

*Section 3:*

## Housing Policies for Achieving the Vision

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### 3.1 Policy Approach

Napa is part of the metropolitan Bay Area employment and housing market. Balancing local shares of regional housing needs with appropriate sites for housing is a challenge given longstanding countywide goals for agricultural protection and a voter approved Rural Urban Limit line. There is a limited amount of remaining vacant land in Napa for all uses, including housing. As the vacant land supply diminishes, the City is increasingly looking to reuse its mixed-use areas, such as Downtown, to meet future needs and is beginning to see attractive mixed use developments.

The City's housing policies and programs are grouped by the goals described in the preceding section. *Policies are numbered by goal (i.e. Policy 1 under Goal H1 is numbered Policy H1.1). Implementation programs are noted alpha-numerically by goal (i.e., the first program under Goal H1 is noted as Program H1.A).*

Another challenge of the Housing Element is to accommodate local housing needs while ensuring that new housing will "fit-in" with the character, quality, environmental constraints, and resources of the community and its residential neighborhoods, and be properly managed. Nearly all remaining vacant sites are infill sites with nearby neighbors.

A third challenge is funding for extremely low, very low and low income housing. Federal and state funding for housing has declined dramatically since the 1980's and in 2012 the State dissolved redevelopment agencies, which had provided "20 percent set aside" funds for affordable housing throughout the City. These changes have resulted in local communities taking on a more active role in facilitating the provision of such housing that meets the needs of the community. In recognition of these conditions, the City of Napa is committed to working with other agencies and non-profit organizations to maximize affordable housing opportunities.

Questions considered in this Housing Element update include: Where in Napa can additional residential units be accommodated for extremely low, very low, and moderate income households? What can the City do—in collaboration with other agencies, non-profits, and for-profit developers—to encourage the construction of needed extremely low, very low, low, moderate, and just-above-

moderate income housing? What can be done to assist those households with special needs such as the elderly, homeless, physically or emotionally disabled, and others? What strategies can the City utilize to reduce the cost of housing or increase the availability of funding to produce new affordable housing units?

## Goal H1 — Napa Is a Vital and Diverse Community

Policy H1.1 **Efficient Use of Land.** The City shall promote creative and efficient use of vacant and built on land within its RUL to help maintain the City's preeminent agricultural environment and open space.

*Primary Implementing Programs*

- Program H1.A Adequate Sites
- Program H1.B Future Land Use Planning
- Program H1.C Local Housing Need
- Program H1.D Jobs Housing Analyses
- Program H1.F Housing Sites Study of Surplus Institutional Lands
- Program H2.A Adequate Sites for Multi- Family Use
- Program H5.H Housing Transfer Agreements
- Program H5.J Community Outreach Efforts

Policy H1.2 **Provide Adequate Sites.** The City shall maintain an adequate supply of land designated for all types of residential development to meet the quantified housing need of 835 City units and up to 57 County units for the state-mandated time frame of the Housing Element (2015 to January 2023).<sup>2</sup> Within this total, the City shall maintain a sufficient supply of land zoned for multi-family housing to meet the quantitative housing need of 317 lower income and 151 moderate income housing units.

*Primary Implementing Programs*

- Program H1.A Adequate Sites
- Program H1.B Future Land Use Planning
- Program H1.F Housing Sites Study of Surplus Lands
- Program H2.A Adequate Sites for Multi- Family Use
- Program H5.J Community Outreach Efforts

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<sup>2</sup> Assumes two transfer agreements are finalized. See Section 6.1 for further discussion.

Policy H1.3 **Minimum Densities.** The City shall not approve development below minimum designated General Plan densities unless physical or environmental constraints preclude its achievement and findings as required per Government Code Section 65863 are adopted. If development on a site is to occur over time, the applicant must show that the proposed development does not prevent subsequent development of the site to its minimum density.

*Primary Implementing Programs*  
Program H1.A Adequate Sites

Policy H1.4 **Efficient Use of Sites.** The City shall make every effort to approve well-designed projects at the mid to high range of General Plan densities.

*Primary Implementing Programs*  
Program H1.A Adequate Sites  
Program H1.C Local Housing Need  
Program H2.A Adequate Sites for Multi-Family Use  
Program H3.A Design Review

Policy H1.5 **Lower Cost Homeownership.** The City will assist in creating new lower cost homeownership opportunities (such as first time homebuyer programs).

