

Appendix

# **B** REVIEW OF PREVIOUS HOUSING ELEMENT

*"Planning for a Sustainable Solano County"*



**Appendix B: Review of Previous Housing Element**

Housing Program	Accomplishments	Continue, Modify, or Delete Program
<b>A. Housing Conservation and Rehabilitation</b>		
<p><b>A.1 Financial Assistance - Rehabilitation.</b> To assist private property owners in rehabilitating the housing stock, the County will continue to apply for and use Community Development Block Grant funds and will utilize other funding sources as available including funding from the federal Department of Housing and Urban Development, the State Department of Housing and Community Development, local redevelopment funding, and other governmental or private sources.</p> <p>Specifically, the County will establish a new housing rehabilitation program for the Homeacres and Starr Subdivision areas and expand the program countywide throughout the unincorporated area. The County will apply for funding under the HOME program for FY 2006/07 to utilize Rehabilitation loan pool funds and additional funding from the City of Vallejo Redevelopment Agency. Utilizing recently awarded HOME funds, the County will expand the rehabilitation program and make rehabilitation loans available throughout the unincorporated County. The County will continue to apply for CDBG, HOME and other funds in subsequent fiscal years to continue to expand the rehabilitation program.</p>	<p>The County established a housing rehabilitation program for the Homeacres and Starr subdivision and was awarded an \$800,000 grant from HOME in 2006/07 for owner occupied rehab, which covered the entire unincorporated County. This grant expires on June 30, 2009. Currently the County does not have immediate plans to pursue additional rehab funds, as the demand and market does not support it. The County may apply for first time homebuyer funds from HOME next August.</p>	<p>This program will be continued and implemented as funding becomes available and there becomes a demand for the program.</p>
<p><b>A.2 Program Partnerships - Rehabilitation.</b> The County will seek to maintain its existing supply of assisted housing through the development of programs in coordination with other public and private non-profit housing agencies. The County will seek to expand rehabilitation opportunities by coordinating and working with financial institutions and non-profit agencies to expand the supply of funding available and by recycling program income from existing programs into future rehabilitation programs.</p> <p>Specifically, the County has contracted with Mercy Housing to monitor rent limitation agreements under the County Housing Rehabilitation Program.</p>	<p>The County contracted with Mercy Housing to review existing loans to make sure qualifications continue to be met (income levels, rent limitations, own-occupied, etc.) to defer payments or maintain qualification. Their contract expired June 2008, but the County may need to contract out these services again in a year or two as demand for the program arises.</p>	<p>This program will be continued and implemented as funding becomes available and there becomes a demand for the program.</p>
<p><b>A.3 Housing Assistance Outreach - Rehabilitation.</b> The County will notify the public of available housing rehabilitation programs in coordination with city housing authorities, redevelopment agencies and other public and private agencies.</p>	<p>The County notified the public of the availability of the housing rehab program funds through advertisements in the newspapers, flyers through mailings and door to door canvassing.</p>	<p>This program will be continued and implemented as funding becomes available and there becomes a demand for the program.</p>

