

5th Cycle Housing Element Goals, Objectives, and Policies	Disposition	2022 Draft Housing Strategy
Goal 1: Sustain Existing Affordable Housing Programs and Affordable Units	Continue	Goal 1: Sustain Existing Affordable Housing Programs and Affordable Units
Objective HE-1.1: Continue existing County and Community Development Commission efforts and programs with the objective of producing at least 507 new affordable units [110 extremely low; 110 very low; 127 low; and 160 moderate income units] between 2015 and 2022	Updated; moved to Quantified Objectives	See 2.3.2: QUANTIFIED OBJECTIVES FOR SPECIAL HOUSING NEEDS
Objective HE-1.2: Strive to maintain the affordable status of 35 existing subsidized housing units in the unincorporated area that are at risk of losing their affordable status between 2015 and 2022	Updated; moved to Quantified Objectives	See 2.3.2: QUANTIFIED OBJECTIVES FOR SPECIAL HOUSING NEEDS
Objective HE-1.3: Continue existing Community Development Commission efforts and programs, as specified in the Sonoma County Consolidated Plan, to use CDBG, dedicated redevelopment Reinvestment and Revitalization (R&R) Funds, and/or other sources to provide comprehensive rehabilitation loans, to complete flood and earthquake hazard mitigation measures, to eliminate health hazards by connecting properties to public water and/or sewer systems, and to perform access modifications for units occupied by persons with disabilities, when those units are owned and/or occupied by extremely-low, very low- and low-income households. Funding may be provided for conventional single- and multifamily housing, for mobile homes, and for special needs and/or accessible housing units.	Addressed by Policy HE-1a	Continue all existing County and CDC sponsored funding programs, including but not limited to Community Development Block Grant (CDBG), Low- and Moderate-Income Housing Asset Fund (LMIHAF), and County Fund for Housing (CFH) programs. Continue to require that all rental units in projects assisted with CFH funds be affordable to very low-income households (up to 50% area median income [AMI]), and 30% of all LMIHAF-assisted rental units be affordable to extremely low-income households (up to 30% AMI), with an additional 50% being affordable to households with incomes up to 60% AMI. Continue to use these funding sources for financing of predevelopment activities for affordable or special needs housing projects. Evaluate existing programs in view of changing housing needs and policies and seek opportunities for program expansion and more efficient use of limited resources.

5th Cycle Housing Element Goals, Objectives, and Policies	Disposition	2022 Draft Housing Strategy
<p>Objective HE-1.4: Retain existing rental units to serve lower-income and special needs households, including seniors, farmworkers and their families, single-parent households, transitional and supportive housing, residential care facilities and group homes.</p>	<p>Addressed by Policy HE-1d</p>	<p>Policy HE-1d: Include the acquisition and maintenance of affordable units and the acquisition of market-rate units to convert to affordable units, as one of the funding priorities. In partnership with a Joint Powers Authority (JPA) and nonprofit asset manager, utilize tax exempt bonds to fund the acquisition of existing market-rate properties or affordable properties at-risk of conversion to market-rate uses where those units will be restricted to long-term occupancy by low-, very low- and extremely low-income households. (Existing; revised to incorporate use of new JPA program)</p>
<p>Objective HE-1.5: Limit the loss of existing housing stock to visitor-serving uses.</p>	<p>Addressed by Policy HE-2g</p>	<p>Policy HE-2g: Curtail the loss of existing housing stock and urban housing sites to visitor-serving uses. Prohibit the use of residential land in urban land-use designations for vacation or time-share uses, continue to regulate the use of existing residences on residential lots for vacation rentals, and encourage owner- and long-term renter-occupied residential uses. Continue to prohibit the use of Accessory Dwelling Units for vacation rentals and extend this prohibition to primary residences on lots containing Accessory Dwelling Units. (Existing; combined existing policies 1j, 1k, 1l, 2j; adds extension of prohibition to all properties containing an ADU)</p>
