

3. HOUSING GOALS, POLICIES, AND PROGRAMS

This chapter is the core of the Napa County Housing Element, as it lays out the County’s housing goals; the policies that will guide County actions to achieving those goals; and the programs that the County will implement in the 2023 to 2031 Housing Element Planning period to work toward its goals.

Housing Goals

This section articulates each of Napa County’s housing goals. A series of supporting policies accompanies each goal. Along with other goals and policies contained in other elements of the General Plan, County decision-makers and County staff will use these goals and policies to guide their work in administering their duties. In particular, housing developments and other projects affecting housing within Napa County must be consistent with these goals and policies.

GOAL H-1: Plan for the housing needs of all economic segments of the population residing in unincorporated Napa County.

GOAL H-2: Coordinate non-residential and residential goals, policies, and objectives with the cities and towns in Napa County to direct growth to urbanized areas, preserve agricultural land, and maintain a County-wide jobs/housing balance.

GOAL H-3: Support agricultural industries with a policy and regulatory environment that facilitates the provision of permanent and seasonal farmworker housing.

GOAL H-4: Maintain and upgrade the County’s housing stock and reduce the number of housing units lost through neglect, deterioration, or conversion from affordable to market-rate or to non-residential uses.

GOAL H-5: Facilitate rebuilding of housing lost in wildfires.

GOAL H-6: Maximize the provision of new affordable housing in both rental and ownership markets within unincorporated Napa County.

GOAL H-7: Affirmatively Further Fair Housing by maximizing housing choice and economic integration, and eliminating housing discrimination in unincorporated Napa County based on race, age, religion, color, national origin, ancestry, physical or mental disability, medical condition, marital status, gender, self-identified gender or sexual orientation, or economic status.

GOAL H-8: Maintain an orderly pace of growth that helps the County preserve the public health, safety, and welfare and provide needed public services.

GOAL H-9: Increase energy efficiency and water conservation in new and existing residential structures in unincorporated Napa County.

Housing Policies

HOUSING REHABILITATION POLICIES

Policy H-1a: Improve the quality of the County housing stock over time by ensuring that new units meet applicable codes and existing units found to be in violation are brought into compliance as opposed to removed, whenever possible.

Policy H-1b: Seek state and federal funding to assist qualified owners of rental properties with rehabilitation of identified substandard units, to the extent that these units are reserved for lower-income households.

HOUSING AFFORDABILITY POLICIES

Policy H-2a: Work to reduce the cost of housing to extremely low-, very low-, low- and moderate-income households through available local, state, federal, and private rental and homeownership assistance programs, including the County's worker proximity housing program that encourages low- and moderate-income homebuyers, to purchase a home within 15 miles of their place of employment, by providing local down payment assistance.

Policy H-2b: Encourage the construction of new affordable housing units within designated urban areas at densities that are commensurate with the availability of public or private water and sewer systems. These units shall be affordable to persons of extremely low-, very low-, low- and/or moderate-income.

Policy H-2c: Use inclusionary housing to promote development of a full range of housing types in the County and ensure that multifamily projects and subdivisions include onsite affordable housing components.

Policy H-2d: Continue to ensure that the Growth Management System does not constrain affordable housing production by allowing unused Category 4 permits to accumulate indefinitely. (Also see Policy AG/LU-119.)

Policy H-2e: Continue to use the Affordable Housing (:AH) combination zoning district as an incentive for affordable housing production.

Policy H-2f: Continue to cooperate with the incorporated municipalities in Napa County by using the Affordable Housing Fund to assist with the construction or rehabilitation of affordable housing units in suitable locations and at suitable densities consistent with the Affordable Housing Ordinance and criteria when funds are available.

Policy H-2g: Encourage the provision of second units, as described in Government Code section 65852.2, in suitable locations.

Policy H-2h: Maximize the length of time that affordable housing units stay affordable, particularly when units are developed using Affordable Housing Fund monies, produced through the inclusionary housing program, built upon County-owned land, or receive other forms of County assistance. Typically such units shall be deed restricted as affordable for a minimum of 40 years.

Policy H-2i: Encourage the rehabilitation of mobile home parks to retain existing affordable units and/or provide new affordable units. To the extent allowed by law, prohibit the conversion of mobile home parks for replacement by housing for vacation use, second homes, or transient occupancy.