*Primary Implementing Programs*  
Program H2.C New Ownership Units  
Program H2.D First Time Homebuyer Programs

Policy H1.6 **Innovative Housing Types.** The City will specifically provide opportunities in regulations for creative or innovative housing types such as co-housing or housing with shared common facilities.

*Primary Implementing Programs*  
Program H1.A Adequate Sites  
Program H1.B Future Land Use Planning  
Program H1.C Local Housing Need  
Program H1.F Housing Sites Study of Surplus Institutional Lands  
Program H2.J Duplex and Triplexes in Other Areas  
Program H3.C Housing Mix  
Program H4.A Emergency Shelters  
Program H4.B Permanent Supportive/Transitional Housing

Program H4.F Encourage Well Managed New SRO Permanent Housing  
Program H4.H Coordination with Napa County and Other Actions to address Farmworker Housing  
Program H5.A Universal Design

Policy H1.7 **Density Bonuses.** The City recognizes that density bonuses help achieve housing goals and shall promote their use consistent with the provisions of state law for qualifying lower and moderate income housing development (and child care facilities).

*Primary Implementing Programs*

Program H1.A Adequate Sites  
Program H1.B Future Land Use Planning  
Program H1.F Housing Sites Study of Surplus Institutional Lands

Policy H1.8 **Density Flexibility for Multi-Family.** The City may approve, through a Use Permit Process, a housing density that exceeds the limit for its “pod” (a geographical subarea used in the General Plan) up to the maximum allowed by the Multi-Family Residential land use category when:

- a. The site is within one-half mile of a transit stop and services (“services” mean retail centers where daily goods and services are provided such as markets, dry cleaners, pharmacies, deli’s and similar uses);
- b. Project impacts are mitigated;
- c. The project constructs affordable units onsite; and
- d. The project provides high quality design that fits with the surrounding neighborhood and incorporates attractive and usable common/open areas.

The amount of the density increase shall be based on the extent to which the project satisfies the four criteria listed above. Applicants may also be given credit for optional benefits.

*Optional:*

- a. The project provides underground parking
- b. The project provides specific benefits to the neighborhood (trail, plaza, etc.)

*Primary Implementing Programs*

Program H1.A Adequate Sites

Policy H1.9 **Housing and Jobs Balance.** The City shall continue to make it a priority to balance and promote housing opportunities to meet the needs of the workforce in Napa. The City shall continue to recognize Napa's housing needs (i.e., population growth needs, employment needs and regional housing needs) when considering non-residential development proposals.

*Primary Implementing Programs*

Program H1.A Adequate Sites  
Program H1.B Future Land Use Planning  
Program H1.D Jobs-Housing Analyses  
Program H1.E Job Impact Analysis  
Program H1.F Employee Housing  
Program H1.F Housing Sites Study for Surplus Institutional Lands  
Program H2.I Preferences in Affordable Housing

Policy H1.10 **Employee Housing.** The City shall encourage employers developing large projects (100 employees) to provide housing opportunities for their employees onsite or offsite.

*Primary Implementing Programs*

Program H1.E Job Impact Analysis  
Program H1.F Employee Housing

Policy H1.11 **Air Rights Development.** The City shall promote residential and/or mixed residential/non-residential "air rights" development over City parking lots.

*Primary Implementing Programs*

Program H1.A Adequate Sites  
Program H1.B Future Land Use Planning  
Program H1.F Housing Sites Study of Surplus Institutional Lands

**Policy H1.12 Seek Housing Opportunities on Institutional Lands.** In collaboration with other public agencies, the City shall undertake a review of publically-owned and other institutional lands that may become available or may not be officially “surplus” to consider their viability for residential use.

*Primary Implementing Programs*

Program H1.A Adequate Sites

Program H1.B Future Land Use Planning

Program H1.F Housing Sites Study of Surplus Institutional Lands

**Policy H1.13 Priority for Housing on Surplus City Sites.** The City shall give high priority for affordable housing (or affordable housing as part of a mixed-use project) when City owned sites become surplus. These include the City Corporation Yard site should that site become surplus, and City-owned property in the Downtown should a consolidated City Hall complex be constructed.