<p>Objective HE-1.6: Retain existing affordable housing stock located in mobile home parks.</p>	<p>Addressed by Policy HE-1e</p>	<p>Policy HE-1e: Continue to protect mobilehome park residents, including administration of the County's Mobilehome Park Space Rent Stabilization Ordinance; enforcement of Sonoma County Code Section 26-92-090 (or successor ordinance) regarding the conversion, closure, or cessation of use of mobile home parks; and preventing conversion of parks to other uses when such conversions are not supported by the residents. Assist nonprofit organizations in the purchase of existing mobile home parks, where desired by the residents, in order to maintain long term affordability of mobile homes.</p>

5th Cycle Housing Element Goals, Objectives, and Policies	Disposition	2022 Draft Housing Strategy
<p>Policy HE-1a: Continue all existing County and CDC sponsored funding programs, including but not limited to Community Development Block Grant (CDBG), HOME, Low/Moderate Income Housing Asset Funds (LMIHAF), and County Fund for Housing (CFH) funding programs. Continue to require that at least 30% of the units assisted with CFH funds be affordable to extremely-low income households. Evaluate these existing programs in view of changing housing needs and policies, and seek opportunities for program expansion and more efficient use of limited resources</p>	<p>Continued, incorporated into Policy HE-4h</p>	<p>Policy HE-1a: Continue all existing County and CDC sponsored funding programs, including but not limited to Community Development Block Grant (CDBG), Low- and Moderate-Income Housing Asset Fund (LMIHAF), and County Fund for Housing (CFH) programs. Continue to require that 50% of all rental units assisted with CFH funds be affordable to very low-income households (up to 50% of area median income [AMI]), and 30% of all LMIHAF-assisted rental units be affordable to extremely low-income households (up to 30% AMI), with an additional 50% being affordable to households with incomes up to 60% AMI. Continue to require that at least 30% of units in projects assisted with CFH funds be affordable to extremely low income households. Continue to use these funding sources for financing of predevelopment activities for affordable or special needs housing projects. Evaluate existing programs in view of changing housing needs and policies and seek opportunities for program expansion and more efficient use of limited resources. (Existing; revised to incorporate previous Policy HE-4h)</p>
<p>Policy HE-1b: Continue the County’s existing housing program, including DB and Rental Housing Opportunity Area Program and the Ownership Housing Opportunity Area Program. Continue to evaluate these programs in view of changing housing needs and policies and expand or modify as needed to increase opportunities and further incentivize affordable housing.</p>	<p>Continued, modified to distinguish between Opportunity Area Programs and Density Bonus Programs</p>	<p>Policy HE-1b: Continue the County’s existing housing program, including its state and County Supplemental Density Bonus Program as well as the Rental Housing Opportunity Area Program and the Ownership Housing Opportunity Area Program. Continue to evaluate these programs in view of changing housing needs and policies and expand or modify as needed to increase opportunities and further incentivize affordable housing.</p>
<p>Policy HE-1c: Continue to ensure that design review, development standards, and conditions of approval for affordable housing projects do not result in a reduction of allowable project density, or in the number of affordable units. Where possible, reduce permitting levels and replace discretionary review processes with objective standards.</p>	<p>Continued, revised to address Housing Accountability Act (Gov. Code § 65589.5) (“HAA”) and SB 35 (Gov. Code § 65913.4, as amended)</p>	<p>Policy HE-1c: Continue to ensure that design review, development standards, and conditions of approval for affordable housing projects do not result in a reduction of allowable project density, or in the number of affordable units. Where possible, reduce permitting levels and replace discretionary review processes with objective standards.</p>

5th Cycle Housing Element Goals, Objectives, and Policies	Disposition	2022 Draft Housing Strategy