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<p><b>A.4</b> Upon notification of a potential sale of a mobile home park and/or at the request of mobile home resident organizations or nonprofit housing agency, the County will provide assistance in seeking funding through the Mobile Home Park Resident Ownership Program for the purchase the mobile home park or spaces by the tenants</p>	<p>As of June 2009 no mobile home park sales have been completed.</p>	<p>This program will be continued and implemented as a potential sale of a mobile home park occurs.</p>
<p><b>B. Opportunities for Housing Production</b></p>		
<p><b>B.1. Countywide Housing Production and Coordination.</b> The County will coordinate its planning and program efforts with the cities to ensure that adequate quantities of various housing types are provided to meet the County's total projected housing needs.</p>	<p>The County continues to make sites available in the unincorporated areas to meet their RHNA allocation.</p>	<p>This program will be continued.</p>
<p><b>B.2 Companion, Accessory, and Secondary Dwelling Unit Program.</b> To maximize the potential for housing development on its existing residentially zoned land, the County will continue to implement streamlined permitting processes for these types of units. The will recommend that the Board of Supervisors County amend the Rural Residential zoning designation to be similar to the Agricultural zoning districts by allowing accessory dwelling units, by right, but subject to size restrictions. In addition, the County will actively promote the opportunities provided to develop these types of units, by distributing information to advocates and service providers for the elderly and disabled populations and farmworkers as well as distributing this information within the agricultural community in general.</p>	<p>To maximize the potential for housing development on existing residentially zoned land, the County continues to implement streamlined permitting processes for Companion, Accessory, and Secondary Dwelling Units</p> <p>The County amended the Rural Residential zoning designation in October of 2006 to allow accessory dwelling units by right. The County also did a mailer to all owners of RR zoned property prior to the change to let them know that accessory dwelling units are now allowed by right.</p>	<p>The County will continue to allow for and promote the development of accessory dwelling units as an affordable housing option.</p>
<p><b>B.3. Transfer of Housing Needs Allocations to Cities.</b> To address the remaining unmet need under the RHND allocation, the County entered into agreements with several of the cities to assume the obligations to provide sufficient sites to accommodate the types of housing that can not be provided for in the unincorporated area. These agreements relieved the County of the responsibility for accommodating the following numbers of units summarized on the next page:</p> <p>The transfer of the regional housing needs was accomplished under two provisions, the Association of Bay Area Government's (ABAG) Regional Housing Need Determination (RHND) and Government Code Section 65584(c)(5). The following summarizes the process for each set of units transferred.</p>	<p>The County successfully entered into agreements with all the Cities to transfer their RHNA allocation for the 1999-2006 period.</p>	<p>This program was completed and will not be continued because the County has enough land to meet its 2007-2014 RHNA allocation.</p>

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<p>The first transfers occurred with the City of Vacaville through two agreements under ABAG's RHND provisions as part of annexation proposals in 2002. Under the Quinn Road annexation, 79 units were transferred to the City of Vacaville proportional to the County's original share of very low, low, moderate and above moderate units. Under the Alamo Place annexation, the City of Vacaville agreed to accept 75% of the County's very low-income units and low-income units RHND allocation for a total of 650 units. This was a master agreement to cover both the Alamo Place annexation and all future annexations within the ABAG's RHND time period.</p> <p>In 2002, the City of Benicia agreed to accept two above moderate units under ABAG's RHND provisions as part of the Northgate Christian Fellowship Church annexation.</p> <p>In 2003, the City of Fairfield agreed to accept 220 units under ABAG's RHND provisions as part of the Hidden Meadows annexation. The transfer was proportional based on the County's original share of very low, low, moderate and above moderate-income units. As part of this agreement, the City agreed to enter into a second agreement for the transfer of additional units to the City. This approach was taken so as to not unduly delay the proposed Hidden Meadows annexation.</p> <p>In 2004, the City of Rio Vista agreed to accept the 60 units from the County. This transfer was done under the provisions of Government Code Section 65584(c)(5). This transfer was proportional based on the County's original share of very low, low, moderate, and above moderate-income units.</p> <p>Finally, in 2004 the City of Fairfield agreed to accept all of the County's remaining units with the County receiving credit for the construction of 228 low and moderate-income units constructed on Travis AFB adjacent to the City of Fairfield's Sphere of Influence. This transfer was accomplished under provisions of Government Code Section 65584(c)(5). However, since earlier transfers under ABAG's RHND process included larger numbers of very low and low-income units, the transfer was proportional with the County's remaining share very low, low, moderate, and above moderate units. Under provisions of the Agreement, the transfer agreement will cover all remaining annexations to the City of Fairfield during ABAGs RHND time period.</p>		
<p><b>B.4 Unincorporated Area Housing Sites.</b> Based on the reduction in housing need due to housing units built within the unincorporated area since 1999 and the transfer of additional housing unit production responsibility to the cites, the County has no remaining unmet housing need and no further analysis of suitable sites within the unincorporated area is required.</p>	<p>The County continues to promote its second, companion, and accessory dwelling unit programs as part of accommodating more low- and moderate-income</p>	<p>The County continues to make sites available in the unincorporated areas to meet their RHNA allocation. This program</p>