Policy H-2j: Support approaches to increasing funding for affordable housing that involve a range of industries that create demand for affordable housing units.

SPECIAL NEEDS HOUSING POLICIES

Policy H-3a: Work with the agricultural industry, its trade organizations, non-profit organizations, and public agencies to assess, plan for, and meet the needs of permanent and seasonal farmworkers, including farmworker families and unaccompanied farmworkers.

Policy H-3b: Work to ensure that migrant farmworker housing meets applicable health and safety standards.

Policy H-3c: Work in cooperation with other public and private agencies to prevent and remedy instances of housing discrimination within the unincorporated County.

Policy H-3d: Give priority to providing assistance for housing targeted to those groups with demonstrated special needs such as the elderly, disabled (including developmentally disabled), farmworkers (including increased emphasis on housing for farmworker families located near schools, retail, services, and transportation), and homeless, consistent with adopted funding criteria.

Policy H-3e: Support emergency and transitional housing programs through public and private service agencies.

Policy H-3f: Work with the cities to establish and operate adequate emergency shelters within the County and continue to provide adequate opportunity for the development of emergency shelters through County land use regulations.

Policy H-3g: Support design of residential structures to allow accessibility by all disabled and physically challenged residents and visitors to all future residential units (i.e., so called “Universal Design”).

Policy H-3h: Consistent with Agricultural Preservation and Land Use Element Policies AG/LU-20 and AG/LU-21 and Napa County Measure P, continue to allow the creation of parcels of two acres for the sole purpose of developing farmworker housing by a local government agency, as well as qualified non-profit organizations, authorized to own, operate, or develop such farmworker housing. Further subdivisions within any parcel created and maintained for farmworker housing, whether through a community land trust, tenancy-in-common, condominium plan, lease, or any other type of division, may be allowed to facilitate home ownership for farmworkers.

HOUSING DEVELOPMENT POLICIES

Policy H-4a: Permit multifamily housing within designated urban areas of the County where public services are adequate or can be made available. Individual single-family residences, legal accessory dwellings on commercially-zoned parcels, farm labor dwellings and farmworker housing, and second units may be located outside of designated urban areas.

Policy H-4b: Ensure that future housing growth continues to be consistent with the goals and policies of both the County’s Growth Management System (See Policy AG/LU-119 and the policies and programs in this Housing Element.

Policy H-4c: Explore housing transfer agreements and other collaborations with incorporated jurisdictions aimed at providing housing within urbanized areas of the County.

Policy H-4d: Consistent with Agricultural Preservation and Land Use Element Policy AG/LU-15.5, continue to promote planning concepts and zoning standards, such as coverage and separation/buffering standards, to minimize the impact of new housing on County agricultural lands and conflicts between future residences and agricultural uses, including wineries.

Policy H-4e: Support housing production and maintain appropriate zoning in areas where the land and location can support increased densities and development of additional affordable housing units.

Policy H-4f: Consistent with Agricultural Preservation and Land Use Action Item 45.1 continue to facilitate the provision of accessory housing within commercial areas when compatible with adjacent commercial uses.

Policy H-4g: Establish preferences for local workers in new affordable housing projects, and provide similar “proximity” preferences for multifamily market rate housing to the extent permitted by law. As funds are available, provide assistance to households with local workers.

Policy H-4h: Manage housing growth to maximize protection of agricultural lands and recognize the County’s limited ability to provide services.

Policy H-4i: To the maximum extent feasible, manage housing growth to keep pace with the creation of jobs.

Policy H-4j: To the maximum extent feasible, promote the development of housing concurrent with new non-residential development.

Policy H-4k: Expedite the permitting process for re-construction of housing units lost in wildfires.

POLICIES REGARDING THE REMOVAL OF GOVERNMENT CONSTRAINTS

Policy H-5a: Reduce, defer, or waive planning, building, and/or development impact fees when non-profit developers propose new affordable housing development projects.

Policy H-5b: Expedite permit processing for projects that meet or exceed the County’s inclusionary requirements by providing affordable units on-site.

ENERGY AND WATER CONSERVATION POLICIES

Policy H-6a: Encourage mixed-use development and appropriate housing densities in suitable locations within designated urban areas to facilitate access by foot, bicycle, and/or mass transit to and from commercial services and job locations, educational facilities and to minimize energy and water usage.

