create a desirable mixed-use community that is in harmony with and enhances the character of the surrounding neighborhood. The buildings have been pushed to the north and east perimeter of the project site, most proximate to the more intensive uses of the downtown core and adjacent to Triangle Park, away from the residential and visitor serving uses.