

Affordable Housing Trust Fund (e.g.: potentially allocating transient occupancy taxes (TOT) or other sources of permanent, ongoing funding that can support affordable housing development). Monies collected from these sources would be used to fund programs such as rehabilitation of existing residences, reduced rate mortgages, down-payment subsidies and similar programs designed to increase the availability of new and existing housing to low and moderate income households.

Program 2d The County will notify the public of available special assistance programs through the Napa Valley Housing Authority in coordination with the cities and other public and private agencies by the use of brochures and news releases.

Program 2e The County will continue the program to accumulate unused Napa County Growth Management System Category 4 building permits, and make them available to developers who provide affordable units.

Program 2f The County will increase the incentive for builders and homebuyers to use Category 4 permits by developing and implementing a program to give projects using Category permits priority for use of available Housing Trust Fund monies. This program will include setting aside a portion of funds each year to assist individual first-time homebuyers, by buying down mortgages and qualifying them for Category 4 permits in exchange for obtaining regulatory agreements and limitations on equity appreciation on resale. The County will further create incentives for the use of Category 4 permits by making modifications to the Growth Management System that would allow market-rate developers to obtain and use Category 4 permits in conjunction with permits for market rate units in order to develop larger projects that include an affordable component.

Program 2g The County will continue the program to cooperate with the cities to transfer 15 percent of its very low- and low-income housing need allocation to the cities in exchange for allocation of County Housing Trust Fund monies to subsidize the affordable housing developments as authorized under Government Code section 65584.6. The County will also request that the State legislature increase the 15 percent limit to reflect the additional contributions made by the County.

Program 2h The County will continue its program of exempting secondary residential units from the annual growth limitations of Measure A.

Program 2i The County will draft a sample deed restriction to be utilized in future negotiations with applicants for Housing Trust Fund monies that would require affordability for assisted units for a minimum of 40 years.

Program 2j The County will adopt an affordable housing combination district that provides specific and reasonable development standards and requires affordable housing as a significant project component. The affordable housing zone would require minimum density and affordability standards to be applied on a site specific basis to sites identified in Appendix H.