

SOLANO COUNTY HOUSING ELEMENT

Goals, Objectives, Policies and Programs

**County of Solano
Department of Resource Management**

October 11, 2005

(Revised October 2008)

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Solano County General Plan Housing Element

CHAPTER 1. INTRODUCTION

This update of the Solano County Housing Element is broken into three chapters, including this **Introduction** chapter, a chapter that outlines the County's **Goal, Objectives, Policies and Programs**, and an **Implementation** chapter that identifies the timeline, resources and parties responsible to implement programs. This Housing Element also incorporates by reference a separate **Housing Element Needs Progress Report and Housing Needs Assessment**, which was prepared as background for the Housing Element Update and contains data and analyses required by State law to accompany the Housing Element.

HOUSING ELEMENT BACKGROUND

Purpose. The purpose of the Housing Element is to establish a comprehensive plan to address housing needs in the unincorporated area of Solano County, with a focus on meeting the housing needs of all economic segments of the community, including low- and moderate-income households who may have trouble affording market rate housing and populations with special housing needs that may not necessarily be met through conventional housing products.

Housing Element Planning Period. This Housing Element Update is intended to address the County's housing needs through the planning period from December 1, 2001 through June 30, 2007. This planning period was established for Solano County and other Bay Area jurisdictions by state law.¹ This Housing Element will remain in effect until such time as the County adopts an updated Housing Element.

Statutory Requirements. According to state law, the Housing Element is one of seven elements that must be included in a California General Plan, along with any number of optional elements that a jurisdiction may wish to include. The mandated elements are included in the county's Resource Conservation and Open Space Element, Health and Safety Element (Seismic Safety, Safety and Noise), and Land Use and Circulation Element. In addition to the mandated elements, the County has adopted several optional elements and specific plans. These include the Scenic Roadway Element, Energy Element, Parks and Recreation Element, and the Collinsville-Montezuma Hills area Plan and Program.

As one of the County General Plan Elements, the Housing Element is a very important policy document for the County, not only for its specific provisions as they relate to housing, but also because the other elements included in the General Plan must also be consistent with the Housing Element. Should the adopted Housing Element Update create internal inconsistencies with other portions of the Solano County General Plan, the County will subsequently undertake amendments to the other affected elements in order to bring about consistency among all General Plan Elements.

In addition to identifying the Housing Element as one of the required General Plan elements, state law also includes specific guidance as to the contents and preparation of Housing Elements and

¹ The State has extended the planning period for every jurisdiction's housing element one year. Solano County's original Housing Element planning period was from January 1999 to June 2006.

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Housing Element updates. As mandated by State law, the Housing Element was prepared in consideration of an extensive Housing Needs Assessment that evaluates local conditions and needs with regard to housing demand, supply, and affordability. Further, based on the Needs Assessment, Housing Element law requires that the County establish a set of goals, objectives, and policies with regard to housing in the local community and specify a series of programs and activities that the County will implement in order to work toward achieving its goals.

HOUSING ELEMENT PUBLIC PARTICIPATION PROCESS

The Housing Element update was prepared with a goal of incorporating broad-based community input, particularly in the areas of housing needs and updating housing policies. To this end, Solano County hosted a series of Housing Element workshops in Fall 2001, at the beginning of the Needs Assessment process, for the purpose of obtaining input from residents and stakeholders on local housing needs. In order to reach out to interested parties located in all parts of the County, the County hosted an evening workshop in each of the following locations: Vallejo, Elmira, Fairfield, Rio Vista, and Dixon. To publicize these workshops, the County posted ads in the Fairfield Daily Republic, Vacaville Reporter, Vallejo Times-Herald, Benicia Herald (Ron to verify additional sources) and also sent notices via direct mail to an extensive mailing list of individuals and stakeholder organizations. The mailing list included stakeholder and advocacy groups for farmworkers/agriculture, low and moderate-income housing, seniors, disabled, and fair housing. Consultants then completed the Needs Assessment and Progress Report with the stakeholder comments in mind. While the Needs Assessment and Progress Report was under way, County staff worked extensively with representatives of the State Department of Housing and Community Development, ABAG, and the Solano County cities to identify means for the County and the Cities to collaborate to ensure that collectively the Solano County jurisdictions would plan for adequate housing to meet Countywide housing needs. Solano County has successfully completed those talks and has signed agreements with Solano County cities which will receive almost all of the County's remaining housing allocation.

This Housing Element was circulated in Draft form, incorporating the input from the first series of community outreach meetings, the consultant's findings from the Housing Needs Assessment and Progress Report, and the results from the County's discussions with other jurisdictions regarding sharing of Countywide responsibility for housing production. Solano County circulated the Draft Housing Element and hosted another series of community outreach workshops, this time to review and discuss the Draft Housing Element Goals, Objectives, and Policies. In the Fall of 2003, the County held public workshops in Dixon, Rio Vista, Vallejo, and Vacaville to obtain public input on the Goals, Objectives, and Policies. Consultants and County staff recorded the input from this second series of workshops and from written comments submitted to the County into account and prepared a revised Draft Housing Element Update to present to the County Planning Commission. The County has again invited interested parties to comment on the appropriateness of the Draft Update at the Planning Commission public hearing. Concurrent with Planning Commission review, the County will submit the revised Draft Housing Element Update to the State Department of Housing and Community Development for their statutorily required review and comment.

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Based on the public comment, Planning Commission recommendations, and the feedback from the State Department of Housing and Community Development, the consultant and County staff will prepare the Housing Element Update for presentation to the County Board of Supervisors. The Board of Supervisors will hold a public hearing on the Housing Element, again inviting comment from interested parties. After taking public comment and conducting their own deliberations, the Board of Supervisors may provide direction to finalize the Housing Element, for subsequent adoption.

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CHAPTER 2. GOAL, OBJECTIVES, POLICIES AND PROGRAMS

This portion of the Housing Element establishes the County's policy direction for housing within its jurisdiction. This chapter first states the County's housing goal and then describes a series of objectives, policies and programs that are intended to focus the County's efforts to achieve that goal.

GOAL

It is the county's goal to promote and ensure adequate housing in a satisfying environment for all residents of Solano County.

In order to achieve the intent of this statement, it is necessary to establish short-term objectives and policies that will overcome the major obstacles that prevent realization of the goal. In addition to listing a set of policies that can serve as a general framework for County planning and decision-making on a range of issues (e.g., land use, public services, capital improvements, etc.), the Housing Element also includes a set of programs that call for the County to undertake or promote specific actions that will help to achieve housing element objectives. Thus, this chapter summarizes major housing issues identified in the Housing Needs Assessment chapter and in the prior Housing Element and then lays out objectives, policies, and programs that, taken together, are intended to focus the County's efforts to achieve its housing goal by addressing the identified housing issues.

The objectives, policies, and programs that follow are organized under one of nine subject areas, as follows:

OBJECTIVE, POLICY, AND PROGRAM SUBJECT AREAS

- A. Housing Conservation and Rehabilitation
- B. Opportunities for Housing Production
- C. Affordable Housing Assistance
- D. Special Housing Needs and Equal Housing Opportunity
- E. Governmental and Non-Governmental Housing Constraints
- F. Housing Location, Density and Timing
- G. Public Facilities and Services
- H. Environmental Quality
- I. Energy Conservation

For each subject area, there is a discussion of related housing issues followed by an outline of the policies and programs that the County intends to implement in order to address the identified housing issues. At the heart of each issue area are the following core programs themes:

Financial Assistance. Providing financial assistance is one of the County's key mechanisms to help increase the supply of affordable housing in the current planning period. In exchange for contributing public financial assistance to affordable housing projects, the County will also seek agreements to keep assisted units permanently affordable, so that the units remain a part of the

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County's affordable housing stock for the long term. Furthermore, an injection of locally-controlled public funds is often the catalyst that allows an affordable housing project to leverage additional public and private funds that are necessary to expand the local affordable housing stock.