Policy H-6b: In site development standards for major projects, promote and encourage design and landscaping to reduce the use of fossil fuels and water and encourage utilization of solar energy and recycled water, through such means as mixed-use guidelines, drought-resistant vegetation, solar access design, shading standards, modified parking standards when appropriate, and reduced street widths.

Policy H-6c: Consistent with General Plan Policy CON-65 and CON-67, consider greenhouse gas emissions in the review of discretionary housing projects and promote “green building” design.

Policy H-6d: Use the County building code, including the County’s implementation of the CalGreen code, to encourage and provide incentives for retro-fitting existing buildings and designing new buildings that reduce the use of fossil fuels and water through energy conservation and the utilization of renewable resources.

POLICIES TO AFFIRMATIVELY FURTHER FAIR HOUSING

Policy H-7a: In discretionary decision-making on housing-related matters, prioritize decisions that promote equitable access to housing and opportunity for current and prospective residents.

Policy H-7b: In allocation of County resources for affordable housing, prioritize projects that promote integrating and diversifying the population within Napa County and provide lower-income households with access to housing in high resource areas.

In addition, see AFFH-related policies in other sections:

Policy H-3c: Work in cooperation with other public and private agencies to prevent and remedy instances of housing discrimination within the unincorporated County.

Policy H-3d: Give priority to providing assistance for housing targeted to those groups with demonstrated special needs such as the elderly, disabled (including developmentally disabled), farmworkers (including increased emphasis on housing for farmworker families located near schools, retail, services, and transportation), and homeless, consistent with adopted funding criteria.

Policy H-3g: Support design of residential structures to allow accessibility by all disabled and physically challenged residents and visitors to all future residential units (i.e., so called “Universal Design”).

Policy H-5a: Reduce, defer, or waive planning, building, and/or development impact fees when non-profit developers propose new affordable housing development projects.

Policy H-5b: Expedite permit processing for projects that meet or exceed the County’s inclusionary requirements by providing affordable units on-site.

Housing Programs

As mentioned previously, many 5th Cycle Housing Element programs remain relevant and have been carried forward for the 6th Cycle. As noted in Appendix C, modifications have been made to many of the retained programs to reflect current conditions and new emphasis for the 6th

Cycle, including Affirmatively Furthering Fair Housing. Table 6, on the following pages, contains the 6th Cycle Housing Element programs. For each program, the table includes a description, a statement of the program objective, the timing for implementation during the 2023 to 2031 planning period, and identification of the County department(s) that will be responsible for implementation.