<p>Policy HE-1d: Conserve the existing affordable housing stock by providing funding through the Community Development Commission to nonprofit organizations to subsidize the acquisition of at-risk properties where those units will be restricted to long-term occupancy by low, very-low and extremely-low income households.</p>	<p>Addressed by Policy HE-1d</p>	<p>Policy HE-1d: Include the acquisition and maintenance of affordable units, and the acquisition of market-rate units to convert to affordable units, as one of the funding priorities. In partnership with a Joint Powers Authority (JPA) and nonprofit asset manager, utilize tax exempt bonds to fund construction of new units, or the acquisition of existing market-rate properties or affordable properties at-risk of conversion to market-rate uses where those units will be restricted to long-term occupancy by low-, very low- and extremely low-income households. (Existing; revised to incorporate use of new JPA program)</p>
<p>Policy HE-1e: Consider increasing funding priority for the acquisition of affordable units or subsidies.</p>	<p>Addressed by Policy HE-1d</p>	<p>Policy HE-1d: Increase funding priority for the acquisition of affordable units and acquisition of units to convert to market-rate units. In partnership with a Joint Powers Authority (JPA) and nonprofit asset manager, utilize tax exempt bonds to fund construction of new units, or the acquisition of existing market-rate properties or affordable properties at-risk of conversion to market-rate uses where those units will be restricted to long-term occupancy by low-, very low- and extremely low-income households. (Existing; revised to incorporate use of new JPA program)</p>
<p>Policy HE-1f: Encourage retention and further construction of small rental units such as granny units, rental studios, and SRO units, as well as large rental units with more than 3 bedrooms.</p>	<p>Continue, modify to update terms and reflect ongoing actions</p>	<p>Policy HE-5g: Continue to encourage the retention and further construction of small rental units such as accessory dwelling units, rental studios, and SRO units. Encourage and facilitate the development of large rental units with more than 3 bedrooms to meet local housing needs.</p>
<p>Policy HE-1g: Continue to administer the County's Mobile Home Rent Stabilization Ordinance.</p>	<p>Integrated into Policy HE-1e</p>	<p>Policy HE-1e: Continue to protect mobilehome park residents, including administration of the County's Mobilehome Park Space Rent Stabilization Ordinance; enforcement of Sonoma County Code Section 26-92-090 (or successor ordinance) regarding the conversion, closure, or cessation of use of mobile home parks; and preventing conversion of parks to other uses when such conversions are not supported by the residents. Assist nonprofit organizations in the purchase of existing mobile home parks, where desired by the residents, in order to maintain long term affordability of mobile homes.</p>

5th Cycle Housing Element Goals, Objectives, and Policies	Disposition	2022 Draft Housing Strategy
<p>Policy HE-1h: Continue to apply state law to Mobile Home Park Conversions to Resident Ownership, including implementation of SB 510 (Jackson 2013), in order to ensure that residents are afforded full consideration and all protections under the law.</p>	<p>Integrated into Policy HE-1e</p>	<p>Policy HE-1e: Continue to protect mobilehome park residents, including administration of the County's Mobilehome Park Space Rent Stabilization Ordinance; enforcement of Sonoma County Code Section 26-92-090 (or successor ordinance) regarding the conversion, closure, or cessation of use of mobile home parks; and preventing conversion of parks to other uses when such conversions are not supported by the residents. Assist nonprofit organizations in the purchase of existing mobile home parks, where desired by the residents, in order to maintain long term affordability of mobile homes.</p>
<p>Policy HE-1i: Continue to prioritize the retention of rental units. Pursuant to State law, the following criteria will be considered when evaluating an application for condominium conversion: 1.The surplus of vacant multifamily residential units offered for rent or lease must be in excess of 5 percent of the available multifamily rental stock in the community in which the proposed project is located, not including areas within cities. 2.At least 30 percent of the units included in the proposed condominium conversion must be reserved for sale to low and very low income households by means of a Housing Agreement to insure that such units remain affordable to very low and low income households for the maximum period allowed by law. 3.Tenants must be granted the right of first refusal concerning the purchase of the units. Tenants who are 60 years or older should be offered lifetime leases. Tenants not qualifying for lifetime leases must be offered a 10-year lease. The subdivider must provide a plan to assist in relocating tenants displaced by the conversion to comparable rental housing.</p>	<p>Removed; completed within last Cycle</p>	