Program Partnerships. Due to its limited resources, the County will seek to implement housing assistance programs through actively developing and participating in program partnerships with other local public and private organizations. The County's existing partnership with Mercy Housing of California to operate the County's Community Development Block Grant housing rehabilitation program, its partnership with the City of Vallejo to implement a joint Redevelopment Project Area, and its participation in the Solano County Continuum of Care are all examples of program partnerships that allow the County utilize its available resources in the most efficient manner possible. In addition, the County has recently entered into a partnership with the City of Vacaville Housing Authority to provide management of the County's HUD Section 8 program.

Housing Assistance Outreach. Although housing assistance resources are almost always in short supply relative to the need, it is important that the County make efforts to publicize the available assistance programs to those individuals and households who are most likely to need help. Effective outreach can help to ensure that limited resources can get to those who need them most. Housing assistance outreach is another example of an activity that should be implemented through program partnerships.

These three core program themes can be found throughout the nine subject areas. This provides opportunities for the County to streamline its implementation activities by consolidating related activities under a single program. For example, a Financial Assistance program includes components for rehabilitation projects and for new affordable housing production. In addition to the core program themes that deal with general implementation needs, there are programs and activities that deal with specific regulatory requirements, such as making the County's regulations regarding second units (i.e., granny flats) consistent with State law, or that deal specific local housing needs that have been identified in the Housing Needs Assessment.

A. Housing Conservation and Rehabilitation

An important aspect of ensuring adequate housing in a satisfying environment in Solano County is the conservation and rehabilitation of the existing housing supply. Conserving and improving the County's housing supply not only requires the rehabilitation of substandard structures, but also the continued maintenance and upkeep of existing structures in fair to sound condition. A housing unit begins deteriorating from the day the structure is built. While deterioration occurs over a period of time, the need to paint or re-roof, replace a water heater or make other household repairs become "due" at various intervals over the life span of a structure. In many cases, low or fixed income households can neither afford to set aside funds to meet normal maintenance costs, nor to pay for restoration of substandard units. Households can borrow money for household repairs and home improvement, but many households most in need cannot qualify for such loans. In addition, the cost of rehabilitating a home can have a negative impact on the affordability of

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housing for low- and fixed-income households. The costs of repairs and improvements on rental structures are often passed on to the renter in terms of higher rents.

General housing age statistics reported from the 2000 Census indicate that there were a total of 2,835 housing units within the unincorporated area that were constructed before 1960. This figure can be taken as an indicator of the maximum potential housing rehabilitation need. While 28 percent of the owner-occupied housing units in the unincorporated area were built before 1960, possibly necessitating rehabilitation, a much larger percentage of renter-occupied units were built before 1960. A total of 55 percent of the renter-occupied housing units fit into this category, suggesting that in general, there may be a disproportionate need for rehabilitation assistance for rental housing.

In addition to a review of Census data, the Housing Needs Assessment also included field research conducted by Mercy Housing Corporation (MHC) to visually survey the condition of housing units in selected communities within the unincorporated area known to have concentrations of housing problems, including: Starr Subdivision, Elmira, Old Cordelia, Maple Street, Midway Road, and Rockville. Within these areas, MHC found that 47 percent of the housing stock sampled was in need of rehabilitation, with four percent of the surveyed units in dilapidated condition. Extrapolating from the sample of surveyed units, the Housing Needs Assessment estimated that there were a total of 346 units in need of rehabilitation within the six communities surveyed.

The housing conservation and rehabilitation policies recognize the significant advantages in preserving and upgrading the existing housing stock because maintenance of existing units provides expanded home ownership opportunities for low- and moderate-income families. By providing assistance to households in need, surrounding households are encouraged to maintain their homes and make necessary repairs.

Funding for housing rehabilitation programs under the State Community Development Block Grant Program is limited and will not fully address the magnitude of the problem. Programs in the past have been targeted to specific communities with high concentrations of substandard housing and low-income households. As indicated above, surveys of the six unincorporated communities indicated that there are still concentrations of substandard housing in these areas that can be targeted for rehabilitation programs.

The following policies suggest continuation and expansion of the County's housing rehabilitation programs. Rehabilitation programs would continue to provide loans and/or grants for home repairs. The programs would be coordinated with other housing and public improvement programs where appropriate. The County will seek to expand rehabilitation programs through varied funding sources including Community Development Block Grant, and State Department of Housing and Community Development funding, redevelopment funds, and other state and federal programs. In unincorporated, urbanized areas adjacent to cities, rehabilitation programs would be seen as a means of upgrading communities that would encourage their eventual annexation to cities.

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Specifically, The County will reinstitute the Housing Rehabilitation Program in the Homeacres area beginning in Fiscal Year (FY) 2007/08 after completion of the infrastructure improvements (See Public Facilities and Services Section). To fund the Rehabilitation program, the County will make application for CDBG funding with local funding contribution coming from the loan repayment pool and additional funds from the City of Vallejo Redevelopment Agency through housing set-a-side funds from the Vallejo South East Redevelopment District.

Objective

A. Conserve existing affordable housing units and rehabilitate the existing housing stock of unincorporated Solano County. Specifically, the County seeks to conserve and rehabilitate the following numbers of housing units during the remainder of the Housing Element planning period:

	Very Low	Low	Moderate	Above Moderate
Units To Conserve	(250, Very Low and Low combined) ² (232 Low and Moderate combined) ³ (14 Very Low and Low combined) ⁴			
Units To Rehabilitate⁵	7	9	2	N.A.

Policies

A.1 The County shall work to conserve its existing affordable housing stock and reduce substandard housing through ongoing housing rehabilitation programs targeted to assist low- and moderate-income households.

A.2 The County shall seek to coordinate its housing conservation and rehabilitation plans and programs with those of other public and private agencies.

Programs

A.1 **Financial Assistance - Rehabilitation.** To assist private property owners in rehabilitating the housing stock, the County will continue to apply for and use Community Development Block

² This reflects existing housing units that are made affordable to very low-income families through the County's Section 8 housing certificates and vouchers.

³ Mobile home units within Gandy Dance, Neil's Vineyard and Trailer City mobile home parks.

⁴ Units under rehabilitation loan affordability agreements.

⁵ Rehabilitation objectives based on anticipated CDBG funding of \$600,000, HOME funds of \$800,000, and \$400,000 funding from Rehabilitation Loan Pool and City of Vallejo Redevelopment Agency with an average rehabilitation cost of \$100,000 per unit.. The objective reflects the anticipated number of housing units that will be rehabilitated with available funding during the remaining housing element period.

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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.

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.

Responsibility: Resource Management

Target Date: Beginning FY 2006/07 and subsequent Fiscal Years

Funding Source : CDBG, HOME, Rehabilitation Loan Pool, Vallejo Redevelopment Agency

A.2 Program Partnerships - Rehabilitation. 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.

Specifically, the County has contracted with Mercy Housing to monitor rent limitation agreements under the County Housing Rehabilitation Program.

Responsibility: Resource Management

Target Date: Ongoing

Funding Source: City of Vallejo Redevelopment Agency, Rehabilitation loan pool

A.3 Housing Assistance Outreach – Rehabilitation. 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.

Responsibility: Resource Management, County Housing Authorities, City Redevelopment and Housing Authorities adjoining project areas.

Target Date: FY 2006/07 and ongoing through program completion

Funding Source: CDBG, HOME, Rehabilitation Loan Pool, Vallejo Redevelopment Agency

A.4 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

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seeking funding through the Mobile Home Park Resident Ownership Program for the purchase the mobile home park or spaces by the tenants

Responsibility: Resource Management, County Housing Authority
Funding Source Mobile Home Park Resident Ownership Program (MPROP)

B. Opportunities for Housing Production

The County of Solano and its incorporated cities have a joint responsibility to ensure that there is an adequate supply of housing to meet projected countywide housing needs. As developable land becomes more scarce and increasingly costly in the inner Bay Area, demand continues to increase for housing within Solano County jurisdictions, including the unincorporated areas.