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<p>Nonetheless, the County has inventoried its available sites for housing development and identified sites by zoning category that are available to exceed its housing need allocation for the remainder of the Housing Element Planning period. The inventory summarized in the following table includes sites for emergency and transitional housing which are explicitly allowed as a community care facility and farmworker/group housing, and sites for housing by income category.</p> <p>Appendix B provides a detailed inventory of the lands suitable for residential development within unincorporated Solano County. The inventory includes vacant residentially zoned sites and non-residentially zoned sites that allow residential uses. Each site has been specifically identified by Assessor Parcel Number (APN) along with the zoning district and acreage for each site. The General Plan land use designation is also identified by zoning district that apply to all the sites within a particular zoning district. The General Plan land use designation includes the density range for each designation.</p> <p>While not all of the sites mentioned <i>will</i> provide affordable housing opportunities for very low, low, and moderate-income households, they have sufficient infrastructure and site suitability to accommodate these households. As discussed earlier, the County will continue to promote its second, companion, and accessory dwelling unit programs as part of accommodating more low and moderate-income households within the unincorporated area.</p> <p>The County will be initiating a comprehensive General Plan update beginning FY 2005/06. During the update process, the County will further review is land use inventory and potential options for providing housing opportunities for all income groups consistent with the County's development strategy.</p>	<p>households within the unincorporated area.</p> <p>As part of the recent General Plan Update process the County further review its land use inventory and potential options for providing housing opportunities for all income groups consistent with the County's development strategy. The review looked at land use designation changes in the County to identify areas that could be better suited for other uses, keeping in mind "city centered growth" policies and the lack of services within the unincorporated County.</p>	<p>will be deleted and combined with Program B.1 Countywide Housing Production and Coordination.</p>
<p><b>C. Affordable Housing Assistance</b></p>		
<p><b>C.1 Financial Assistance - Affordable Housing Production.</b> The County will utilize available local funding sources for affordable housing, primarily involving application for CDBG funds from the state and seeking to expand the County's Section 8 voucher program. Because of the competitive nature of the CDBG and the Section 8 programs, it is not possible to estimate the amount of funding that could be obtained from these sources through the remainder of the Housing Element planning period. To leverage local subsidy sources, the County and County Housing Authority will seek funding for low income housing assistance through state and federal housing programs in the development of local housing assistance programs.</p> <p>The County in working with the cities who have accepted a share of the County's RHND determination and shall waive the County's Capital Improvement Fee for</p>	<p>The County did not access CDBG funds, but has used HOME funds for owner occupied housing rehabs. For Section 8, the County has successfully utilized all 250 available vouchers ensuring that the maximum number of families received assistance.</p> <p>The County has not worked on any projects with cities on low-income projects, in order to waive the Capital Improvement Fee.</p>	<p>The County will continue to apply for funding to assist with the development of affordable housing. This program will be continued.</p>

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low-income projects and projects as identified under the Housing Transfer Agreements.		
<p><b>C.2 Regulatory Incentives for Affordable Housing.</b> The County will adopt ordinances and offer regulatory incentives for qualifying affordable housing developments consistent with Sections 65915 and 65917 of the California Government Code and AB 1866, signed into law in September 2002.</p> <p>The County will initiate the ordinances upon completion of the Zoning Code update in FY 2006/07.</p>	<p>To date the County has not adopted ordinances that require regulatory incentives for qualifying affordable housing developments but should the situation arise would work with developers of affordable housing projects to offer regulatory incentives for an affordable housing project.</p>	<p>The County will continue to work with developers of affordable housing projects to offer regulatory incentives on a case-by-case basis.</p>
<p><b>C.3 Zoning Codes and Development Standards to Encourage and Facilitate Alternative Housing.</b> To create opportunities for the private marketplace to produce additional affordable housing for low- and moderate-income households, including farm workers and the elderly, the County will continue to implement building and zoning codes to accommodate manufactured dwelling units and secondary dwelling units. The County will review its permitting processes for the various types of second units to ensure compliance with AB 1866. The will recommend that the Board of Supervisors County amend the Rural Residential zoning designation to be similar to the Agricultural zoning districts by allowing accessory dwelling units, by right, but subject to size restrictions.</p>	<p>The County implemented building and zoning code amendments to accommodate manufactured dwelling units and secondary dwelling units.</p> <p>The County did review its permitting processes for the various types of second units and the process was not changed, but the allowances were. The County now allow accessory/secondary dwellings, by-right, in all zoning districts. Agriculture district has a limitation of 1800sf, Rural Residential has a limit of 1500sf, and the suburban districts have a limit of 850sf.</p> <p>The Rural Residential zoning designation was amended to be similar to the Agricultural zoning districts by allowing accessory dwelling units, by right, but subject to a maximum square footage of 1500sf.</p>	<p>The County will continue to promote the development of manufactured housing and accessory/second units as an affordable housing option. This program will be continued.</p>