<p>Policy HE-1j: Avoid the loss of residential land in urban land-use designations for vacation or time-share uses.</p>	<p>Integrated into Policy HE-2g</p>	<p>Policy HE-2g: Curtail the loss of existing housing stock and urban housing sites to visitor-serving uses. Prohibit the use of residential land in urban land-use designations for vacation or time-share uses, continue to regulate the use of existing residences on residential lots for vacation rentals, and encourage owner- and long-term renter-occupied residential uses. Continue to prohibit the use of Accessory Dwelling Units for vacation rentals and extend this prohibition to primary residences on lots containing Accessory Dwelling Units.</p>

5th Cycle Housing Element Goals, Objectives, and Policies	Disposition	2022 Draft Housing Strategy
Policy HE-1k: Continue to regulate the use of existing residences on residential lands for vacation rentals.	Integrated into Policy HE-2g	Policy HE-2g: Curtail the loss of existing housing stock and urban housing sites to visitor-serving uses. Prohibit the use of residential land in urban land-use designations for vacation or time-share uses, continue to regulate the use of existing residences on residential lots for vacation rentals, and encourage owner- and long-term renter-occupied residential uses. Continue to prohibit the use of Accessory Dwelling Units for vacation rentals and extend this prohibition to primary residences on lots containing Accessory Dwelling Units.
Policy HE-1l. Prohibit the use of Accessory Dwelling Units for vacation rentals.	Integrated into Policy HE-2g	Policy HE-2g: Curtail the loss of existing housing stock and urban housing sites to visitor-serving uses. Prohibit the use of residential land in urban land-use designations for vacation or time-share uses, continue to regulate the use of existing residences on residential lots for vacation rentals, and encourage owner- and long-term renter-occupied residential uses. Continue to prohibit the use of Accessory Dwelling Units for vacation rentals and extend this prohibition to primary residences on lots containing Accessory Dwelling Units.
Policy HE-1m. Continue to enforce Section 26-92-090 (or successor) of the County Code regarding the conversion, closure or cessation of use of mobile home parks.	Integrated into Policy HE-1e	Policy HE-1e: Continue to protect mobilehome park residents, including administration of the County's Mobilehome Park Space Rent Stabilization Ordinance; enforcement of Sonoma County Code Section 26-92-090 (or successor ordinance) regarding the conversion, closure, or cessation of use of mobile home parks; and preventing conversion of parks to other uses when such conversions are not supported by the residents. Assist nonprofit organizations in the purchase of existing mobile home parks, where desired by the residents, in order to maintain long term affordability of mobile homes.
Goal 2: Promote the Use of Available Sites for Affordable Housing Construction and Provide Adequate Infrastructure	Continued; language simplified	Goal 2: Promote the Use of Urban Housing Sites

5th Cycle Housing Element Goals, Objectives, and Policies	Disposition	2022 Draft Housing Strategy
Objective HE-2.1: Assist developers and other interested parties in locating available sites and accessing programs for the development of affordable housing, especially rental housing.	Addressed by Policy HE-2a, HE-2b	Policy HE-2a: Enhance opportunities for affordable housing production on all appropriate sites with adequate infrastructure and proximity to services by assisting developers and other interested parties in locating sites and accessing programs for the development of affordable and mixed-income housing, especially rental housing. Policy HE-2b: Maintain a public information program regarding the County's housing programs.
Objective HE-2.2: Provide ongoing, dedicated PRMD and CDC staff support for Housing Element implementation programs, and to coordinate all County departments involved in the permitting and review of affordable housing projects.	Integrated into Policy HE-2e	Policy HE-2e: Provide ongoing, dedicated Permit Sonoma and CDC staff support for Housing Element implementation programs, and to coordinate all County departments involved in the permitting and review of affordable housing projects. Continue to assign these dedicated staff to be responsible for planning functions associated with implementation of the Housing Element, including affordable housing project approvals.