A primary measure of Solano County's need for new housing production is the Regional Housing Needs Allocations produced by the Association of Bay Area Governments (ABAG) for the January 1, 1999 through June 30, 2007 time period. ABAG allocated the unincorporated part of Solano County the following housing needs:

<u>Household Income Category</u>	<u># of Units</u>	<u>% of Total</u>
Above Moderate-Income ⁶	1,085	39.9
Moderate-Income ⁷	771	28.4
Low-Income ⁸	363	13.4
Very Low-Income ⁹	500	18.4
Total	2,719	100.0

The housing need allocation reflects a substantial increase from the last housing need allocation that the County received, which was 931 units. This highlights the fact that the data that ABAG used to make the regional housing needs allocations for the 1999-2006 time period contained an anomaly for the unincorporated portion of Solano County which resulted in a much greater allocation of Solano County's housing need to the unincorporated portion of the county than should normally have resulted. The County has made ABAG aware of this problem; however, the original allocation as determined by ABAG remains as the County's official housing need for the current Housing Element planning period.¹⁰

To satisfy housing needs, the County and the cities each have historically played distinctive roles. The County has primarily provided for housing which has been agriculturally related or rural in character. Higher density single-family and multiple-family developments, on the other hand, have been provided primarily in the cities. This has resulted from General Plan policies and

⁶ Households with income of more than 120 percent of area median income.

⁷ Households with income of 81 to 120 percent of area median income.

⁸ Households with income of 51 to 80 percent of area median income.

⁹ Households with no more than 50 percent of area median income.

¹⁰ A more detailed explanation of these circumstances is provided in the Housing Needs Assessment chapter.

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servicing constraints which have limited the range and quantity of housing which can be provided in the unincorporated area.

Historically, the principal type of housing provided by the County is the single family home, which is usually self-supporting relative to water and sewer service. Multi-family residential development in the unincorporated area is located only in those areas where community water and sewer systems are available to support the more intensive infrastructure needs of higher density development, principally in the Vallejo unincorporated area. In addition, the County Zoning Code allows certified mobile homes to be placed on foundations in any zoning district where a single-family dwelling unit is allowed, and temporary mobile homes are also permitted in the unincorporated area, primarily as companion living units, or temporary farm labor or caretaker housing.

The County allows companion living units in Limited Agricultural, Rural Residential, Residential Estate and Single-Family (RS) zoning districts. The County allows accessory dwelling units in Exclusive Agricultural zones and secondary dwelling units in Rural Residential, Residential Estate, and Single-Family Residence zoning districts. Analysis conducted as part of the Housing Needs Assessment indicates that these types of smaller dwelling units, which can be constructed on parcels already containing a primary residence, can be produced at costs that would make them affordable to moderate-income households, and in some cases low-income households.

It is evident that if the County is to ensure an adequate supply of housing to meet its varied housing needs, a cooperative program between the County and cities that sets forth each jurisdiction's role and responsibilities must be clearly defined. The policies of the County General Plan specifically define the County's role as one that is designed to complement the housing efforts of the cities rather than to compete with them by attempting to provide a full range of housing choice in the unincorporated area thereby duplicating necessary services. The County and the cities have recognized that infrastructure capable of supporting urban growth has not been provided in the unincorporated areas, consistent with smart growth principles that call for directing growth to cities. These principles also dictate that urban infrastructure not be extended into unincorporated areas in the future, because of its growth and sprawl-inducing effects. These policies help confine urban development to existing urban centers where supporting services are presently available and provide for better access to employment and service facilities. These policies have been further reinforced with the passage of Proposition A (Ordinance 1230) in 1984 and the Orderly Growth Initiative in 1994.

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Objective

B. In concert with the Cities provide sufficient land to accommodate Solano County's projected housing needs. As of June 30, 2005, the County's remaining unmet need is as follows.

<u>Income Categories</u>	<u>Initial RHNA Allocation</u>	<u># Units Produced Since 6/30/05</u>	<u>Remaining Unmet Need</u>
Above Moderate-Income	1,085	219 ¹¹	866
Moderate-Income	771	337 ¹²	434
Low-Income	363	33	330
Very Low-Income	500	10	490

Policies

B.1 The County shall seek to achieve coordination of housing goals, objectives, policies and plans between the County and the cities within the County. After accounting for housing production responsibility transferred to the Cities (see Programs, below), the County shall maintain an inventory of sites adequate to satisfy its remaining unmet need for housing production through the remainder of the Housing Element Planning period. Should the County satisfy all of its housing need allocations through production in the unincorporated area or by transferring responsibility to cities, the County shall maintain information regarding vacant land available within the unincorporated areas, such as English Hills and Homeacres, that is available and appropriate to accommodate additional housing development.

B.2 The unincorporated County's principal housing role shall be to accommodate future residential development that constitutes an accessory use to agriculture (farm residence and farm labor quarters) and a moderate amount of rural residential development.

B.3 Housing units in the unincorporated County shall consist primarily of single-family homes. These include conventional stick-built homes as well as manufactured dwellings certified under the National Mobile Home Construction and Safety Standard Act which meet minimum County architectural and development standards.

B.4 Manufactured homes may be used in the unincorporated County as temporary structures for short-term purposes including companion living units, and farm labor and caretaker housing.

B.5 The County shall actively encourage and facilitate the development of companion dwelling units, accessory dwelling units, and secondary dwelling units as a means to expand the overall supply of housing, especially as a means of providing relatively affordable housing for people employed in the agricultural areas, or for the elderly or disabled, who may need to receive assistance from a relative or caregiver residing on the same property.

¹¹ The housing needs assessment indicates a total of 219 market rate housing units constructed in Solano County between 1/1/1999 and 10/30/05.

¹² The 337 moderate income units includes units constructed for Travis AFB military personnel.

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Programs

B.1. Countywide Housing Production Coordination. 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.

Responsibility: Resource Management

Target Date: Program Completed with approval of Transfer Agreements

Funding Source: County General Fund

B.2 Companion, Accessory, and Secondary Dwelling Unit Program. 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.

Responsibility: Resource Management

Target Date: Ongoing

Funding Source: County General Fund

B.3. Transfer of Housing Needs Allocations to Cities. 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:

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	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Remaining Unmet Need	490	330	434	866	2,120
Vallejo	0	0	0	0	0
Benicia	0	0	0	2	2
Suisun City	0	0	0	0	0
Fairfield	99	68	506	1,027	1,700
Vacaville	389	286	20	34	729
Dixon	0	0	0	0	0
Rio Vista	12	8	16	24	60
Total	500	362	542	1,087	2,491
Total Need Remaining	0	0	0	0	0

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.

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.

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.

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.

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.

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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.¹³

Responsibility: Resource Management

Target Date: Completed with Approval of Transfer Agreements

Funding Source: County General Fund

B.4 Unincorporated Area Housing Sites. 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 cities, the County has no remaining unmet housing need and no further analysis of suitable sites within the unincorporated area is required.¹⁴

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.

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.

¹³ It should be noted that each Solano County jurisdiction receiving unit transfers has updated and certified their housing elements or are near certification of their housing elements with the additional unit transfers. In addition, each jurisdiction plans to accommodate the unit transfers within the annexations and not in other areas already containing a high concentration of very low-, low-, and moderate-income households.