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<p><b>C.4 Preservation of Existing Assisted Housing Units.</b> Currently, the 228 units of recently constructed military housing in the unincorporated area near Fairfield is the only assisted housing subject to rent restrictions in the unincorporated area, and this housing is not subject to conversion to market rates in the next ten years. Should other publicly-assisted affordable housing units be produced in the future, the County will monitor its status, identify any units at risk of conversion to market rate, and work pro-actively to preserve them, working with interested affordable housing developers and making preservation activities a priority use of available federal, state, and local financing sources in cases where it is more cost-effective to preserve affordable units than to build replacement affordable units.</p>	<p>These 228 units built by Travis Air Force Base are available only to military. They were deemed affordable because there is no rent but occupants must forgo housing subsidy by Travis.</p>	<p>The County will continue to preserve these affordable units and this program will be continued.</p>
<p><b>C.5 Program Partnerships – Affordable Housing.</b> The County will work to ensure coordination between County and other public and private housing assistance programs and affordable housing developers, including coordinating resources for affordable housing production. With transfer of County housing needs to cities, the County expects to become involved in new collaborative efforts with the cities to encourage and produce affordable housing.</p> <p>Specifically, the County has committed to provide assistance with the Santa Monica Street project in the City of Fairfield as specified in the Housing Transfer Agreement. The County will provide assistance to the City in facilitating the purchase of the property through a tax sale agreement, work with the city to mitigate the loss of drainage areas on the Santa Monica Street parcel by providing mitigation property in the County. The County has also conducted preliminary discussion with the city of Rio Vista to jointly rehabilitation a residential hotel for affordable housing.</p>	<p>The County works with the City of Vacaville staff to administer the Section 8 program; the County also applies for Mortgage Credit Certificates (MCC) from the California Debt Limit Allocation Committee, with the program administered by the City of Fairfield for first time homebuyers. The County has allocated some of the bond authority to the CRHMFA Homebuyers Fund which also provides for downpayment assistance.</p> <p>The County maintains ongoing collaborative efforts with the cities to encourage and produce affordable housing. Assistance was not requested with the Santa Monica Street project in the City of Fairfield as specified in the Housing Transfer Agreement.</p> <p>The City Rio Vista has not requested assistance about jointly rehabilitating a residential hotel for affordable housing As of June 2009.</p>	<p>This program will be continued and modified to address the current housing programs that the County partners with cities on.</p>

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<p><b>C.6 Housing Assistance Outreach – Affordable Housing.</b> The County will notify the public of available affordable housing programs in coordination with city housing authorities, redevelopment agencies and other public and private agencies.</p>	<p>The County's recent HOME Program was advertised in newspapers and flyers were both mailed and handed out door-to-door in key areas of the County. Our Section 8 program is administered through the City of Vacaville Housing Authority. They provide marketing efforts on behalf of the County.</p>	<p>The County will continue to inform the public of affordable housing programs.</p>
<p><b>D. Special Housing Needs and Equal Housing Opportunity</b></p>		
<p><b>D.1 Financial Assistance – Special Needs Housing.</b> The County will seek funding for special groups with specific demonstrated needs through federal, state and local housing assistance programs through the Solano County Housing Authority. Where unmet needs are demonstrated, the County will give preference in its funding decisions to projects addressing special housing needs.</p>	<p>The County did not seek funding for special groups beyond the Section 8 and Family Self Sufficiency Program. Section 8 and HOME Rehab Program are geared toward low income owners and families, but many qualified applicants are seniors and occasionally disabled.</p>	<p>The County will continue to give priority to projects addressing special housing needs, this program will be continued.</p>
<p><b>D.2 Farm Worker Housing - Maintenance, Rehabilitation and Production.</b> The County will seek to coordinate programs and funding from State and Federal programs through the Dixon Housing Authority. The County will work with the Dixon Housing Authority to explore opportunities for expanding the Dixon Migrant Center. The County will expand its housing rehabilitation program countywide throughout the unincorporated area making rehabilitation loans available for farm worker housing. The County through the County Housing Authority will provide assistance to the farming community and housing developers in obtaining loans and grants and processing applications for the rehabilitation and/or establishment of new farm labor housing under U.S.D.A. Rural Development and State Department of Housing and Community development programs and other funding sources that may become available. The County will develop a informational brochure explaining options, permitting process and possible funding sources for the development of farmworker housing. The County will also contact agricultural stakeholders and the non-profit community to discuss possible options for locating suitable and available sites for farmworker housing by the end of FY 2008/09. The County will then assist non-profit groups and stakeholders to pursue funding resources, water and sewage</p>	<p>The County did expand funding Countywide through the recent HOME Rehab Program, including the opportunity for rural and agricultural property owners to try and qualify for funding. Funding was not earmarked for farmworker housing, but qualified owner occupied agricultural residences could apply.</p> <p>HOME funding was available to income qualified home owners countywide, including agricultural areas. Two loans have been approved in agriculture areas.</p>	<p>The County will continue to allow for the development of farmworker housing as an allowed use with out the necessity of obtaining a use permit from the County.</p>