Objective HE-2.3: Enhance opportunities for affordable housing production on all appropriate sites with adequate infrastructure and proximity to services.	Addressed by Policy HE-2a	Policy HE-2a: Enhance opportunities for affordable housing production on all appropriate sites with adequate infrastructure and proximity to services by assisting developers and other interested parties in locating sites and accessing programs for the development of affordable and mixed-income housing, especially rental housing.
Objective-HE-2.4: Strive to ensure that service providers plan for and maintain adequate infrastructure capacity for housing, pursuant to Government Code Section 65589.7.	Integrated into Policy HE-2f	Policy HE-2f: Ensure that service providers are aware of their obligation to plan for and maintain adequate infrastructure capacity for housing units affordable to moderate and lower-income households, pursuant to Government Code Section 65589.7.
Policy HE-2a: Publish a popular summary that identifies available housing opportunity sites in the unincorporated County. Provide site-specific development information and support for development proposals whenever possible in order to reduce up-front costs for interested housing developers.	Addressed by Policy HE-2a	Policy HE-2a: Enhance opportunities for affordable housing production on all appropriate sites with adequate infrastructure and proximity to services by assisting developers and other interested parties in locating sites and accessing programs for the development of affordable and mixed-income housing, especially rental housing. (Existing; updated to reflect current technologies)

5th Cycle Housing Element Goals, Objectives, and Policies	Disposition	2022 Draft Housing Strategy
Policy HE-2b: Maintain a public information program regarding the County's housing programs.	Continued	Policy HE-2b: Maintain a public information program regarding the County's housing programs.
Policy HE-2c: Prepare design guidelines and conservation checklists for new residential development.	Continued; revised to address Housing Accountability Act (Gov. Code § 65589.5) ("HAA") and SB 35 (Gov. Code § 65913.4, as amended)	Policy HE-2c: Prepare objective design and development standards and checklists for new residential and mixed-use development.
Policy HE-2d: Continue to provide priority permit processing for affordable housing projects and units. Expand the current policy utilized by PRMD to other county departments that participate in permit review.	Continued	Policy HE-2d: Continue to provide priority permit processing for affordable housing projects and units. Expand the current policy utilized by Permit Sonoma to other County departments that participate in permit review
Policy HE-2e: Continue to assign dedicated staffing from Permit Sonoma and CDC to be responsible for planning functions associated with implementation of the Housing Element, including affordable housing project approvals.	Integrated into Policy HE-2e	Policy HE-2e: Provide ongoing, dedicated Permit Sonoma and CDC staff support for Housing Element implementation programs, and to coordinate all County departments involved in the permitting and review of affordable housing projects. Continue to assign these dedicated staff o be responsible for planning functions associated with implementation of the Housing Element, including affordable housing project approvals.
Policy HE-2f: Consider a variety of sites for higher-density and affordable housing when the following criteria are met: •site is located within or adjacent to an Urban Service Area (USA);•adequate utilities are available;•site is located within 1/2 mile to goods, services and transit; and•project is consistent with the land use policies of the General P	Addressed within Policy HE-3g	Policy HE-3g: Strive to focus affordable housing development in moderate and high- resource areas well-served by public transportation, schools, retail, and other services. Continue to consider developer requests to add the Affordable Housing (AH) and Workforce Housing (WH) combining districts to sites in light industrial and commercial zones and other appropriate urban zones when designation criteria are met
Policy HE-2h: In accordance with General Plan Policy PF-1f, consider sewer and water district annexations or out-of-service-area agreements on properties adjoining urban service boundaries for moderate or lower-income housing projects, including farmworker housing.	Continue	Policy HE-2d: Continue to provide priority permit processing for affordable housing projects and units. Expand the current policy utilized by Permit Sonoma to other County departments that participate in permit review.