¹⁴ Solano County performed an analysis of housing constructed at the Travis Air Force Base (See Appendix A). The analysis found these units to be permanent and affordable to moderate-income households. Based on these findings and the transfer of County's share of ABAG's RHND allocation, no further analysis of the adequacy of available sites is necessary for inclusion in the Housing Element. The Element does include an inventory of sites that are available to *exceed* the County's housing need allocation for the remainder of the Housing Element planning period.

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Table X: Site Inventory by Zone

Zoning Designation	General Plan Designation	Total Available Parcels by Zone	Average Unit Yield by Zone (a)	Farmworker/Group Hsg. Potential (b)	Low-Income Unit Potential (c)	Moderate-Income Unit Potential (d)	Above-Moderate Income Unit Potential
A160 Total	Extensive Agriculture 1 unit per 160 acres	316	1 Unit/Parcel	16	63		316
A20 Total	Extensive Agriculture 1 unit per 20 acres	322	1 Unit/Parcel	16	64		322
A40 Total	Intensive Agriculture 1 unit per 40 acres	593	1 Unit/Parcel	30	119		593
A80 Total	Intensive Agriculture 1 unit per 80 acres	343	1 Unit/Parcel	17	69		343
AL160 Total	Extensive Agriculture 1 unit per 160 acres	36	1 Unit/Parcel	2	7		36
AL80 Total	Extensive Agriculture 1 unit per 160 acres	18	1 Unit/Parcel	1	4		18
RD Total	Low Density 2 to 7 units/acre	44	1 Unit/Parcel		4	4	40
RE 1-2 Total	Suburban Residential 1 to 4 units per acre	25	1 Unit/Parcel		2	3	23
RE 1-3 Total	Suburban Residential 1 to 4 units per acre	17	1 Unit/Parcel		2	2	15
RE 1-4 Total	Suburban Residential 1 to 4 units per acre	46	1 Unit/Parcel		4	5	41
RE1 Total	Suburban Residential 1 to 4 units per acre	25	1 Unit/Parcel		2	3	23
RM1 Total	Medium Density 8 to 15 units per acre	8	1 Unit/Parcel			16	147
RR2.5 Total	Rural Residential 2.5 to 10 acres per unit	163	1 Unit/Parcel		15	16	111
RR5 Total	Rural Residential 2.5 to 10 acres per unit	123	1 Unit/Parcel		11	12	10
RS5 Total	Low Density 2 to 7 units/acre	11	1 Unit/Parcel		1	1	40
RS6 Total	Low Density 2 to 7 units/acre	44	1 Unit/Parcel		4	4	215
W160 Total	Watershed 1 unit per 160 acres	215	1 Unit/Parcel		43		215
Grand Total		2,349		81	413	66	2,291

Notes:

- (a) The County conservatively assumes that no owner will subdivide its existing property and will only build one principal unit per parcel.
- (b) While farmworker or group housing are allowed on any of these parcels, the County assumes that only five percent of the vacant parcels have group housing potential. This is not unit potential but actual group housing projects.
- (c) Assumes ten percent of all available parcels will construct lower-income accessory units in zones allowing more than one dwelling unit per acre and 20 percent of all lower density sites to build accessory dwelling units.
- (d) Assumes ten percent of all available parcels will construct moderate-income manufactured units.

Sources: Department of Resource Management, Solano County, 2006.

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While not all of the sites mentioned *will* 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.

The County will be initiating a comprehensive General Plan update beginning FY 2005/06. During the update process, the County will further review its land use inventory and potential options for providing housing opportunities for all income groups consistent with the County's development strategy.

Responsibility: Resource Management

Target Date: FY 2005-08

Funding Source: General Fund

C. Affordable Housing Assistance

The housing issue probably of greatest concern has been the tremendous increase in the cost of housing in Solano County. This increase has limited the ability of many families to purchase homes that adequately meet their housing needs. The rapid increase in the cost of owner occupied and rental housing has been taking an increasing share of the resources of low and fixed income households. According to ABAG estimates prepared in 2001, approximately 51 percent of low-income renters and owners in Solano County are overpaying for housing.¹⁵

The increases in the cost of housing are the result of a number of factors. Increases in the cost of labor, materials and financing have contributed significantly to rising housing costs, along with an increase in the average size and amenities constructed into the homes. Substantial increases in land costs within the unincorporated area, coupled with limited sites suitable for higher density housing development create further challenges to production of affordable housing.

Housing affordability is a nationally recognized problem, and programs at both the state and national level have been designed to provide assistance for the provision of low and moderate income housing. In the 1979 Housing Element, a program was set forth to establish a County Housing Authority to enable the County to participate in many of these programs. The Housing Authority was established in 1979. At present, the Housing Authority Section 8 program provides 250 vouchers for rental assistance. The County has recently switched its contract for the operation of the County Housing Authority from the City of Vallejo Housing Authority to the City of Vacaville Housing Authority.

Because of the increasing costs of providing new affordable housing, it is important to conserve the existing supply of affordable housing. Most of the County's "affordable" housing involves market-rate housing located in older established neighborhoods and in scattered locations

¹⁵ ABAG did not provide separate estimates for households overpaying for housing in the unincorporated portion of the County.

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throughout the agricultural region. Most of these units are single-family structures, though some multiple family units exist in the Vallejo unincorporated area. Historically, the County has not had publicly regulated affordable housing units; however, the Air Force has recently constructed 228 housing units in the unincorporated area near Fairfield which accommodate moderate-income military personnel.

While the County has taken steps to address the problem of affordable rental housing for existing households through the Section 8 rental assistance program, this need far exceeds available funding. In addition, if the experience in other jurisdictions where allowable Section 8 rents are not keeping pace with market rate rents is an indicator, in the coming years it may become even more challenging for the County Housing Authority's Section 8 rental assistance program clients to locate suitable privately-owned rental units whose owners are willing to participate in the program. However, the County Housing Authority has been successful in achieving full utilization of its available Section 8 vouchers, and the County will seek to obtain allocation of additional Section 8 vouchers, so that the program can serve additional local households in need of assistance.

In addition, service constraints make it difficult to provide new affordable owner and renter occupied housing for lower income households. The County is not equipped in most areas to provide the necessary supporting facilities and services for new assisted and subsidized housing. However, regardless of these service constraints, the County recognizes its responsibilities to address the needs of lower income households in obtaining suitable affordable housing.

The policies and programs suggest an approach to overcome many of the constraints to affordable housing. The County must maintain, conserve and improve its existing supply of available housing. The County must also work closely with the cities in designing and administering programs to provide affordable housing to lower income households. Funding available to the County for housing assistance will be channeled through the most appropriate agency for administration in either the unincorporated area or within a city jurisdiction. In some cases it is expected the County will undertake joint programs with local agencies in order to make most effective use of available funding and to provide housing assistance at the most appropriate locations. Through provisions of the zoning code, manufactured housing units and second dwelling units including "companion living units," "secondary dwelling units," and "accessory dwelling units" incidental to agricultural uses can be utilized to provide opportunities for low cost housing. In accordance with state law, the County will establish regulatory incentives, such as relaxing site development standards or providing permit fast-tracking, to encourage affordable housing production by private developers.

Objective

C.1. Provide housing to meet the needs of all economic segments of the community, including very low-, low-, moderate-, and above moderate-income households. While the County, in coordination with Solano County cities, will provide sites to accommodate its full housing need allocation for the planning period, it is recognized that the County does not directly participate in production of most new housing units and that the ultimate number of new housing units is highly dependent on factors beyond the County's control. Recognizing these limitations, and

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considering historic and anticipated building trends along with the County’s limited resources to facilitate and encourage below-market rate housing, following are quantified objectives for the remainder of the Housing Element Planning period from June 30, 2005 through June 30, 2007 for new housing production, by income level:

	Very Low	Low	Moderate	Above Moderate
Units To Be Constructed¹⁶	3	10	34	67

Policies

C.1 The County shall make every effort to reduce the cost of housing to lower and moderate income groups through local, state and federal housing assistance programs.