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<p>availability, and entitlements if necessary. The County will amend the County Zoning Code to provide for farm worker housing permitted under State Department of Housing and Community Development as an allowed use with out the necessity of obtaining a use permit from the County. The State Department of Housing and Community Development will continue on site inspection of migrant farm labor camps to ensure proper maintenance</p>		
<p><b>D.3 Sites for Special Needs Housing.</b> Consistent with State law, the County must identify sites that can accommodate development of new farmworker housing, new emergency shelters, and new transitional housing. The County has completed an inventory and analysis of sites for special housing needs including sites for emergency shelters, transitional housing and farmworker housing. The County will continue to provide opportunities for development of facilities for emergency and transitional housing ("community care facilities" with seven or more persons) in all of its residential zoning districts through the use permit process. The County has amended the County Zoning Code to clarify the definition of community care facilities to specifically include emergency shelters, transitional housing and facilities for persons with disabilities. The County will continue to provide for the development of farmworker housing in its Agricultural zoning districts.</p> <p>The County will amend the County Zoning Code to provide for farm worker housing that is permitted under State Department of Housing and Community Development as an allowed use.</p>	<p>The County amended the Zoning Code to provide for farmworker housing that is permitted under State Department of Housing and Community Development as an allowed use. Any farmworker housing, licensed by HCD, is exempt from local land use permits in the Agriculture District. Additionally, all Agriculture zoned property is permitted, by right, to have a 1500sf secondary dwelling, which may be occupied by anyone.</p>	<p>The County will continue to allow for the development of farmworker housing. The County will update the emergency shelter and transitional housing requirements per SB 2 requirements.</p>
<p><b>D.4 Program Partnerships – Special Housing Needs.</b> Through the Continuum of Care and Solano Safety Net Consortium – Community Action Agency (SSNC-CAA), the County will continue to cooperate and work with other governmental and non-governmental organizations to encourage, promote, and facilitate the provision of emergency shelters, transitional housing, and housing to meet other special housing needs. The SSNC-CAA receives funding from CDBG, HUD, FESG, EHAP, United Way and other sources. Funds are used to provide housing assistance (in the form of rental assistance), hotel vouchers, tenant rights assistance, credit clean-up, budget sessions, job developing, etc. These services are in place to keep housing clients in their homes.</p> <p>Through the collaborative efforts of the Continuum of Care (CofC), the County will continue to assess the magnitude of the homeless problem and to coordinate and promote housing assistance programs for the homeless. The County will promote the use of community facilities and continue to work with service agencies to provide short-term emergency housing for the homeless (rotating church space, hotel/ motel vouchers, armories, public spaces, emergency shelters for natural disasters and special need shelters such as battered women's shelters, sober</p>	<p>In addition to permitting emergency shelters for groups of six or less in all residential zones, the County has assisted in the development of a one-stop residential services center in the City of Fairfield. The residential services center, Bridge to Life Center is being developed and will be managed by Mission Solano.</p> <p>On May 1, 2007 the County contributed \$1,000,000 (from the County's FY 2007/08 General Fund) towards the construction of Bridge to Life. In April 2009, the County Board of Supervisors</p>	<p>The County will continue to allow emergency shelters of six or less in all residential zones, the County will continue to assist with funding of shelters in incorporated cities in Solano County where water and sewer services is available.</p>

