

Table H-G: Summary of Housing Element Programs (Page 1 of 4)

Plan Program	Action Step	Source of Financing	Action Agency	Action Date (a)
1. Rehabilitation				
Program H-1a: Inspect housing in response to complaints and work with property owners to adhere to standards.	Continue current program	County budget	Conservation, Development, and Planning Department	Ongoing
Program H-1b: Low-interest loan program designed to correct health and safety hazards in housing reserved for low- or very low-income households.	Modify the AH Ordinance to use up to 10 percent of new funds annually to fund program	AH Fund, State, Federal, other funding sources	Conservation, Development, and Planning Department	2009, updated ordinance
Program H-1c: Ensure homes are used as residences rather than tourist accommodations.	Prioritize abatement of illegal vacation rentals	County budget	Conservation, Development, and Planning Department	Ongoing
2. Affordability				
Program H-2a: Continue to promote and market sites designated with the AH overlay zoning for development	Provide information and technical assistance for the development of AH sites; Issue NOFA for AH funds	County budget	Conservation, Development, and Planning Department	2009, NOFA issued; technical assistance ongoing
Program H-2b: If development in AH overlay zone does not achieve the densities or the level of affordability associated with the overlay zoning provisions, the County will work to identify new sites to accommodate the shortfall.	Monitor development of AH sites; Identify new AH overlay zones	County budget	Conservation, Development, and Planning Department; Planning Commission; BOS	Ongoing
Program H-2c: Increase the inclusionary percentage to 20 percent and by allowing the payment of in-lieu fees only for housing projects of four or fewer units.	Modify the AH Ordinance	County budget	Conservation, Development, and Planning Department	2009, inclusionary program updated
Program H-2d: Update the Affordable Housing Ordinance to adjust the commercial housing impact fee.	Modify the AH Ordinance	County budget	Conservation, Development, and Planning Department	Deferred due to economic downturn
Program H-2e: The County will notify the public of available special assistance programs.	Issue notices of funding availability	County budget	Conservation, Development, and Planning Department	2009, NOFA issued
Program H-2f: Continue program of exempting secondary residential units from the GMS.	Continue current program	County budget	Conservation, Development, and Planning Department	Ongoing

Note:

(a) All actions must be completed by June 30, 2014

Source: BAE, 2008.

Table H-G: Summary of Housing Element Programs (Page 2 of 4)

Plan Program	Action Step	Source of Financing	Action Agency	Action Date (a)
Program H-2g: Offer County-owned land, when appropriate, for affordable housing projects.	Complete an inventory of surplus County-owned land; issue RFP's for available sites	County budget	Conservation, Development, and Planning Department	2011, inventory complete
Program H-2h: Require projects receiving Affordable Housing Fund assistance 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 for a minimum of 40 years of affordability.	Update sample deed restrictions	County budget	Conservation, Development, and Planning Department	2011, sample deed restriction updated
Program H-2i: Continue to use the AH districts as a tool to provide specific and reasonable standards to stimulate affordable housing development.	Amend the Zoning Ordinance	County budget	Conservation, Development,	Ongoing
Program H-2j: Remove the AH combination district from the Monticello Road/Atlas Peak sites.	Amend the Zoning Ordinance	County budget	Conservation, Development, and Planning Department	2009, completed
Program H-2k: 25 percent density bonus for redevelopment of existing mobile home parks, pending certain requirements	Work with eligible property owners/applicants	County budget	Conservation, Development, and Planning Department	2010
Program H-2l: Insure infrastructure costs are an eligible cost under the Affordable Housing ordinance; work with water and sewer providers to pursue grant funding to assist with infrastructure improvements.	Amend Affordable Housing ordinance	County budget	Conservation, Development, and Planning Department; Planning Commission; BOS	2009, ordinance amendment completed
3. Special Needs Housing				
Program H-3a: Continue program of inspecting migrant farm labor camps. Efforts will be made to seek compliance and not closure of such facilities.	Inspect and promote code compliance of farm labor camps	County budget	Department of Environmental Health	Annually
Program H-3b: Continue to contract with Greater Napa Fair Housing Center or another capable organization that will review and act upon housing discrimination complaints.	If the severity of the problem warrants, the County will initiate an educational campaign through a partnership.	County budget	Greater Napa Fair Housing Center County, the media, the Board of Realtors and the Chamber of Commerce	Ongoing
Program H-3c: Contribute funds towards the annual operating costs of local emergency shelters and transitional housing.	Continue to contribute funds	County budget, the Gasser Foundation, and the Progress Foundation	BOS	Ongoing

Program H-3d: Allow homeless shelters as a permitted use in areas zoned "Industrial" or explore the possibility of entering into a multi-jurisdictional agreement that will accommodate the County's unmet need.