C.2 The County shall support the construction of new subsidized housing units in those areas which are best equipped to provide the necessary services and facilities to support such development, such as the Homeacres area.

C.3 Manufactured, modular, and innovative housing designs that make use of new technologies and materials that bring about cost and energy efficiency shall be encouraged by the County.

C.4 The County shall work and coordinate with public and non-profit housing groups to maintain the County's existing supply of assisted housing.

C.5 The County shall work and coordinate with public and non-profit agencies and the private sector in seeking solutions to providing affordable housing.

C.6 Consistent with State laws, the County shall provide regulatory concessions for qualifying affordable housing developments.

Programs

C.1 Financial Assistance - Affordable Housing Production. 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 source 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.

¹⁶ This is an estimate based on the County’s historic single-family construction activity from January, 1999 to June, 2005.

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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 low-income projects and projects as identified under the Housing Transfer Agreements.

Responsibility: Resource Management
Target Date: Ongoing
Funding Source: Section 8, CDBG and fee waivers

C.2 Regulatory Incentives for Affordable Housing. 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.

The County will initiate the ordinances upon completion of the Zoning Code update in FY 2006/07.

Responsibility: Resource Management
Target Date: FY 2006/07
Funding Source: General Fund

C.3 Zoning Codes and Development Standards to Encourage and Facilitate Alternative Housing. 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.

Responsibility: Resource Management
Target Date: FY 2005-06
Funding Source: General Fund

C.4 Preservation of Existing Assisted Housing Units. 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.

Responsibility: Resource Management
Target Date: Ongoing

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Funding Source: General Fund

C.5 Program Partnerships – Affordable Housing. 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.

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.

Responsibility: Resource Management and Housing Authority

Target Date: FY2004-07

Funding Source: General Fund

C.6 Housing Assistance Outreach – Affordable Housing. 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.

Responsibility: Resource Management and Housing Authority

Target Date: Ongoing

Funding Source: General Fund

D. Special Housing Needs and Equal Housing Opportunity

Particular groups within unincorporated Solano County have special housing needs. These include the elderly, large family households, female head of households, handicapped, military, farm laborers and the homeless. To ensure that adequate housing is available for all the citizens of the County particular attention will need to be given to these groups.

A major constraint to meeting special housing needs is that the particular housing problems of these groups are not easily identifiable and are thus not readily perceived by the public. Data from the Census and other sources presented in the Housing Needs Assessment provides some indication of the nature and extent of the housing problems facing these groups as follows:

Large Families:	956 households
Large Households (including family and non-family households):	980

Problems for large families and large households include a lack of adequately sized affordable housing units.

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Elderly Headed Households: 1,387

Elderly households can experience problems with housing affordability as well as needing certain adaptations and/or supportive services in order to remain in their homes as they age.

People with Disabilities: 882 individuals

People with disabilities can experience problems with affordability when disabilities limit their opportunities to support themselves financially as well as needing certain adaptations and/or supportive services.

Single-Female Headed Households: 260 households

Single-female headed households often earn less money than married couple households with children and they are also more likely to need childcare in conjunction with affordable housing, since the mother is often the sole source of income as well as the primary caregiver for the children.

Farmworkers (peak season, including seasonal and migrant): 6,500
Additional residents of farmworker households 5,100

Farm labor housing can be broken into two different categories: migrant farm labor housing and permanent farm labor housing. Migrant farm labor housing is provided through farm labor camps that are permitted by the State Department of Housing and Community Development. These camps are monitored to ensure that minimum health and safety standards are met as prescribed under State regulations. The only publicly operated migrant farm labor camp in Solano County is operated by the Dixon Housing Authority.

Permanent farm labor housing poses a problem of a different nature. The condition of permanent farm labor housing is difficult to determine due to difficulties in identifying those units occupied by farm laborers. However, based on general knowledge of housing conditions in the County by officials of the Building Inspection Division, there is generally a higher proportion of farm laborers residing in substandard housing as compared to the County average.

Families and Individuals in Need of Emergency Shelter,
Transitional Housing and Supportive housing (countywide): 1,179 individuals
1,418 families

There are a broad spectrum of individuals and families who require emergency shelter, transitional housing, or supportive housing. They represent include single men and women, couples, families, displaced youths without parents and seniors. They can include individuals who are physically disabled, mentally disabled, teen parents with their children, veterans, hospital and jail discharges, alcohol and drug abusers, survivors of domestic violence, persons with AIDS/ARC, immigrants, refugees and farm labor workers.

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As summarized in the Housing Needs Assessment, the 1999 Solano County Continuum of Care estimated a total shortage of 1,002 emergency shelter, transitional housing, and supportive housing beds for individuals and 1,266 emergency shelter, transitional housing, and supportive housing beds for families.

Military Workers: 3,230 personnel¹⁸

Based on information regarding off-base housing allowances provided to Travis military personnel, it appears that lower ranking enlisted personnel with dependents may not receive adequate housing allowances to afford market rate housing of suitable size within the County. This may necessitate overcrowding or commuting to more distant locations that offer more affordable housing.

An additional problem faced by special groups as a whole is discriminatory real estate practices that may exclude them from certain segments of the housing market. In addition to housing discrimination based upon race, sex, marital status or national origin, cases of discrimination against the elderly and families with children are frequent.

The County has instituted programs to address some of the needs of special groups. With respect to housing needs of the elderly and disabled, the county instituted changes to its zoning code to allow a “companion housing unit” to be established in certain zoning districts, in addition to the principal single family residence specifically for the elderly and the handicapped. Under the Section 8 Program, 38 of the 250 vouchers used by large families; 42 of the are used by households qualifying as elderly (with a member over 62 years of age), and 64 are used by households qualifying as disabled.¹⁹

In expanding the existing programs and developing new programs, special consideration must be given to the unique problems faced by each of these groups. Providing assistance to the elderly and handicapped may best be accomplished by administration of available funding through the Solano County Housing Authority. The elderly and handicapped often are in need of easy access to public transportation and commercial and recreational facilities, and additional supporting facilities and services. These facilities for seniors and handicapped are generally not available in the unincorporated area.

In addressing the problems of large family households and female head of households, special consideration should be given to these groups under low-income housing assistance programs. In addition, the private sector should be encouraged to give full consideration to the needs of large families in their developments.

During the Housing Element Planning period, the County adopted revisions to the Agricultural Zoning District in 2001. The proposed revisions were prepared with the County Agricultural

¹⁸ The number of Travis Air Force Base military personnel who live off base. Some may live outside of Solano County.

¹⁹ Anne Putney, Solano County Housing Authority, written correspondence, July 15, 2003.

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Advisory Committee. To address the need for farm worker housing, new provisions for Agricultural Employee Housing were enacted. The Agricultural Advisory Committee recommended that additional Agricultural Employee housing be provided as a manufactured dwelling unit on a temporary basis through a staff level use permit. The Committee felt the proposed Agricultural Employee housing provisions would best meet the farm worker housing needs within Solano County. Under the new zoning code provisions, Agricultural Employee Housing is subject to the condition that the property owner and lessee employ the occupants of the dwelling and that the unit meets setback requirement. There are no additional site requirements design standards or development standards required other than meeting building code requirements for foundations and providing adequate sewer disposal and water facilities for the unit. Further amendments to the Agricultural Zoning District are proposed to allow farm worker housing under a permit for the State Department of Housing and Urban Development as an allowed use within the zoning district without requiring a use permit from the County. In developing additional programs for farm worker housing, the County met with Mercy Housing, a non-profit housing organization, to explore viable options for producing additional farm worker housing. Potential sites were reviewed including County owned sites along with the potential expansion of the Dixon Migrant Center facility. None of the potential sites reviewed had available services including sewer, water, transit, nor were they in close proximity to social services. Because of the lack of facilities and services at these sites, the cost associated with their development including the extension and provision of supporting services, the most viable option appears to be potential expansion of the Dixon Migrant Center. The Dixon Migrant center has existing sewer and water service and supporting social service programs are made available at the site. The County, in developing programs for migrant farm labor housing, will seek to coordinate additional programs and funding through the Dixon Housing Authority. In addition, the County will also provide assistance to the farming community in obtaining funding and establishing farmworker housing. In addition, the proper maintenance of private migrant farm labor camps through periodic onsite inspection programs is ensured by the State Department of Housing and Community Development through its inspection and enforcement program. The County also can provide assistance in obtaining loans and grants for the rehabilitation or establishment of new farm labor housing as needs are demonstrated.