*Primary Implementing Programs*

Program H1.A Adequate Sites

Program H1.B Future Land Use Planning

Program H1.F Housing Sites Study of Surplus Institutional Lands

Program H2.E Identify Potential Acquisition Sites

**Policy H1.14 Surplus Institutional Lands.** The City shall encourage redevelopment of surplus institutional lands (including School District, Sanitation District, College, County, Caltrans, churches) with affordable housing or affordable housing as part of a mixed-use project.

*Primary Implementing Programs*

Program H1.A Adequate Sites

Program H1.B Future Land Use Planning

Program H1.F Housing Sites Study of Surplus Institutional Lands

Program H2.E Identify Potential Acquisition Sites

**Policy H1.15 Long-Term Housing Needs.** Address long-term housing needs beyond the planning period of the Housing Element (post 2023) through future Specific Plans or Overall General Plan updates, particularly along major transportation corridors, near services, and on large sites where services and transit can be incorporated. Such plans

shall be developed through an effective and collaborative community involvement process.

*Primary Implementing Programs*

Program H1.B Future Land Use Planning

Program H1.D Jobs-Housing Analyses

Program H1.E Job Impact Analysis

Program H1.F Employee Housing

Program H1.F Housing Sites Study of Surplus Institutional Lands

**Policy H1.16 Pacing of Development.** If growth exceeds the average identified in the General Plan, the City shall implement a strategy that paces development of above moderate income housing and provides incentives for construction of very low, low and moderate income housing consistent with ABAG regional housing need numbers and the City's General Plan.

*Primary Implementing Programs*

Program H5.F Database Monitoring

## Goal H2 — We Have A Variety of Housing Types and Choices

**Policy H2.1 Support for Affordable Housing.** The City shall continue to support and encourage new affordable housing projects.

*Primary Implementing Programs*

Program H1.A Adequate Sites

Program H1.B Future Land Use Planning

Program H1.F Housing Sites Study of Surplus Institutional Lands

Program H3.A Design Review

Program H5.J Community Outreach Efforts

**Policy H2.2 Mix of Housing.** The City shall encourage an increased mix of various types of housing throughout the City to meet community housing needs, provide greater housing choices, and improve transportation choices. In addition to single-family homes, housing choices and the mix of housing in the community should include such types as multi-family, mixed-use, affordable units, supportive housing, Single Room Occupancies (SRO), co-housing and similar types of housing that meet a wide variety of community housing needs.

*Primary Implementing Programs*

Program H1.A Adequate Sites  
Program H1.B Future Land Use Planning  
Program H5.A Universal Design

Policy H2.3 **Residential Mixed-Use.** The City shall encourage residential uses in land use categories that allow mixed-uses and where residential use is appropriate to the setting.

*Primary Implementing Programs*

Program H1.A Adequate Sites  
Program H1.B Future Land Use Planning  
Program H1.F Housing Sites Study of Surplus Institutional Lands  
Program H3.P Mixed-Use Livability

Policy H2.4 **Key Mixed-Use Sites.** The City may require residential uses to be part of new projects on key mixed-use sites. Criteria for identifying key sites include site size, site location near services or transit, and/or whether proposed businesses would create higher-than-average percentages of low wage jobs. Key mixed-use sites include, but are not limited to, major shopping centers, the Gasser property north of Tulocay Creek, the former Copia Center and the Expo.

*Primary Implementing Programs*

Program H1.A Adequate Sites  
Program H1.B Future Land Use Planning  
Program H1.F Housing Sites Study of Surplus Institutional Lands

Policy H2.5 **Specific Plans.** The City shall promote Specific Plans or similar community visioning processes for neighborhoods as needed to identify use and design objectives specific to these areas. Specific plans should:

- a. Include housing goals.
- b. Incorporate fast track process provisions for subsequent projects that are consistent with the plan.
- c. Identify those sites which are desirable for residential or residential mixed-use.

- d. Be developed through an effective and collaborative community involvement process (consistent with Policy H1.15).
- e. Be clear and easily implemented.
- f. As appropriate, identify desired three-dimensional qualities and allow density to fit within that envelope.
- g. Include standards to assure that identified housing goals will happen, such as identifying the mix of uses, minimum density standards, or a percentage of affordable units, and a minimum number of housing units by type.