Table 6: 6th Cycle Housing Element Programs

6th CYCLE HOUSING PROGRAMS	OBJECTIVE	TIMING	RESPONSIBLE DEPARTMENT
Housing Rehabilitation Programs			
Program H-1a: Continue to inspect housing in response to complaints, and work with property owners to bring units up to current housing code standards. Make property owners aware that financial assistance is available for properties housing lower-income households.	Objective H-1a: Through code enforcement efforts and funding assistance, the County will seek to facilitate the rehabilitation of 10 housing units in fair or dilapidated condition in the County or in the Cities that are occupied by low - (4 units), very low - (4 units), or extremely low -income (2 units) households during the planning period.	Ongoing as complaints are received.	PBES Code Enforcement Division; CEO, Housing and Homeless Services Division
Program H-1b: To the extent permitted by law, implement a program to enable non-profit organizations to apply for the use of up to 10 percent of new funds annually to fund projects and programs designed to correct health and safety hazards in owner-occupied and renter-occupied housing that is reserved for low -, very low -, or extremely low -income households.	Objective H-1b: The County will seek to make available up to 10 percent of new Affordable Housing Fund money annually to leverage federal, state, and other public and private housing rehabilitation funds.	Annually, through NOFA process.	CEO, Housing and Homeless Services Division
Program H-1c: In addition to the priorities identified in Policy AG/LU-118, assign high priority to abatement of illegal vacation rentals, ensuring that existing dwelling units are used as residences, rather than tourist accommodations.	Objective H-1c: Increase availability of housing by eliminating all illegal vacation rentals.	Ongoing as illegal vacation rentals are reported to County or detected.	PBES, Code Enforcement Division
Housing Affordability Programs			
Program H-2a: Prioritize the use of funds for development of Affordable Housing Combination District (:AH overlay) sites and other sites supporting affordable housing development and identified in the 6th Cycle Housing Site Inventory, and continue to work with interested parties to encourage their development of the sites under the :AH provisions.	Objective H-2a: The County will seek to facilitate the development of lower income units by prioritizing its Affordable Housing Fund monies to assist affordable housing development on at least one housing site identified in the 6th Cycle Housing Sites Inventory, with the objective of permitting and assisting development of at least 25 affordable units during the planning period (10 moderate-, 8 low -, and 7 very low -income units, with a goal of half of the very low -income units serving the extremely low -income level).	Ongoing; the County will seek to partner with a property owner/developer on at least one site from the 6th Cycle housing sites inventory during the planning period.	CEO, Housing and Homeless Services Division; PBES
Program H-2b: Continue to encourage greater provision of affordable housing units in conjunction with market rate projects by implementing the Affordable Housing Ordinance. Conduct new nexus analysis to update inclusionary requirements (including addition of rental inclusionary component) and in-lieu fee rates, to strike a balance between market rate development feasibility and affordable housing needs.	Objective H-2b: Affirmatively further fair housing by encouraging provision of affordable housing units integrated with market rate housing units via onsite inclusionary requirements.	Ongoing; complete ordinance updates by December, 2025.	PBES
Program H-2c: Continue to generate affordable housing funds in conjunction with new job-generating development via the commercial housing impact fee. Update the nexus and economic feasibility studies to determine if the fees may be increased given current economic conditions.	Objective H-2c: Generate commercial impact fees to mitigate the impact of commercial development on the need for affordable housing to the extent consistent with economic feasibility. Generate commercial impact fee funds sufficient to assist in the development of 10 below market rate housing units.	Ongoing, complete nexus analysis and update fee schedule by December, 2025.	PBES
Program H-2d: Through a Notice of Funds Availability (NOFA) process, notify the public of available special assistance programs in coordination with the cities and other public and private agencies, using brochures and news releases.	Objective H-2d: Provide the public with notice of available assistance programs at least every other year during the planning period.	Annually, through NOFA process	CEO, Housing and Homeless Services Division
Program H-2e: Continue program of exempting all secondary residential units from the Growth Management System (GMS).	Objective H-2e: The County will seek to facilitate the development at least 72 second units in zoning districts where they are allowed during the planning period.	Ongoing as applications are submitted.	PBES
Program H-2f: Continue to require new affordable housing development projects receiving Affordable Housing Fund monies or any other type of County assistance, as well as those units built as part of the County's inclusionary housing requirement, to apply deed restrictions that will require affordability of assisted low - and very low -income units for a minimum of 40 years.	Objective H-2f: Ensure long-term affordability of all new housing units receiving County assistance.	Ongoing as projects are funded.	CEO, Housing and Homeless Services Division; PBES

Program H-2g: Continue to use the Affordable Housing (AH) Combination District as a tool to provide specific and reasonable development standards and stimulate affordable housing production in designated locations.	Objective H-2g: For AH sites established for 5th Housing Element Cycle or earlier, evaluate and modify the AH requirements to reduce the amount of affordable housing that must be provided for development under the AH provisions as a way to better incentivize the development of housing on these sites.	Ongoing; update AH requirements by January, 2024.	PBES
Program H-2h: Continue to implement the County's worker proximity housing program that encourages low- and moderate-income homebuyers, to purchase a home within 20 miles of their place of employment, by providing local down payment assistance.	Objective H-2h: Provide down payment assistance to 240 low- and/or moderate-income households during the planning period.	Ongoing as applications are received.	CEO, Housing and Homeless Services Division
Program H-2i: Continue to offer financial assistance to property owners who are interested in building second units, including ADUs and JADUs, that would be deed restricted for use by very low- or low-income residents.	Objective H-2i: Assist 45 property owners who commit to deed restrict ADU/JADUs for use by very low- or low-income residents.	Ongoing as applications are received.	CEO, Housing and Homeless Services Division
Program H-2j: Maintain the affordable housing provided in existing mobile home parks to the extent permitted by State law. Existing mobile home parks may be redeveloped, including adding up to 25 percent more units than the number of units allowed by their underlying zoning, provided that the adverse impact of such redevelopment on existing residents, including impact to housing affordability and displacement, is fully analyzed and mitigated. Develop an inventory of existing mobilehome parks; study their existing zoning controls, and evaluate options to amend land use controls and explore funding opportunities to better retain mobilehome parks as affordable housing.	Objective H-2j: Discourage conversion of existing mobilehome parks to other uses.	Conversion density bonus – Ongoing; Complete evaluation of mobilehome parks and potential land use modifications and funding by December, 2025.	PBES
Program H-2k: Continue to allow infrastructure improvements as an eligible cost under the Affordable Housing Ordinance, and work with affected agencies to pursue grant money to improve water and sewer infrastructure on the 6th cycle sites within the inventory and other sites that accommodate lower-income housing to address RHNA requirements.	Objective H-2k: Assist in application for at least one grant for water and/or sewer improvements on a site identified in the 6th Cycle Housing Sites Inventory.	Ongoing; work to pursue grant funding to assist at least one project during the planning period.	CEO, Housing and Homeless Services Division
Program H-2l: Study vacancy tax on housing units not used for permanent residences, to be directed to Affordable Housing Fund to determine effectiveness and feasibility of such a tax and determine whether to place on ballot in 2026.	Objective H-2l: Increase the number of housing units that are available for occupancy by year round residents.	Conduct study of potential tax by January 2025.	PBES