Policy HE-2i: Encourage service providers to retain adequate sewer and water service capacities and prioritize services to housing units affordable to moderate and lower-income households.	Integrated into Policy HE-2f	Policy HE-2f: Ensure that service providers are aware of their obligation to plan for and maintain adequate infrastructure capacity for housing units affordable to moderate and lower-income households, pursuant to Government Code Section 65589.7.

5th Cycle Housing Element Goals, Objectives, and Policies	Disposition	2022 Draft Housing Strategy
Policy HE-2j: Prevent the loss of urban housing sites to visitor-serving uses.	Integrated into Policy HE-2g	Policy HE-2g: Curtail the loss of existing housing stock and urban housing sites to visitor-serving uses. Prohibit the use of residential land in urban land-use designations for vacation or time-share uses, continue to regulate the use of existing residences on residential lots for vacation rentals, and encourage owner- and long-term renter-occupied residential uses. Continue to prohibit the use of Accessory Dwelling Units for vacation rentals and extend this prohibition to primary residences on lots containing Accessory Dwelling Units.
Goal 3: Promote Production of Affordable Housing Units	Continued; wording modified	Increase Production of Affordable Housing Units
Objective HE-3.1: Eliminate unneeded regulatory constraints to the production of affordable housing.	Addressed by Policies HE-3a, 3h, 4c, 5a, 5f	
Objective HE-3.2: Review and revise housing programs to address changing needs, including needs that may not be met by traditional housing units. Consider the use of new community housing models and innovative types of structures and building materials to meet a wide variety of housing needs while protecting the public health and safety.	Addressed by Policies HE-3d, 4e, 5a, 5f, 5g	
Objective HE-3.3: Increase opportunities for the production of affordable housing	Addressed by Policies HE-3a through 3h	
Policy HE-3a: Review Growth Management programs for obsolescence	Continued; updated to reflect current status	Policy HE-3a: Eliminate unneeded regulatory constraints to the production of affordable housing, including infill housing. Repeal references to the Sonoma Valley and xxxx Growth Management Program areas in the County Code.
Policy HE-3b: Continue to allow manufactured homes, factory-built homes and modular homes on any residential lot, in compliance with state law and subject to all other County Codes.	Continued	Policy HE-3b: Continue to allow manufactured homes, factory-built homes and modular homes on any residential lot, in compliance with state law and subject to all other County Codes.
Policy HE-3c: Review "Z" (Second Dwelling Unit Exclusion) Combining District restrictions on agricultural parcels of less than 10 acres county-wide, and consider removing the restrictions where appropriate	Removed; completed within last Cycle	

5th Cycle Housing Element Goals, Objectives, and Policies	Disposition	2022 Draft Housing Strategy
Policy HE-3d: Continue to review and revise the County’s density bonus programs in order to encourage builders and developers to take full advantage of such provisions.	Continued; language broadened	Policy HE-3c: Continue to review and revise the County’s density bonus programs and Housing Opportunity Area programs in order to encourage builders and developers to take full advantage of such provisions.
Policy HE-3e: Continue to allow small-scale homeless shelters (10 persons or less) in the C3, LC and M1 districts as a permitted use, subject to the adopted standards (26.88.127, Homeless Shelters).	Removed; completed within last Cycle	
Policy HE-3f: Continue to allow emergency homeless shelters (more than 10 persons) in the M1 and PF zoning districts as a permitted use, subject to the adopted standards (26.88.127, Homeless Shelters).	Removed; completed within last Cycle	
Policy HE-3g: Expand the supply of housing for farmworkers by continuing the current priority processing of farmworker housing projects.	Addressed by Policy HE-2d and within 2.3 Quantified Objectives	Policy HE-2d: Continue to provide priority permit processing for affordable housing projects and units. Expand the current policy utilized by Permit Sonoma to other County departments that participate in permit review. Objective: • Increase the supply of housing for farmworkers and other migrant workers.