*Primary Implementing Programs*

Program H1.A Adequate Sites

Program H1.B Future Land Use Planning

Policy H2.6 **Incentives for Mixed-Use.** The City shall continue to promote and provide incentives for well-designed mixed-use projects throughout the City in areas where residential/non-residential mixed-use is allowed.

*Primary Implementing Programs*

Program H1.A Adequate Sites

Program H1.B Future Land Use Planning

Program H3.P Mixed-Use Livability

Policy H2.7 **Adaptive Reuse.** The City will encourage adaptive reuse of vacant buildings in mixed use general plan categories with residential/mixed-use projects where feasible and appropriate.

*Primary Implementing Programs*

Program H1.A Adequate Sites

Program H1.B Future Land Use Planning

Program H1.F Housing Sites Study of Surplus Institutional Lands

Policy H2.8 **Retaining Multi-Family Sites.** The City recognizes that multi-family sites are critical to providing affordable and workforce housing. Multi-family sites shall be reserved for multi-family and related uses (day care, religious institutions, and similar uses) and shall not be redesignated or rezoned for other uses without equivalent additional land being designated for multi-family purposes.

*Primary Implementing Programs*

Program H1.A Adequate Sites

Program H1.B Future Land Use Planning

Program H1.F Housing Sites Study of Surplus Institutional Lands

Policy H2.9 **Potential Additional Land for Multi-Family Uses.** The City shall consider redesignation of additional appropriate sites to Multi-Family Land Use categories as needed throughout the City, including Mixed-Use areas, where opportunities are available.

*Primary Implementing Programs*

Program H1.F Housing Sites Study of Surplus Institutional Lands

Program H2.A Adequate Sites for Multi-Family Use

Policy H2.10 **First Time Homebuyer Programs.** The City shall continue to operate and provide first time homebuyer programs as funding is available, and combine such programs with housing counseling programs.

*Primary Implementing Programs*

Program H2.D First Time Homebuyer Programs

Policy H2.11 **Land Acquisition and Land Banking.** Based on availability of funding, the City Housing Authority will continue to pursue land acquisition/land banking opportunities for future affordable projects as a way to assist development of affordable projects.

*Primary Implementing Programs*

Program H1.F Housing Sites Study of Surplus Institutional Lands

Program H2.E Identify Potential Acquisition Sites

Policy H2.12 **Housing Impact Fee Ordinance.** The City shall apply its Housing Impact Fee ordinance requirements to private developments to increase affordable housing construction throughout the community.

*Primary Implementing Programs*

Program H2.G Long-Term Affordability Agreements and Monitoring

Policy H2.13 **Affordable Housing Overlay Zones.** The City shall amend the ordinance governing the “Affordable Housing Overlay Zones” as set forth under Napa Municipal Code Chapter 17.36 in order to bring its provisions into compliance with the requirements of the holding in Palmer/ Sixth Street Properties L.P. v City of Los Angeles, 175 Cal.App.4<sup>th</sup> 1396 (2009) to clarify that any inclusionary requirements imposed under the Chapter shall not apply to rental developments, in order that the overlay may be used as a zoning tool to increase affordability of owner-occupied housing on an expanded number of sites.

*Primary Implementing Programs*

Program H2.F Affordable Housing Overlay Zones  
Program H2.C New Ownership Units

Policy H2.14 **Retain Affordable Units Long-Term.** The City shall assure that affordable housing provided through density bonuses, and other programs or incentives remain affordable long-term consistent with State law.

*Primary Implementing Programs*

Program H2.G Long-Term Affordability Agreements and Monitoring

Policy H2.15 **Sustainable Development Patterns.** The City shall promote and encourage mixed-use and higher density development patterns in the Downtown, in the Soscol Gateway and other suitable locations to facilitate resident pedestrian, bicycle and transit access to daily services, recreation and jobs. In addition, sustainability programs shall be strengthened as needed to, at a minimum, continue to meet State standards.