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<p>housing, etc.). The County will continue to encourage and work with and assist non-profit housing development corporations to promote, assist or sponsor housing for the homeless. The County will also explore the feasibility of using its Community Development Block Grants (CDBG) to provide seed money to assist non-profit agencies in these efforts. Through its Zoning Code, the County will continue to provide opportunities for sites to accommodate emergency shelters and transitional housing in all of its residential zoning districts through the use permit process and to accommodate farmworker housing in the Agricultural zoning districts.</p>	<p>approved a \$750,000 (from the County's General Fund) loan to Mission Solano towards the completion of the project. The City of Fairfield has also supported the development of Bridge to Life by allocating \$900,000 in forgivable loans and grants. The estimated cost to complete Bridge to Life is \$11,500,000 of which the County and Fairfield have contributed \$1,900,000 or approximately 17 percent of the total project cost. The approval of the \$750,000 loan from the County assists Mission Solano with securing a variety of grant funding that would otherwise be difficult to guarantee.</p> <p>The Solano County Continuum of Care (CoC) identified a total of 396 beds in Solano County in its 10-year plan (2008 to 2018) to end homelessness. The CoC estimates that as many as 3,000 individuals require shelter. It is difficult to quantify the number of individuals that are homeless in the Unincorporated Area of the County as most homeless individuals are located in the incorporated and urbanized areas of the County.</p> <p>CAP Solano completed a count of homeless persons on the evening of January 27, 2009. The count identified a total of 425 persons in the County, of which 66 were from Fairfield. The count did</p>	

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	<p>not identify any persons as residents of the Unincorporated Area of the County.</p> <p>Once completed, the Bridge to Life Center will add an additional 154 beds to the total shelter beds in Solano County. The shelter will be located in the City of Fairfield directly across the street from the Solano County Health and Social Services department. The proximity of the shelter to the Health and Social Services building will benefit County residents seeking housing assistance from the County as well as its siting in Fairfield will assist Fairfield residents seeking housing services. As stated earlier, there were 66 homeless persons identified in Fairfield during the County's homeless count. The additional beds (154) that will be provided once Bridge to Life is completed will accommodate the need in Fairfield as well as the Unincorporated Area need.</p>	
<p><b>D.5 Housing Assistance Outreach – Special Housing Needs.</b> Consistent with State law, the County has identified sites that can accommodate development of new farm worker housing, new emergency shelters and new transitional housing. The County will continue to provide opportunities for development of facilities <del>of</del> for emergency and transition housing ("community care facilities" with seven or more persons) in all of its residential zoning districts through the use permit process. The Zoning code shall be specifically amended to include emergency shelters and transitional housing in the definition of "community care facilities". The County will continue to provide for development of farm worker housing in its Agricultural zoning districts. In addition to the primary residence on parcels under Agricultural zoning, the County provides for an "accessory dwelling unit" as an allowed use by</p>	<p>Farmworker housing is conditionally allowed in the agricultural zoning districts, in addition to permitted primary and secondary residences. State licensed farmworking housing is permitted by-right. Community care facilities (7 or more clients) are conditionally allowed in all residential zoning districts, with facilities for 6 or fewer are</p>	<p>This program will be continued.</p>

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<p>right for either farm worker or non-farm worker housing. For additional housing above the two units allowed by right, the County’s agricultural zoning districts also includes provisions for temporary manufactured dwelling units for agricultural employee housing through the use permit process. The zoning code has been amended to allow farmworker housing permitted by the State Department of Housing and Community (HCD) development by right without a use permit.</p> <p>The County has reviewed the Health and Safety Code Section 17021.5 and the County’s zoning is consistent with these provisions. Within the Agricultural zoning districts, two residential units are allowed by right as either farm worker or non-farm worker housing with no use permits required. Beyond these two units, no additional residential units are allowed within the Agricultural zoning districts except of farm worker employee housing through the use permit process. As a result of providing additional residential allowances specifically for farmworker housing, the uses permitted in the zoning ordinance go above and beyond requirements under the Employee Housing Act. To address group quarters for under Health and Safety Code Section 17021.6, the Zoning code shall be specifically amended to provide for Group Quarters as an allowed use when a HCD permit is obtained.</p> <p>In addition, the County will notify the public of available special housing needs and emergency shelter assistance programs and equal housing opportunity programs in coordination with the CofC and SSNC-CAA, city housing authorities, redevelopment agencies and other public and private agencies. The County will develop an informational brochure explaining options, permitting process and possible funding sources for the development of farmworker housing.</p> <p>Through the Solano County Housing Authority contract with the City of Vacaville Housing Authority, the County will continue to provide fair housing services in the unincorporated area. In coordination with the City of Vacaville Housing Authority, the County will continue to assist the public in matters concerning fair housing issues and referrals to appropriate investigative and enforcement agencies. The County will promote equal housing opportunities through the distribution and posting of fair housing information in coordination with other agencies at public building and facilities and other locations throughout the entire County. Through the Housing Counseling program, the County will continue to promote fair housing education through Fair Housing Workshops, Landlord Training and Tenant Credit Repair Workshops and Tenants’ rights Clinics at various locations throughout the County.</p>	<p>permitted by right.</p>	
<p><b>D.6 Reasonable Accommodation Ordinance for Persons with Disabilities</b></p> <p>The County shall revise its ordinance to provide a process for making reasonable accommodation for persons with disabilities under the Fair Housing Act. The proposed ordinance would address land use and zoning decisions, and procedures</p>	<p>A Reasonable Accommodations Ordinance has not been adopted, but state law concerning reasonable</p>	<p>The County will adopt a more formalized reasonable accommodation</p>