Policy HE-3h: Develop additional incentives and programs that would encourage new Single Room Occupancy (SRO) development, rehabilitate existing motel rooms for SRO occupancy and sustain the housing units provided.	Removed; policy no longer needed with the existence of Project Homekey	
Policy HE-3i: Promote the construction and retention of shared housing such as group homes, congregate care facilities and residential community care facilities while ensuring the health and safety of residents and ensuring land use compatibility for neighbors	Removed; new laws allow certain housing types by-right and do not allow "land use compatibility" to be a consideration	
Policy HE-3j: Evaluate potential changes that could be made to county regulations to accommodate long-term occupancy of Park Model homes, Tiny Homes on Wheels and similar recreational vehicles, where sewer or septic services are provided.	Continued; modified to reflect HAC and public input related to tiny homes on wheels	Policy HE-3d: Expand allowance for non-traditional housing and consider amending the zoning ordinance to allow long-term residential occupancy of travel trailers, recreational vehicles, and similar facilities such as tiny homes on wheels when public health, safety and welfare criteria are met

5th Cycle Housing Element Goals, Objectives, and Policies	Disposition	2022 Draft Housing Strategy
Policy HE3j: Continue to encourage affordable "infill" projects on underutilized sites within Urban Service Areas by allowing flexibility in development standards pursuant to state density bonus law (Government Code 65915). (Existing)	Continued	Policy HE-3e: Continue to encourage affordable infill projects on underutilized sites within Urban Service Areas by allowing flexibility in development standards pursuant to state density bonus law (Government Code 65915).
3k Continue to apply the minimum residential density policy to all Urban Residential parcels. (Existing)	Continued	Policy HE-3f: Continue to apply the minimum residential density requirement to all Urban Residential parcels.
Policy HE-3l: Continue to consider adding the Affordable Housing (-AH) Combining Zone to sites in light industrial and/or commercial zones where the following conditions are met: (1)Site is located within or adjacent to a designated Urban Service Area, and adequate sewer and water services exist. (2)Site is located near transit; neighborhood-serving commercial land use, such as a community market; and an elementary or secondary school. (3)The site must be located a safe distance from major roadways as determined by the Bay Area Air Quality Management District’s Highway Screening Analysis Tool. (4)Development must be multi-family rental units with a density of up to 24 units per acre, and must provide 100% of units as affordable to lower-income households, including at least 30% of units as affordable to extremely-low income households.	Continued; modified wording for fair housing considerations	Policy HE-3g: Strive to focus affordable housing development in moderate and high- resource areas well-served by public transportation, schools, retail, and other services. Continue to consider developer requests to add the Affordable Housing (AH) and Workforce Housing (WH) combining districts to sites in light industrial and commercial zones and other appropriate urban zones when designation criteria are met
Policy HE-3m: Review existing General Plan Circulation Element standards for Level of Service (LOS) for urban projects, and consider revising them in consultation with the Department of Transportation and Public Works.	Removed; obsolete due to "Vehicle Miles Traveled" standards and will be addressed in other General Plan elements.	
Policy HE-3n: Revisit the noise standards for multi-family, mixed-use, live-work and other urban residential land uses in the next General Plan update and reduce the standards to facilitate the development of housing in these areas. Meantime, continue to use indoor noise standards for mixed use and urban infill residential development, including but not limited to Single Room Occupancy, Work-Live, Mixed Use Projects, and Caretaker Units in compliance with Noise Element Policy NE-1b.	Continued; revised for coordination with General Plan	Policy HE-3h: Review the noise standards for urban residential land uses in the next General Plan update and consider options to reduce the standards to facilitate the development of housing in these areas while continuing to protect public health. Meantime, continue to use indoor noise standards for mixed use and urban infill residential development, including but not limited to Single Room Occupancy, Mixed Use Projects, and Caretaker Units in compliance with Noise Element Policy NE-1b.