In cooperation with cities and other agencies, Solano County helped establish the Continuum of Care and Solano Safety Net Consortium – Community Action Agency to address special housing needs within the County. These organizations are collaboratives of local service agencies from the public and private sectors that provide services to the homeless and others in need of emergency and transitional housing. The purpose of the agencies is to coordinate service delivery and resources. The County will continue to coordinate and expand its homeless programs through this public/private collaboration.

The County has amended the Zoning Code to encourage emergency shelters and transitional housing by explicitly providing for such facilities under its definition of community care facility. Under the current Zoning Code, and future revisions required to implement our General Plan update, facilities with six or fewer persons are considered a residential use of property rather than a community care facility and are exempt from use permit requirements. Facilities of this size are permitted by right, consistent with allowances for other residential uses in a residential zone. Further, transitional housing constitutes a residential use and is subject to only those restrictions

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that apply to other residential uses of the same type in the same zone (this point will be clarified through zoning revisions, implementing our General Plan update). Facilities with seven or more persons are considered a community care facility and are subject to a use permit. The County has reviewed its use permit process for community care facilities and does not believe it constitutes a constraint on the provisions of emergency shelters and transitional housing. Use permit applications are evaluated against a standard to ensure that there is not an over concentration of such facilities in any one area of the County. A community care facility proposed on a parcel may not be less than 400 feet from another parcel containing a community care facility. The average parcel within the Rural Residential (RR) zoning districts is between 163 feet (RR-2.5) and 223 feet (RR-5) in width where 80 percent of the available sites are located. Given the average parcel widths, this requirement does not unduly restrict the siting of these facilities. In the Residential Estate (RE) zoning districts the average site width varies from 80 to 120 feet where another 14 percent of the available sites are located. The Inventory Site analysis found a total of 141 sites within the County's residential zoning districts that could accommodate community care facilities.

Pertaining to emergency shelters, the County will further review and explore its range of options to provide for emergency shelters in non-residential zoning districts. This will occur during the zoning ordinance update process, following our current General Plan Update.

The County supports fair housing through enforcement of equal opportunity provisions under County operated housing programs. Solano County Housing Authority contracts with the City of Vacaville Housing Authority to provide housing services to the unincorporated area. As part of the services provided by the City of Vacaville assist the County in promoting fair housing opportunities through Vacaville's Housing Counseling Program. The City's HUD certified Housing Counseling Program provides information and referral to landlords, tenants, homeowners, on a number of topics including landlord/tenant disputes, finding and securing housing, housing discrimination (including referral to the appropriate investigative and enforcement entity), foreclosure prevention counseling etc. to residences in the unincorporated area. The Housing Counseling program will actively promote fair housing education by sponsoring in partnership with others, Fair Housing Workshops, Landlord Training and Tenant Credit Repair Workshops and Tenants' Rights Clinics. Because of the high percentage of Spanish speaking households in the unincorporated area, special workshops have and will continue to be conducted for Spanish speakers.

Objective

D. Provide housing to meet the special needs of the elderly, disabled, large family, single female-headed, homeless, military, and farm workers.

Policies

D.1 The County shall support and comply with Federal Civil Rights law on discrimination in housing on the basis of ethnic background, age, disability or sex.

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D.2 The County shall give priority in providing housing assistance to those groups with demonstrated special needs, including elderly, disabled, large family households, single female-headed of households and farm workers.

D.3 The County shall continue, through its inspection program, to ensure that migrant farm labor housing is maintained to provide healthy and safe living quarters.

D.4 The County shall continue to coordinate and monitor emergency shelters through the Continuum of Care and Solano Safety Net Consortium – Community Action Agency.

D.5 The County shall support emergency housing programs through existing public and private service agencies. The County shall coordinate and support the provision of both emergency shelter and transitional housing to respond to the housing needs of the existing homeless population and those most at risk of becoming homeless. The County shall hold emergency shelters and transitional housing to the same development standards as other similar uses of similar size within a given zoning district.

Programs

D.1 Financial Assistance – Special Needs Housing. 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.

Responsibility: Resource Management, Housing Authority, Health and Social Services, Continuum of Care and Solano Safetynet Consortium – Community Action Agency.

Target Date: Ongoing

Funding Source: General Fund, HUD, FEFG, EHAP, CDBG, United Way

D.2 Farm Worker Housing - Maintenance, Rehabilitation and Production. 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 availability, and entitlements if necessary. The County will amend the County Zoning Code to provide for

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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.

Responsibility: Resource Management and HCD

Target Date: Ongoing

Funding Source: General Fund, USDA Rural Development and State CDBG and HOME funds

D.3 Sites for Special Needs Housing. 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 (See Appendix B). 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.

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.

Responsibility: Resource Management

Target Date: FY 2005-06

Funding Source : General Fund

D.4 Program Partnerships – Special Housing Needs. 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.

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 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

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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.

Responsibility: Resource Management, Health and Social Services, Continuum of Care and Solano Safety Net Consortium – Community Action Agency

Target Date: Ongoing

Funding Source : General Fund, HUD, FESG, EHAP, CDBG, United Way

D.5 Housing Assistance Outreach – Special Housing Needs. 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 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 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.

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.

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 a informational brochure explaining options, permitting process and possible funding sources for the development of farmworker housing.

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

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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.

Responsibility: Resource Management, Vacaville Housing Authority, Redevelopment Agencies

Target Date: Ongoing

Funding Source: General Fund, Continuum of Care, Solano Safety Net Consortium --
Community Action Agency, Solano County Housing Authority

D.6 Reasonable Accommodation Ordinance for Persons with Disabilities

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 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.

Responsibility: Resource Management

Target Date FY 2008/09

Funding Source: General Fund

E. Governmental and Non-Governmental Constraints

The Housing Needs Assessment found that Solano County does not face any unusual non-governmental constraints to housing. As with most other jurisdictions in this part of the state, the unincorporated part of Solano County has experienced increasing housing land costs and increasing costs for building materials, services, and labor, which have contributed to increasing housing costs. At the same time, the residential development industry has benefited from near-record low financing costs and there is no evidence of a lack of available financing for sound development projects.

In terms of governmental constraints, the Housing Needs Assessment observed that processing and permit procedures, fees and exactions, site improvement requirements, and building codes and enforcement in the unincorporated parts of Solano County are in line with standard practices in other communities, do not impose any unnecessary burdens on new residential development,

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and are generally processed in a timely manner. The Housing Needs Assessment did note that a general scarcity of sites for urban density residential development in the unincorporated areas can be viewed as a form of governmental constraint on housing production. This situation reflects the consensus among Solano County and the cities that urban development should be directed to the cities, where services and infrastructure appropriate to serve urban development are located, preserving the unincorporated areas primarily for continued agricultural and open space uses. LAFCO polices and requirements under the Cortese-Knox-Hertzberg Act limits the ability of cities to extend services to unincorporated areas unless annexed to the city. This further limits the ability of the County to provided necessary services to support residential development in the unincorporated area. To mitigate the impact that these policies have on the availability of sites for residential development in the unincorporated area, Solano County has entered into agreements with the cities of Vacaville, Benicia, Rio Vista and Fairfield, to provide adequate sites to accommodate increased shares of the County’s housing need, thus relieving the County of the need to provide these sites within the unincorporated area.