Special Needs Housing Programs

Program H-3a: Continue the County's program of inspecting migrant farm labor housing to ensure compliance with state standards. Efforts will be made to seek compliance to avoid closure of such facilities.	Objective H-3a: Ensure 100 percent of migrant farmworker units are maintained in sound condition throughout the planning period.	Inspect annually and follow-up as necessary.	PBES, Code Enforcement Division
Program H-3b: Continue to contract with Fair Housing Napa Valley or another capable organization that will review housing discrimination complaints, attempt to facilitate equitable resolution of complaints and, where necessary, refer complainants to the appropriate County, State, or Federal authorities for further investigation and action. At a minimum, presentations, materials, and announcements will be provided in English and Spanish.	Objective H-3b: Public outreach and education events in north, south, and mid-county locations (2 times during planning cycle) Outreach and education events for rental housing property managers and Realtors (2 times during planning period) Continuous distribution of fair housing information in publicly visible locations, such as libraries, bulletin boards in businesses, etc., throughout the county. Public service announcements in newspapers, local television, radio targeting different demographic groups (at least twice a year during the planning cycle)	Incorporate objectives upon renewal of contract with FHNV or other appropriate provider.	CEO, Housing and Homeless Services Division

Program H-3c: Continue to contribute towards the annual operating costs of local emergency shelters and transitional housing where such funds are available and their use legally permissible.	Objective H-3c: Provide Affordable Housing Fund resources for the development and operation of emergency shelter and transitional housing facilities for 8 additional homeless families in a partnership between the County Department of Health and Human Services and a non-profit.	Ongoing; allocate funds annually as part of budget process.	CEO, Housing and Homeless Services Division
Program H-3d: To the extent permitted by law, continue to require a preference for local workers, including farmworker households, in affordable housing developments assisted with Affordable Housing Fund monies, with a goal of including farmworker households in at least 10 percent of the units assisted with Affordable Housing Fund money and seniors in at least 10 percent of units assisted with Affordable Housing Fund money. The County will monitor the percentage of farmworker households occupying housing units assisted with Affordable Housing Fund money in conjunction with income eligibility monitoring for affordable housing units.	Objective H-3d: Encourage and facilitate development of 12 new farm labor dwellings on agriculturally-zoned properties and encourage; facilitate development of one new multifamily housing complex targeted to families with members who work within the County; include seniors as at least 10 percent of households assisted with Affordable Housing Fund monies.	Annually, as part of NOFA process.	CEO, Housing and Homeless Services Division
Program H-3e: Facilitate public/private partnerships and, when appropriate and available, use Affordable Housing Fund monies to help prevent the loss of privately owned farmworker housing facilities serving six or more individuals when private owners are no longer able or willing to do so. The County will approach farmworker housing owners at the time it becomes aware of a potential closure of a private farmworker housing facility. The County's Division of Environmental Health monitors the status of private farmworker housing facilities serving six or more individuals on an annual basis and will evaluate the efficacy of the program in helping to preserve existing units, and propose modifications to the program if units are lost.	Objective H-3e: Provide financial assistance to incentivize owners to maintain existing supply of privately owned farmworker housing units.	Ongoing; conduct outreach to owners when County becomes aware of potential closures.	PBES, Environmental Health Division; CEO, Housing and Homeless Services Division
Program H-3f: Continue to monitor the need for farmworker housing throughout the harvest season.	Objective H-3f: Track the utilization of farmworker housing and determine if additional housing is needed.	Annually, during harvest season.	CEO, Housing and Homeless Services Division
Program H-3g: Work to identify a site and funding for a new farmworker family housing development and prioritize use of resources available to support new farmworker housing accordingly.	Objective H-3g: Identify at least one site and pursue funding to assist in new farmworker housing development during the planning period.	Identify at least one suitable site by June, 2024	PBES; CEO, Housing and Homeless Services Division
Program H-3h: Conduct an analysis to identify sites within the unincorporated area where up to 12 units of onsite farmworker housing could be developed, which are near cities and in locations where schools, transit, services, and shopping are relatively easily accessible. The County will provide owners of identified properties with information about opportunities to build farmworker housing on their sites, including potential County assistance.	Objective H-3h: Conduct outreach to at least 10 owners of suitable property during the planning period.	Conduct outreach to owners by December, 2023; follow up as necessary with interested owners.	PBES
Program H-3i: In soliciting developer requests for Affordable Housing Fund monies, encourage developers to propose projects that can address unmet needs for housing with supportive services for the disabled (including the developmentally disabled) and projects serving other populations on sites in high resource areas through funding criteria that Affirmatively Further Fair Housing.	Objective H-3i: Encourage development of at least one project that targets special needs populations within a high resource area during the planning period.	Annually, as part of NOFA process.	CEO, Housing and Homeless Services Division