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<p>regulating the siting, funding, development and use of housing for people with disabilities. In conjunction with the development of the Reasonable Accommodation Ordinance, The Zoning Code will be reviewed and necessary zoning code amendments will be prepared consistent with the requirements established to be under the Reasonable Accommodation Ordinance to ensure equal opportunity to housing for individuals with disabilities</p>	<p>accommodations is enforced through the building permit process. Any building permit applications involving employers require that the site, facility, and all buildings comply with accessibility standards. The Building Division is mandated to enforce the most restrictive of either ADA or the California Accessibility Standards.</p> <p>Under zoning, the zoning ordinance was revised to modify the definition of "community care facility" to include provisions of services for physically or mentally impaired, abused, or incompetent persons.</p>	<p>procedure to address SB 520 requirements. This program will be combined with program E.1.</p>
<p><b>E. Governmental and Non-Governmental Constraints</b></p>		
<p><b>E.1 Reasonable Accommodations for Disabled in Housing.</b> Through its development standards and permitting processes, the County will continue to allow for "reasonable accommodations" for the disabled in new housing units and in the rehabilitation or adaptation of existing housing units.</p>	<p>Any potential projects for HOME or other rehab funding mechanisms are reviewed to ensure that reasonable accommodations exist or can be provided. Additionally, the building permit process will ensure that ADA requirements are strictly adhere to where mandated.</p>	<p>This program will be combined with D.6, the County will adopt a more formalized reasonable accommodation procedure to address SB 520 requirements.</p>
<p><b>E.2 Solano County Zoning Code Amendments.</b> The County has amended its Zoning Code to clarify the definition of family and define community care facilities to include emergency shelters, transitional housing and facilities for persons with disabilities. The Agricultural zoning districts have been amended to include farm worker quarters permitted by State Department of Housing and Community Development as an allowed use.</p>	<p>The County amended its Zoning Code to clarify the definition of family and define community care facilities.</p>	<p>The County will address SB2 and SB 520 requirements as part of the Housing Element update. This program is completed.</p>

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<b>F. Housing Location, Density, and Timing</b>		
<p><b>F.1 General Plan Conformity.</b> The General Plan will be the primary tool to guide the location, density and timing for residential development. The County shall review residential projects for conformity with General Plan policies, particularly those pertinent to housing, land use, and public services.</p>	<p>The County reviews residential projects for conformity with local ordinances which themselves are consistent with the General Plan. ,</p>	<p>This program will be continued.</p>
<p><b>F.2 Housing Element Consistency.</b> The County will review General Plan amendments and development proposals for conformity with Housing Element policies.</p>	<p>County zoning standards are intended to be consistent and to implement General Plan goals, objectives and policies. All building permits, grading permits, and development permits are reviewed against zoning ordinance standards for compliance.</p>	<p>This program will be continued.</p>
<b>G. Public Facilities and Services</b>		
<p><b>G.1 Housing Rehabilitation.</b> The County shall continue ongoing implementation of capital improvements including drainage, waterline and roadway improvements in the Homeacres community</p>	<p>Solano County Public Works continually maintains public roads and associated drainage facilities in county rights-of-way. County Water Agency (SCWA) maintains drainage and flood management facilities in many parts of the County.</p>	<p>This program will be continued.</p>
<p><b>G.2 School Impact Mitigation Fee Collection.</b> The County shall continue to assist the school districts in mitigating the impacts of new development on school facility requirements by cooperating to collect legally authorized school impact fees on behalf of districts from new residential and non-residential development projects processed by the County.</p>	<p>The County collects school impacts fees on behalf of the school districts through the building permit process.</p>	<p>This program will be continued.</p>
<b>H. Environmental Quality</b>		
<p><b>H.1 Blight Removal.</b> The County will establish and support a definitive program to reduce community blight including a public/private program of trash removal and establishment of an ordinance for the removal of abandoned and dilapidated housing units.</p>	<p>The County did not establish a specific “blight” program, however, HOME funds are utilized to upgrade dilapidated housing for qualified homeowners, thus helping to eliminate future</p>	<p>This program will be updated to reflect the County’s use of HOME funds for upgrading dilapidated homes and County’s potential plans</p>