To remove potential constraints under the County Zoning Code, the County will amend its Zoning Code to clarify the definition of Family and the definition of community care facility to include emergency shelters and transition housing and facilities for persons with disabilities. To remove a constraint to the provisions of farm labor housing the County will amend the Zoning Code to provide for farm work housing permitted by the State Department of Housing and Community Development as an allowed use.

Objective

E. Where consistent with Solano County’s local “smart growth” philosophy to direct most development to the cities, minimize constraints to the production of housing within the unincorporated areas of the County where limited residential development is appropriate. Coordinate to have the cities accept responsibility for housing production needs that cannot be met in the unincorporated areas.

Policies

E.1 Take a leadership role to coordinate with the cities so that they collectively accept responsibility to provide sites within their boundaries to address any shortfall of sites to meet housing production needs in the unincorporated areas.

E.2 Consistent with the requirements of SB 520, remove constraints and allow for “reasonable accommodations” for the disabled in housing development standards.

Programs

E.1 Reasonable Accommodations for Disabled in Housing. 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.

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Responsibility: Resource Management

Target Date: FY 2005-06

Funding Source: General Fund

E.2 Solano County Zoning Code Amendments. 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.

Responsibility: Resource Management

Target Date: Completed

Funding Source: General Fund

F. Housing Location, Density, and Timing

In 1981 Solano County updated the Land Use and Circulation Element of the Solano County General Plan. This element sets forth specific policies as to the location, density and timing of future residential development within the unincorporated area. Residential development has occurred in the unincorporated area predominately on lots varying from 1-5 acres. The passage of Proposition A by a vote of the people of Solano County, as extended by adoption of the Orderly Growth Initiative by the Board of Supervisors when it qualified for the ballot in 1994, reinforces many of the General Plan policies with regard to the location and timing of future development within the County. Limited growth is directed to existing planned residential areas, with new large scale residential developments directed to the cities. The General Plan allows for redesignation of agricultural and open space areas by the County to residential uses only under limited conditions. Consequently, the cities and County must carefully coordinate their planning efforts in relationship to the location and timing of future development.

Objective

F. Continue to provide properly timed residential development in a pattern which is consistent with County economic, social and environmental needs.

Policies

F.1 Rural residential development within the unincorporated County shall be accommodated on 2.5 to 10 acre building sites and on Agricultural zoned parcels.

F.2 Rural residential development in areas without public water systems shall occur on minimum building sites of 5 acres or larger.

F.3 Rural residential development in areas with public water systems shall occur on minimum building sites of 2.5 acres or larger.

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F.4 Urban density single-family development and multi-family development in the unincorporated County shall be located in those areas with infrastructure and services best suited to provide the level of services necessary to support such urban development, such as Homeacres.

F.5 Clustering of development meeting overall density standards shall be applied in the unincorporated areas when necessary to preserve open space and environmental quality, to provide for the efficient delivery of services and utilities, and to mitigate potential health and safety hazards.

F.6 Clustering of development meeting overall density standards shall be applied in the unincorporated area to protect farmable units in agricultural areas.

F.7 The County shall provide for residential development in an orderly manner within the timeframe of the General Plan and the goals and objectives of the County Capital Improvement Program.

F.8 The County shall phase future residential development giving first priority to those undeveloped areas zoned and designated for residential use and where residential development has already been established; second priority to undeveloped areas designated but not zoned for rural residential use and where rural residential development has already been established; and third priority to those undeveloped areas designated for rural residential use but thus far undeveloped.

F.9 The County shall promote the development of emergency shelters, and homeless housing in locations in close proximity to the homeless population and where essential services are readily available to the homeless community.

F.10 The County shall ensure that policies and programs of the Solano County Housing Element are consistent with other elements of the County's General Plan.

F.11 The County shall seek to achieve coordination between the County and the Cities to ensure the proper location and timing of future residential development.

F.12 The County shall not oppose the annexation of urbanized unincorporated areas adjacent to Cities where County housing assistance is provided, as long as annexation is not contrary to the wishes of a majority of the affected residents.

Programs

F.1 General Plan Conformity. 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.

Responsibility: Resource Management

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Target Date: Ongoing
Funding Source: General Fund

F.2 Housing Element Consistency. The County will review General Plan amendments and development proposals for conformity with Housing Element policies.

Responsibility: Resource Management
Target Date: Ongoing
Funding Source: General Fund

G. Public Facilities and Services

The County recognizes that the provision of essential public facilities and services is an important and necessary prerequisite to the maintenance of a satisfying living environment. The extent and level of services and facilities to be provided are important factors in determining Solano County's housing role. Presently, the County's housing role is primarily that of a regulator. The County attempts to ensure that a home is constructed with due consideration for the resident's health, safety and welfare and to ensure that residents are not adversely affected by the actions of neighbors. The County has developed a capital improvement program for the Homeacres community. The program includes improvements to drainage facilities, waterlines and roadways. The program is funded under the City of Vallejo Southeast Redevelopment District through an agreement with the Vallejo Redevelopment District. Three point two million dollars are available for these improvements. Following these improvements, the County will reinstitute a housing rehabilitation program in the community.

The County recognizes its responsibility to provide certain health and safety services such as sheriff and fire protection and to provide and maintain certain public improvements with various communities as needs are identified, including road improvements, storm drainage, and on occasion other improvements. On the other hand, the County has traditionally held that it should not provide urban services such as treated water or sewers. As a result, development within the unincorporated area has been primarily self-sufficient. While some development has been allowed to occur where limited urban services were provided by cities and special districts, present policy maintains that "what is urban should be municipal," meaning that development requiring urban services should occur within an incorporated city. This position was taken in the belief that cities can provide urban services more efficiently. This policy is at the heart of the General Plan policies which encourage city centered growth with residential development provided in close proximity to employment and commercial centers minimizing urban sprawl, travel distances, energy consumption and noise and air pollution.

Public facilities and services policies call for a continuation of rural residential development which is primarily self-sufficient with on-site septic and water systems. The policies also recognize that in some areas designated for rural residential use, ground water supplies may be limited or unavailable. Therefore, in implementing the County's housing program, consideration should be given to identifying present water supply and future water needs of designated residential areas. Where limited water supplies are found to exist, alternative solutions will need

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to be explored. In other areas where ground water quality problems exist, alternative water supplies may be required. In areas with poor soil conditions, increased residential populations may reach a point where individual septic systems can no longer be relied upon and some form of community sewage disposal may be required. Where changes in water and sewer systems are required, steps should be taken to ensure the protection of surrounding open space and agricultural lands. Care must be also exercised to ensure adherence to all other General Plan policies including timing of development.

The County must also evaluate the cost of new residential development and its impact on County services as opposed to the revenues generated from such development. As part of this analysis, consideration should be given to any additional services or facilities which might be required due to increases in residential densities that are made possible by future upgrades to water or sewer systems. In addition, consideration should be given to more specifically identifying areas that need improved public facilities and services traditionally provided by the County. Such mechanisms as a Capital Improvement Program can provide a useful tool for more specifically identifying and prioritizing such needs.

Finally, the County recognizes many of the school districts have been significantly impacted by the recent residential growth that has occurred throughout the County resulting in overcrowded conditions. The County will work with the districts in developing and implementing appropriate measures and mechanisms for funding and developing needed school facilities.

Objective

G. Provide for residential development that is generally self-sufficient in regard to water supply and sewage disposal, requiring only minimal public facilities and services essential for health, safety, and welfare.