*Primary Implementing Programs*

Program H1.B Future Land Use Planning  
Program H2.H Sustainable Development and Practices  
Program H3.K Transportation Element Amendments  
Program H3.L Capital Improvement Programs for Neighborhood Improvement  
Program H3.M Parks and Recreation Element Update

### **Goal H3 — We Have Great Neighborhoods Offering a Variety of Nearby Services and Activities**

Policy H3.1 **High Quality Design and Varied Housing Types.** The City shall assure high quality, well designed housing that respects the surrounding neighborhood, and provides for a greater variety of housing options to meet community needs.

*Primary Implementing Programs*

Program H1.B Future Land Use Planning

Program H3.A Design Review

Program H3.P Mixed-Use Livability

Policy H3.2 **Design Guidelines.** The City shall continue to use its Residential Design Guidelines and Rehabilitation Guidelines for Historic Properties in support of the above policy, and to refine these Guidelines as needed to respond to community interests. (See Housing Design discussion for added information.)

*Primary Implementing Programs*

Program H3.A Design Review

Program H3.P Mixed-Use Livability

Policy H3.3 **Livable Neighborhoods.** The City shall promote the concept of “whole livable neighborhoods” by prioritizing excellent pedestrian and bicycle access, and by encouraging — or seeking to retain or expand — daily services and recreation areas, parks, trails, gathering places, etc. near residential neighborhoods, particularly higher density residential neighborhoods.

*Primary Implementing Programs*

Program H1.B Future Land Use Planning

Program H2.H Sustainable Development and Practices

Program H3.G Rental and Owner Rehabilitation Programs

Program H3.H Code Enforcement

Program H3.I Targeted Neighborhood Improvement

Program H3.M Parks and Recreation Element Update

Policy H3.4 **Fair Share.** The City shall continue to promote a “fair share” of well-designed affordable and varied housing in all neighborhoods throughout the City.

*Primary Implementing Programs*

Program H1.A Adequate Sites

Program H1.B Future Land Use Planning

Program H1.F Housing Sites Study of Surplus Institutional Lands

Program H3.C Housing Mix

Policy H3.5 **Second Units**. The City shall encourage additional well-designed second units as a desired use in all residential neighborhoods throughout the City and will encourage construction of second units as part of new subdivisions. Efforts to encourage such units include, but are not limited to, moderating the disincentive of high fees by using non-fee revenue derived from other sources to subsidize the costs of affordable housing projects. Consistent with State housing law, the City exempts second dwelling units from area density calculations.

*Primary Implementing Programs*

Program H3.D New Second Units  
Program H3.E Second Unit Standards and Fees  
Program H3.F Amnesty Program

Policy H3.6 **Duplexes and Triplexes**. The City shall encourage additional well-designed duplexes and triplexes throughout the Single-Family Infill (SFI), Traditional Residential Infill (TRI) and any other single-family designations that allow these uses. Density bonuses may be provided for affordable duplex and triplex units.

*Primary Implementing Programs*

Program H2.J Duplex and Triplexes in Other Areas

Policy H3.7 **Maintenance**. The City shall support the maintenance and improvement of existing housing.

*Primary Implementing Programs*

Program H3.G Rental and Owner Rehabilitation Programs  
Program H3.H Code Enforcement  
Program H3.I Targeted Neighborhood Improvement  
Program H3.J Historic Area Process  
Program H4.G Rehabilitate Existing Facilities for SRO's

Policy H3.8 **Historic Home Maintenance**. The City shall encourage appropriate maintenance and rehabilitation of historic homes.

*Primary Implementing Programs*

Program H3.J Historic Area Process

**Policy H3.9 Strengthen Sustainable Building.** Through its standards and guidelines, the City will require new residential development and rehabilitation projects to incorporate sustainable building design and siting, construction and operation. Sustainable green building means development, design, construction and operation that reduces energy consumption, particularly reduction in the use of fossil fuels and potable water; incorporates alternate and renewable energy sources and recycled water; provides more natural light; reduces storm runoff; uses renewable, local, salvage and nontoxic building materials; reduces use of non-recyclable materials and promotes recycling; and improves indoor air quality.

*Primary Implementing Programs*

Program H2.H Sustainable Development and Practices

**Policy H3.10 Timing of Housing and Infrastructure.** The City shall continue to support and strengthen the development of new housing coordinated with the development of needed infrastructure improvements.