Program H-3j: Undertake County Code amendments to support farmworker housing development	Objective H-3j: Consistent with Napa County Measure P, create additional flexibility for housing providers to create farmworker housing developments, including homeownership opportunities for farmworkers by amending NCC § 18.104.305 (Farmworker centers—Owned or managed by local government agency) to include non-profit organizations, in addition to local government agencies and by amending NCC § 18.104.010 (Schedule of zoning district regulations) subsection (D) to note that further divisions within any parcel created and maintained for farmworker centers area allowed to facilitate homeownership for farmworkers.	Complete Code amendments within twelve months of Housing Element adoption.	PBES
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Housing Development Programs

Program H-4a: Consistent with Conservation Element Policy Con-66 continue the program of providing local worker or “proximity” preferences to new affordable housing projects and continue providing assistance to local workers who buy homes in market rate projects.	Objective H-4a: Assist 240 Local employees to purchase homes as part of proximity preference program.	Ongoing as applications are received.	CEO, Housing and Homeless Services Division
Program H-4b: Continue to allocate Affordable Housing Fund monies to affordable housing developments in the cities when funds are available and such allocation is consistent with the Affordable Housing Ordinance and criteria. The County will continue to work with the cities to establish and update a list of criteria that will be used to evaluate proposals for use of Affordable Housing Fund monies, with priority for projects that serve extremely low income households, seniors, farmworkers, and/or projects that place affordable housing in high resource areas. The County will use a NOFA process to solicit applications on an annual basis and the funding criteria will emphasize Affirmatively Furthering Fair Housing.	Objective H-4b: Assist 200 low-income housing units and 50 extremely low-income housing units in the cities during the planning period.	Annually, as part of NOFA process.	CEO, Housing and Homeless Services Division
Program H-4c: Consistent with Agriculture and Land Use Policy AG/LU-15.5, staff of the County Department of Planning, Building and Environmental Services will review and recommend to the Planning Commission and the Board of Supervisors appropriate changes to planning and zoning standards that minimize any conflicts between housing and agriculture.	Objective H-4c: Review planning and zoning standards at least once during the planning period.	Report to Planning Commission and Board of Supervisors and recommend updates by January, 2027.	PBES
Program H-4d: Housing Sites Rezoning. Rezone sites at a minimum density of 20 units per acre to accommodate the County’s low income housing need of 61 low income units, ensuring that the sites affirmatively further fair housing. Zoning will require that housing developments include at least 15 percent of units for low-income households. If applicable, require replacement housing consistent with Section 65915(c) on all sites designated for housing in the Housing Element.	Objective H-4d: Provide adequate sites to fully accommodate the 6th Cycle RHNA, and require replacement housing on all designated sites, if applicable.	Within 1 to 3 years of January 31, 2023, as applicable.	PBES
Program H-4e: No Net Loss Monitoring. If sites are developed during the planning period at low density or at a different income level than shown in this Housing Element, make findings required by Section 65863 to determine whether adequate sites exist at all income levels. If sites are inadequate, take action to make adequate sites available within 180 days.	Objective H-4e: Ensure that adequate sites are available throughout the planning period to accommodate the County’s RHNA at all income levels.	Ongoing; whenever entitlements are granted for development on Sites Inventory parcels at a low density or at a different income level than shown in the sites inventory.	PBES
Program H-4f: Facilitate rebuilding process for mobilehome parks lost in wildfires, such as Spanish Flat MHP, by offering technical assistance and working with property owners to increase residential density above prior levels.	Objective H-4f: Rebuild mobilehome parks providing at least 10 mobilehome spaces.	Ongoing; when property owners inquire about re-build process.	PBES
Program H-4g: Facilitate subdivision of any parcel over 10 acres in size within the Site Inventory for multiple family development.	Objective H-4g: Work with at least one property owner during the planning period to create a smaller parcel that can be developed with multiple family housing.	By June, 2024	PBES