**Appendix B: Review of Previous Housing Element**

Housing Program	Accomplishments	Continue, Modify, or Delete Program
	<p>potential blight concerns.</p> <p>The Integrated Waste Management Program facilitates recycling options and garbage service among the County and city agencies. No program for removal of dilapidated housing exists. However, the County has anticipate applying for NSP funding which will be earmarked for foreclosed homes and to allow first time home buyers access to the homes at a reduced cost.</p>	<p>for using NSP funds to assist with a first-time homebuyer program.</p>
<p><b>H.2 Hazard Abatement.</b> The County will continue to enforce health ordinances, and weed, fire and inoperative automobile abatement ordinances.</p>	<p>The County enforces health ordinances, and weed, fire and inoperative automobile through implementation of the County Code as it addresses: consumer health (restaurants and public pools), hazardous materials, septic and water; Enforcement of auto abatement is through the Building and Safety Division; Fire District approval is also required to sign-off all building permits.</p>	<p>This program will be continued.</p>
<p><b>H.3 Architectural Review.</b> The County will continue to implement architectural review to ensure future development within rural communities is harmonious with existing development.</p>	<p>Through either the building permit process or use permit process, staff reviews applications to ensure that minimum architectural standards are adhered to.</p>	<p>This program will be continued.</p>
<p><b>H.4 General Plan Conformity.</b> The County will review residential projects for conformity with General Plan policies.</p>	<p>Through the review of tentative parcel/final map applications (subdivisions) the County reviews residential projects for conformity with General Plan policies.</p>	<p>This program will be continued.</p>

**Appendix B: Review of Previous Housing Element**

Housing Program	Accomplishments	Continue, Modify, or Delete Program
<b>I. Energy Conservation</b>		
<p><b>I.1 Energy Conservation Outreach.</b> The County will conduct a public information program on energy conservation measures and programs.</p>	<p>The County has representation on the Green Building Committee, made up of Building Officials. The Building Standards Commission, the CEC, Ca. Building Officials Assoc. The committee will be doing public outreach for energy conservation. One outreach effort has already been conducted for local agency building officials, staff, developers, contractors, architects, and engineers, explaining the Green Building program and greenhouse gas reduction.</p>	<p>This program will be updated to address the County's green building program and greenhouse gas reduction program.</p>
<p><b>I.2 Standards and Guidelines for Energy Efficiency and Conservation.</b> The County will ensure that all new residential construction meets or exceeds the State Title 24 standards for energy efficiency. The County will continue to implement provisions of the California Solar Rights Act of 1978 and the State Solar Shade Control Act through the County's subdivision ordinance to assure that solar access is protected in major and minor subdivisions in residentially zoned areas. The County will provide site planning, landscaping and vegetation guidelines for new residential units.</p>	<p>Through issuance of building permits the County ensures that all new residential construction meets or exceeds the State Title 24 standards for energy efficiency. The County is mandated under Title 24, by the CEC, to ensure that any conditioned space, building or structure meets minimum efficiency standards.</p> <p>The Subdivision Ordinance has not been amended to include provisions of the California Solar Rights Act of 1978 and the State Solar Shade Control Act to assure that solar access is protected in major and minor subdivisions in residentially zoned areas. The County hopes to update the ordinance within the next 2 years.</p> <p>The County provides suggestions</p>	<p>This program will be continued.</p>

**Appendix B: Review of Previous Housing Element**

Housing Program	Accomplishments	Continue, Modify, or Delete Program
	and recommendations, as requested, through the building permit review process to address landscaping and vegetation guidelines for new residential units. We.	