*Primary Implementing Programs*

Program H1.B Future Land Use Planning

Program H3.K Transportation Element Amendments

Program H3.L Capital Improvement Programs for Neighborhood Improvement

**Policy H3.11 Safe and Pleasant Circulation Opportunities and Maintenance.** The City will strengthen ways to assure pleasant walking and bicycling opportunities and connections, smooth streets and ease of access. The following means, in addition to others, will be considered in achieving the City's intent:

- a. Residential development plans and Specific Plans shall emphasize walking and bicycling and transit opportunities.
- b. All area master plans and Specific Plans shall incorporate financing programs for infrastructure improvements and ongoing maintenance.

*Primary Implementing Programs*

Program H1.B Future Land Use Planning

Program H2.H Sustainable Development and Practices

Program H3.L Capital Improvement Programs for Neighborhood Improvement

Policy H3.12 **Rental Conservation.** The City shall protect and conserve its existing rental housing stock.

*Primary Implementing Programs*

Program H3.C Housing Mix  
Program H3.O Rental Acquisition and Maintenance  
Program H4.D Rental Assistance for Special Needs  
Program H5.L Maximize Rental Subsidies

Policy H3.13 **Preservation of Assisted Rental Projects.** The City shall continue to strongly encourage retention of existing federally, State and locally subsidized affordable rental housing, and intervene when necessary and feasible to preserve such housing.

*Primary Implementing Programs*

Program H2.G Long-Term Affordability Agreements and Monitoring  
Program H3.N Retain Federally, State and Locally Subsidized Affordable Units  
Program H3.O Rental Acquisition and Maintenance

Policy H3.14 **Condominium Conversions.** The City shall continue to regulate conversions of rental developments to condominium ownership to conserve the supply of rental housing.

*Primary Implementing Programs*

Program H5.F Database Monitoring

Policy H3.15 **Mobile Home Park Conversions.** The City shall continue to regulate conversions of mobile home parks to conserve the supply of low and moderate income housing.

*Primary Implementing Programs*

Program H5.F Database Monitoring

Policy H3.16 **Other Rental Housing Conversions.** The City shall, to the extent permitted by law, continue to regulate conversion of multi-family housing to non-residential or Bed and Breakfast uses.

*Primary Implementing Programs*

Program H5.F Database Monitoring

Policy H3.17 **Renter Protection.** The City shall assist efforts to protect very low and low income and special needs renters from unreasonable rent increases by supporting the development of new housing, increasing supply and monitoring existing rent restriction agreements.

*Primary Implementing Programs*

Program H2.A Adequate Sites for Multi-Family Use

Program H2.B New Rental Units

Program H3.N Retain Federally, State and Locally Subsidized Affordable Units

Program H4.D Rental Assistance for Special Needs

Program H5.E Fair Housing

Program H5.F Database Monitoring

Program H5.L Maximize Rental Subsidies

## Goal H4 — We Have Housing Linked with Services for Our Special Needs Populations

Policy H4.1 **Special Needs.** The City shall actively assist the development and rehabilitation of housing and support services to meet local population needs of special needs groups, in collaboration with other public and private service agencies.

*Primary Implementing Programs*

Program H1.B Future Land Use Planning

Program H1.C Local Housing Need

Program H1.F Housing Sites Study of Surplus Institutional Lands

Program H4.A Emergency Shelters

Program H4.B Permanent Supportive/Transitional Housing

Program H4.C Support Services

Program H4.D Rental Assistance for Special Needs

Program H4.E Capital Improvements for Non-Profit Facilities

Program H4.F Encourage Well Managed New SRO Permanent Housing

Program H4.G Rehabilitate Existing Facilities for SRO's

Program H4.H Coordination with Napa County and Other Actions to address Farmworker Housing

Program H5.A Universal Design

Policy H4.2 **Homeless, Transitional and Supportive Housing.** The City shall continue to support and implement adopted Plans and actions to respond to needs of the homeless, including zoning approaches as required by State law.

*Primary Implementing Programs*

Program H4.A Emergency Shelters

Program H4.B Permanent Supportive/Transitional Housing

Program H4.C Support Services

Policy H4.3 **Support Services for Homeless.** The City shall encourage the provision of adequate support services to increase the percentage of homeless staying in permanent housing long term; and to increase the percentage of homeless persons moving from temporary to permanent housing.