Program H-4h: Provide Housing Element copy to water and sewer providers.	Objective H-4h: Ensure that water and sewer providers are aware of their obligation to provide priority for available connections to affordable housing projects.	Upon adoption of Housing Element Update.	PBES
Program H-4i: Pursue housing subsidy funding for farmworker housing from sources such as State Low-Income Housing Tax Credit Farmworker Set-Aside and/or USDA Rural Development.	Objective H-4i: Work with at least one developer to secure funding to assist in the development of farmworker housing during the planning period.	Ongoing based on funding NOFAs; make at least one funding application during the planning period.	CEO, Housing and Homeless Services Division
Program H-4j: Develop an ordinance which would require onsite employee housing as part of large non-residential developments.	Objective H-4j: To address jobs-housing imbalance, require that new large non-residential developments include onsite housing to address some part of their employee housing demand.	Complete study by and make recommendation to Board of Supervisors by December, 2026.	PBES
Program H-4k: Work with applicants and service providers to secure water and sewer services for Housing Sites Inventory sites. Because all sites designated for low-income housing will be required to contain at least 15 percent low-income housing (see Program H-4b), they will be subject to the provisions of Government Code Section 65589.7, which grants priority to projects containing low-income housing and requires public agencies to provide water service to developments containing low-income housing unless strict findings can be made.	Objective H-4k: Secure water and sewer services that will allow the development of housing affordable for low-income households.	Initiate work with preferred water and sewer service providers to secure commitments for services within 12 months of Housing Element Adoption, including any applicable LAFCo procedural steps. If agreements are not in place to provide water and sewer service within 24 months of housing element adoption, pursue service from alternative providers immediately if preferred providers are not able to provide services. Pursue plans to provide water supplies via onsite wells and wastewater treatment facilities immediately if no community water and sewer providers are viable.	PBES

Programs to Remove Constraints			
Program H-5a: Continue to provide fee waivers for nonprofit affordable housing developers.	Objective H-5a: Remove or mitigate governmental constraints to housing production.	Ongoing; upon receipt of applications for affordable housing projects.	PBES
Program H-5b: Expedite permit processing for housing projects that will serve very low-, low-, and moderate-income households when such projects provide adequate assurances of long-term affordability.	Objective H-5b: Remove or mitigate governmental constraints to housing production.	Ongoing; upon receipt of applications for affordable housing projects.	PBES
Program H-5c: Exempt affordable housing projects from the 30-acre minimum parcel size requirement for PD zones.	Objective H-5c: Remove or mitigate governmental constraints to housing production.	Ongoing; upon receipt of applications for affordable housing projects.	PBES