Policies

G.1 Rural residential development should be designed and located in a manner that minimizes the need for increased County services.

G.2 Domestic water for rural development shall be provided principally through on-site individual wells. When individual well systems in an area of the unincorporated County become marginal or inadequate for serving domestic uses, public water service may be permitted in conformance with the General Plan. In such cases, public water service shall be provided and managed through a public agency. If lands proposed for water service are not within the boundaries of an existing public water agency, the Board of Supervisors shall, as a condition of development, designate a public agency to provide and manage the water service. Water facilities shall be designed to provide water service only to the developed areas and those designated for potential development. Such facilities shall be designed to prevent any growth inducing impacts on adjoining designated agricultural and open space lands.

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G.3 The County shall continue to work with the local school districts in implementing mechanisms and procedures for mitigating impacts on school facilities resulting from future County development.

Programs

G.1 Housing Rehabilitation. The County shall continue ongoing implementation of capital improvements including drainage, waterline and roadway improvements in the Homeacres community

Responsibility: Resource Management

Target Date: FY2004-06

Funding Source: Vallejo Redevelopment Agency

G.2 School Impact Mitigation Fee Collection. 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.

Responsibility: Resource Management, School Districts

Target Date: Ongoing

Funding Source: Impact Fees

H. Environmental Quality

A necessary prerequisite to providing adequate housing is the provision and maintenance of a satisfying living environment. Several of the unincorporated communities and areas designated for future residential development face particular environmental problems. During the planning period, the County has entered into agreements for garbage and recycling services and established mandatory garbage collection within the County's residential zoned areas. As part of the services, land fill passes are provided and community cleanup events have been implemented.

Areas of blight can be found in several unincorporated communities. Environmental problems such as weeds, litter, trash piles, abandoned autos, abandoned dwellings, substandard and dilapidated structures, and inadequate or deteriorated public facilities are prevalent. Ordinances relating to the abatement of litter, weeds, and abandoned autos for health and safety reasons have been adopted by the County. While redevelopment project areas have been established in some of these communities to address many of these blighting conditions, the County does not have a definite program for improving the environmental quality in many of these areas. In addressing the problems of community blight, the County should seek to establish cooperative programs between public or private agencies for the improvements of the environmental amenities within its residential communities

Environmental constraints need to be taken into account in the location of future residential development within the County. Essential agricultural lands are the principal environmental constraint to the location of future residential development. County agricultural policies are

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directed to preserving essential agricultural lands for strictly agricultural uses. In addition, environmental constraints relating to geologic hazards, areas of unstable soils, fire hazards, flood hazards, noise and scenic views and community buffers must be considered when siting future residential development, in order to preserve the County's environmental amenities and to protect the health and safety of Solano County residents.

Objective

H. Enhance and preserve the environmental quality of residential areas.

Policies

H.1 The County shall support programs which seek to reduce community blight.

H.2 The County shall seek to preserve the rural character, flavor and identity of its residential communities.

H.3 The County shall encourage the design and construction of residential dwellings that minimize the adverse visual, social and environmental impacts upon the residents of the dwellings and the surrounding countryside.

H.4 The County shall ensure consistency between residential designated areas on the general plan and residential zoning districts and agricultural and environmental safety policies.

Programs

H.1 Blight Removal. 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.

Responsibility: Resource Management

Target Date: FY 2005-07

Funding Source: General Fund

H.2 Hazard Abatement. The County will continue to enforce health ordinances, and weed, fire and inoperative automobile abatement ordinances.

Responsibility: Resource Management

Target Date: FY 2005-08

Funding Source: General Fund

H.3 Architectural Review. The County will continue to implement architectural review to ensure future development within rural communities is harmonious with existing development.

Responsibility: Resource Management

Target Date: FY 2005-08

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Funding Source: General Fund

H.4 General Plan Conformity. The County will review residential projects for conformity with General Plan policies.

Responsibility: Resource Management

Target Date: FY 2005-08

Funding Source: General Fund

I. Energy Conservation

In 1981 Solano County adopted the Energy Element as a part of the Solano County General Plan. The primary purpose of the Solano County Energy Element is to identify and document the energy needs and problems in the unincorporated County area and to establish energy policies, strategies, and programs to address the identified problems and need and promote public awareness of energy conservation.

The average unincorporated area household uses more electrical energy than the average incorporated area household because (a) there is a higher proportion of single-family homes, which tend to be larger and consume more energy for heating, cooling, and other domestic use than multifamily units; (b) the newer homes are larger than newer homes in the incorporated areas; and (c) additional electricity is needed to pump household water in unincorporated areas. The highest potential for energy use conservation is in a heated swimming pool which can consume more energy than any other residential use. If solar energy were used for pool heating, substantial amounts of fossil fuels could be conserved.

To meet the County's conservation goals, some of the conservation techniques which could be used include weather stripping and insulation techniques, shading techniques (such as wider eaves, exterior shutters, shades and awnings), and wind deflectors (such as landscaping, beams, screens and fences). Also, architectural techniques which take advantage of site orientation and window placement to maximize winter heat gain and minimize summer heat gain could be applied. Among these techniques, weather stripping and increased insulation could be particularly effective retrofits for existing older buildings.

Objective

I. Promote energy conservation in new and existing residential units.

Policies

I.1 The County shall encourage the use of siting, construction and landscaping of structures to minimize energy consumption in housing.

I.2 The County shall encourage improvements in the energy efficiency of existing residential structures through the installation of cost effective conservation measures.

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I.3 The County shall Promote reduction of energy use and cost through energy conservation assistance programs for low-income households.

Programs

I.1 Energy Conservation Outreach. The County will conduct a public information program on energy conservation measures and programs.

Responsibility: Resource Management

Target Date: Ongoing

Funding Source : General Fund

I.2 Standards and Guidelines for Energy Efficiency and Conservation. 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.

Responsibility: Resource Management

Target Date: Ongoing

Funding Source: General Fund

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CHAPTER 3. IMPLEMENTATION

The purpose of this chapter of the Housing Element is to summarize the housing programs identified in the prior chapter with a focus on identifying the timing, and responsible parties for each. For convenience, this information is provided in matrix format, in Exhibit 1 on the following page. This matrix should provide a convenient reference means of tracking implementation progress and reporting on housing program results. The programs are grouped following the same organizational scheme used in Chapter 2.

RESPONSIBLE COUNTY AGENCIES

As shown in Exhibit 1, the primary County agencies responsible for implementation of the Housing Element include the Department of Resource Management and the Solano County Housing Authority. In addition to taking responsibility for implementing specific programs, the Department of Resource Management will be responsible for overall monitoring of progress towards implementing the Housing Element, coordinating Housing Element-related activities of various County agencies, and identifying and coordinating necessary updates to the Housing Element and other housing-related County policies.

PROGRAM TIMEFRAME

Most of the Housing Element programs are existing programs and activities undertaken by the County, which will need to be implemented on an ongoing basis as part of everyday departmental activities during the Housing Element planning period. There are two programs that represent new projects or activities and which will require some lead time for implementation. For these programs, Exhibit 1 establishes a target date for initial implementation. Several other programs or activities will be implemented on a periodic basis, in response to specific triggers or actions.

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Insert Summary Page 1

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Insert summary pages (2) here

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Appendix A

Units constructed include 228 duplex units were constructed within the unincorporated area of Travis AFB for military families known as Castle Terrace. These units are not group quarters but were privately built duplex units for which the military has a long term lease. The military families who reside in these units pay no rent or utilities but forfeit the monthly housing allowance. The monthly housing allowance therefore represents the rent levels for these units. Based on current occupancy, these units have military ranks ranging from E1s to O-3s. The housing allowance that is being forfeited range from \$1,591 for E1s to \$1,843 for O-3s per month. The housing allowances forfeited are below the moderate-income rent levels of \$2,217 per month.