Amend Zoning Ordinance or establish a multi-jurisdictional agreement

County budget

Conservation, Development, and Planning Department

2009, ordinance amended

Note:

(a) All actions must be completed by June 30, 2014

Sources: BAE, 2008.

Table H-G: Summary of Housing Element Programs (Page 3 of 4)

Plan Program	Action Step	Source of Financing	Action Agency	Action Date (a)
Program H-3e: Amend zoning ordinance to clarify that transitional and supportive housing facilities subject to the same restrictions as other residential dwellings	Amend zoning ordinance	County budget	Conservation, Development, and Planning Department; Planning Commission; BOS	2009, completed
Program H-3f: Require a preference for farmworker households in affordable housing developments assisted with Affordable Housing Fund monies.	Amend Affordable Housing ordinance	n.a.	Housing Trust Fund Board	2009, ongoing
Program H-3g: 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.	Form partnerships and allocate funds to preserve farmworker housing	Affordable Housing Fund	Conservation, Development, and Planning Department	Ongoing
Program H-3h: Monitor the unmet need for farmworker housing throughout the harvest season.	Continue current program	County budget	Conservation, Development, and Planning Department	Annually
Program H-3i: Clarify the zoning ordinance to conform to 17021.5 and 17021.6	Amend zoning ordinance	County budget	Conservation, Development, and Planning Department; Planning Commission; BOS	2009, completed
Program H-3j: Remove spacing requirements for medium and large residential care facilities. Relax location requirements for large residential care facilities.	Amend zoning ordinance	County budget	BOS	Ongoing
4. Housing Development				
Program H-4a: Establish local worker preferences in new affordable housing projects within the Unincorporated Area and explore application to market rate projects.	Amend Municipal Code	County budget	BOS	Ongoing
Program H-4b: Continue allocating Affordable Housing Fund monies toward affordable housing developments in the cities, when available and appropriate.	Work with cities to establish a list of funding criteria	Affordable Housing Fund	Housing Trust Fund Board	NOFA released in 2010

Program H-4c: Recommend appropriate changes to planning and zoning standards that minimize the conflicts between housing and agriculture as needed.	Continue to monitor for conflicts	County budget	Conservation, Development,	Ongoing
Program H-4d: Amend the zoning ordinance to allow accessory residential units in commercial zones for moderate income and below households in commercial zones where applicable.	Amend Zoning Ordinance	County budget	Conservation, Development, and Planning Department; Planning Commission; BOS	2009, ordinance amended
Program H-4e: Rezone the Napa Pipe property for a minimum density of 20 du/a on at least 20 ac., subject to development and design standards.	Amend Zoning Ordinance	Development application fee	Conservation, Development, and Planning Department; Planning Commission; BOS	In process
Program H-4f: Amend the zoning ordinance to allow SRO units in all zones that allow multi-family housing	Amend Zoning Ordinance	County budget	BOS	Ongoing
5. Removal of Government Constraints				
Program H-5a: Continue to provide fee waivers for non-profit affordable housing developers.	Continue issuing waivers	n.a.	BOS	Ongoing
Program H-5b: Expedite permit processing for long-term affordable housing projects	Fast-track affordable housing applications	County budget	Conservation, Development, and Planning Department	Ongoing

Note:

(a) All action must be completed by June 30, 2014

Sources: BAE, 2008.

Table H-G: Summary of Housing Element Programs (Page 4 of 4)

Plan Program	Action Step	Source of Financing	Action Agency	Action Date (a)
Program H-5c: Exempt affordable housing projects from the 30-acre minimum parcel size requirement for PD zones.	Amend the Zoning Ordinance	County budget	Conservation, Development, and Planning Department; Planning Commission; BOS	2009
Program H-5d: The County shall implement and simplify its Growth Management System.	Amend Municipal Code	County budget	Conservation, Development, and Planning Department; Planning Commission; BOS	2009
6. Energy and Water Conservation				
Program H-6a: Encourage mixed-use development, where appropriate.	Provide technical assistance to project applicants	County budget	Conservation, Development, and Planning Department	Ongoing
Program H-6b: Continue to provide energy conservation assistance to homeowners, architects, developers, and contractors.	Provide technical assistance to project applications	County budget	Conservation, Development, and Planning Department	Ongoing

Program H-6c: Enforce current state-mandated standards governing the use of energy efficient construction, and update building code to incorporate green building standards.

Enforce and update building codes

County budget

Conservation, Development, and Planning Department

2009

Note:

(a) All action must be completed by June 30, 2014

Source: BAE, 2008.