<p>Program H-5d: Continue to monitor the Growth Management System by (i) continuing the practice of accumulating unused Category 4 (affordable) permits indefinitely; (ii) continuing the practice of accumulating unused permits in other categories for three years; (iii) consolidating implementation of Category 1-3 permits except when a lottery is required; and (iv) simplifying periodic updates to the permit limit.</p>	<p>Objective H-5d: Remove or mitigate governmental constraints to housing production. Make available permits for construction of up to 105 new dwelling units each year, exclusive of permits for secondary residential units, and exclusive of permits for “carryover” affordable housing units. Permits for non-affordable housing units not issued in one year may be issued in any of the following three years, thereby allowing the number of permits issued to exceed 105 in a given year when unused permits are available from prior years. The County will set aside a minimum of 16 permits each year for affordable housing units, as defined in the County’s Growth Management System, in addition to 630 such permits that the County projects will be available in 2022 for issuance for units affordable to lower and moderate income households.</p>	<p>Annually</p>	<p>PBES</p>
<p>Program H-5e: Staff will report to the Board of Supervisors on the status of housing entitlement processing on priority sites and, if necessary, recommend changes in policies and regulations as appropriate to promote their development.</p>	<p>Objective H-5e: Remove or mitigate governmental constraints to housing production.</p>	<p>Annually</p>	<p>PBES</p>
<p>Program H-5f: Update County Code to Align with State Housing Law s</p>	<p>Objective H-5f:</p> <ul style="list-style-type: none"> - Implement Requirements of SB 9 - Add definition of Low -Barrier Navigation Centers to Zoning Code and identify zoning districts where they will be allowed by-right, consistent with GC Section 65660 et. seq. - Review and revise the Density Bonus provisions to be consistent with current state law . - Provide all information required by GC Section 64940.1 subd. (a)(1)(A) through (E) accessible via links on a single County web page. - Review and revise design standards to provide objective standards. - Establish a process for streamlining affordable housing projects consistent with SB 35. - Eliminate requirement for CUP for multifamily residential projects in the RM zone. - Modify parking requirements for emergency shelters to eliminate the component requiring 1 space for every four shelter beds. - Modify requirements for permanent supportive housing developments to provide for permit streamlining consistent with GC Section 65650 et. seq. - Modify Zoning Code to allow residential care facilities (small) in zones where mobilehomes and multifamily housing is allowed. - Modify Zoning Code to remove CUP requirement for residential care facilities (medium) in residential zones and make further modifications to ensure that residential care facilities (medium) and residential care facilities (large) be treated the same as other residential structures of the same type in the same zone. -Modify Zoning Code to make ADUs a permitted use in the AP zone. 	<p>Complete Code updates by December, 2023</p>	<p>PBES</p>

<p>Programs to Affirmatively Further Fair Housing</p>			
<p>Program H-6a: Affirmative Marketing of Affordable Housing Opportunities</p>	<p>Objective H-6a: Affirmatively market affordable housing opportunities to farmworkers whenever wait lists open for affordable projects. Partner with schools, churches, and non-profit organizations to connect with farmworker populations.</p>	<p>Upon opening of waiting lists for new affordable housing projects.</p>	<p>CEO, Housing and Homeless Services Division</p>
<p>Program H-6b: Partner with Bureau of Reclamation and private concessionaires to increase opportunity for residents within the Lake Berryessa area.</p>	<p>Objective H-6b: Via the RFP process for new concessionaires at Lake Berryessa, increase access to jobs, shopping, and services for current and future residents of Lake Berryessa area.</p>	<p>4 RFPs have already been issued; release 3 additional RFPs within the planning period.</p>	<p>CEO, PBES</p>
<p><i>See also Programs H-1b (Rehabilitation funds for ELI, VLI, and LI housing); H-2b (Inclusionary Housing); H-2-h (Worker Proximity downpayment assistance program); H-2-j (Mobilehome Park conservation); H-3-b (Fair housing services); H-3-d (Farmworker preference in projects receiving Affordable Housing Fund assistance); H-3-i (Prioritization of housing with supportive services for disabled and prioritization affordable housing in high resource areas.); H-3-j (Code amendments to support farmworker housing development); and H-4b: (Allocation of Affordable Housing Fund monies for projects in the cities with criteria emphasizing AFFH)</i></p>			

Programs for Energy and Water Conservation			
Program H-7a: As part of the development review process for major projects, encourage mixed-use development, such as Napa Pipe, where appropriate.	Objective H-7a: Ensure new residential development is energy and water efficient.	Ongoing; as development applications received.	PBES
Program H-7b: Continue to enforce current state mandated standards governing the use of energy efficient construction, and continue to implement green building standards in building code.	Objective H-7b: Ensure new residential development is energy and water efficient.	Ongoing; as development applications received.	PBES