*Primary Implementing Programs*

Program H4.C Support Services

Policy H4.4 **Single Room Occupancy (SRO) Units.** The City shall promote well-managed Single Room Occupancy (SRO) projects and development of efficiency apartments as lower cost permanent housing. SRO projects involving special needs groups must be linked with social services and case management.

*Primary Implementing Programs*

Program H4.F Encourage Well Managed New SRO Permanent Housing

Program H4.G Rehabilitate Existing Facilities for SRO's

Policy H4.5 **Residential Care Facilities.** The City shall support the provision of residential care facilities for special needs persons by continuing to permit small facilities in all residential areas and larger facilities as provided by the Zoning Code.

*Primary Implementing Programs*

Program H4.B Permanent Supportive/Transitional Housing

Program H4.C Support Services

Policy H4.6 **Density Bonuses for Special Needs.** The City shall use density bonuses to assist in meeting special housing needs for low and moderate income elderly and disabled.

*Primary Implementing Programs*  
Program H5.C Priority Processing  
Program H5.D Affordable Housing Fees

Policy H4.7 **Farmworker Housing.** The City shall continue to work to find solutions to farmworker housing needs.

*Primary Implementing Programs*  
Program H4.H Coordination with Napa County and Other Actions to address Farmworker Housing  
Program H5.I Cities/County Coordination

Policy H4.8 **Aging in Place.** The City will promote housing design strategies and coordination with service providers to allow senior “aging in place.”

*Primary Implementing Programs*  
Program H1.C Local Housing Need  
Program H3.D New Second Units  
Program H3.FE Second Unit Standards and Fees  
Program H5.A Universal Design

## Goal H5 — We Have A Strong Sense of Community and Responsibility

Policy H5.1 **Project Processing.** The City shall commit to “fast track” processing in every department for projects proposing onsite construction of affordable housing units or projects which are 100% affordable.

*Primary Implementing Programs*  
Program H1.B Future Land Use Planning  
Program H5.C Priority Processing

Policy H5.2 **Fees.** The City shall defer and/or reduce fees for affordable housing, including second units, to the extent feasible and encourage other agencies to also do so.

*Primary Implementing Programs*  
Program H5.D Affordable Housing Fees  
Program H5.K Use of Funds

Policy H5.3 **Fair Housing.** The City shall promote Fair Housing in all City housing programs.

*Primary Implementing Programs*  
Program H5.E Fair Housing

Policy H5.4 **Monitoring Housing Conditions.** The City shall monitor housing needs and vacant/underdeveloped lands.

*Primary Implementing Programs*  
Program H5.F Database Monitoring

Policy H5.5 **Legislative Efforts.** The City shall support key legislation that assists cities in encouraging more affordable housing units.

*Primary Implementing Programs*  
Program H5.G Legislation  
Program H5.H Housing Transfer Agreements  
Program H5.I Cities/County Coordination

Policy H5.6 **Community Partnerships.** The City shall participate in and support community partnerships to assist in the development of needed housing.

*Primary Implementing Programs*  
Program H1.B Future Land Use Planning  
Program H5.I Cities/County Coordination  
Program H5.J Community Outreach Efforts  
Program H5.M Public/Private Partnerships

Policy H5.7 **Community Outreach and Education.** The City shall commit to expanding community outreach and involvement and to promote educational efforts relating to all facets of affordable housing, including the provision of housing materials for non-English speaking members of the community.

*Primary Implementing Programs*  
Program H1.B Future Land Use Planning  
Program H5.J Community Outreach Efforts  
Program H5.M Public/Private Partnerships

Policy H5.8 **Local Resources for Housing.** The City shall seek to increase local resources dedicated to affordable housing.

*Primary Implementing Programs*  
Program H5.D Affordable Housing Fees  
Program H5.K Use of Funds

Policy H5.9 **Maximize Use of Available Funds.** The City shall utilize local resources, and state and federal assistance to the fullest extent possible to achieve Housing Element goals.

*Primary Implementing Programs*  
Program H5.D Affordable Housing Fees  
Program H5.K Use of Funds