5th Cycle Housing Element Goals, Objectives, and Policies	Disposition	2022 Draft Housing Strategy
<p>Policy HE-3o: Consider applying the VR (Visitor Residential) Zone to allow year-round occupancy of travel trailers, recreational vehicles and park model trailers in campgrounds or Special Occupancy Parks, subject to demonstration of adequate septic or sewer capacity.</p>	<p>Integrated into Policy HE-3d</p>	<p>Policy HE-3d: Expand allowance for non-traditional housing and consider amending the zoning ordinance to allow long term residential occupancy of travel trailers, recreational vehicles, and similar facilities such as tiny homes on wheels when public health, safety and welfare criteria are met.</p>
<p>Goal 4: Maintain Funding for Affordable Housing</p>	<p>Continued</p>	<p>Goal 4: Maintain Funding for Affordable Housing</p>
<p>Objective HE-4.1: Maintain and, where feasible, increase the public revenue base that can be utilized to accomplish Housing Element programs.</p>	<p>Addressed by Policies HE-1b, 4a, 4b, 4c</p>	
<p>Objective HE-4.2: Actively seek additional public/private partnerships to increase the funding available for building affordable housing.</p>	<p>Addressed by Policies HE-1d, 4d, 4e</p>	
<p>Objective HE-4.3: Consider making surplus County land available for housing programs and projects as a way of decreasing housing costs.</p>	<p>Removed; covered by Surplus Land Act</p>	
<p>Objective HE-4.4: Preserve existing mobile home parks to provide permanent affordable housing for low and very low income households.</p>	<p>Integrated into Policy HE-1e</p>	<p>Policy HE-1e: Continue to protect mobilehome park residents, including administration of the County's Mobilehome Park Space Rent Stabilization Ordinance; enforcement of Sonoma County Code Section 26-92-090 (or successor ordinance) regarding the conversion, closure, or cessation of use of mobile home parks; and preventing conversion of parks to other uses when such conversions are not supported by the residents. Assist nonprofit organizations in the purchase of existing mobile home parks, where desired by the residents, in order to maintain long term affordability of mobile homes.</p>

5th Cycle Housing Element Goals, Objectives, and Policies	Disposition	2022 Draft Housing Strategy
<p>Objective HE-4.5: Subsidize development impact fees applied to affordable housing units where other sources of funds are available.</p>	<p>Addressed by Policy HE-4c</p>	<p>Policy HE-4c: Consider fee waivers/subsidies for multifamily housing projects where the units are affordable to extremely low-, very low- and low income households. Fee waivers or subsidies must be limited to a total amount that does not compromise the ability of the County or local special districts to provide adequate safety services and infrastructure for affected residents and businesses of the County. Ensure consistency with development fee and transparency requirements established by new provisions in the state Government Code (AB 602, 2021).</p>
<p>Policy HE-4a: Continue to support affordable housing by making a quantifiable annual commitment (either on a percentage basis, or as a dollar amount) from the Revitalization and Recovery (“R & R”) Funds. Funds would be devoted to housing programs that directly produce new permanent affordable units, rehabilitate and sustain existing units, or support non-unit housing objectives including homeless or transitional housing. These units should be affordable to extremely low, very low and low income individuals and households.</p>	<p>Continued; language broadened</p>	<p>Policy HE-4a: Allocate funds annually to and from the County Fund for Housing (CFH). Use these funds to assist in the production, conversion, and rehabilitation of affordable housing units, or to support non-unit housing objectives including homeless or transitional housing beds. These units should be affordable to very low- and low income individuals and households.</p>
<p>Policy HE-4b: Continue using County Fund for Housing (CFH) monies to subsidize impact fees for multifamily housing projects where the units are affordable to extremely-low, very-low and low income households. Continue to allow fee deferrals for affordable housing projects.</p>	<p>Continued; modified to address reflect new State laws</p>	<p>Policy HE-4b: Continue using County Fund for Housing (CFH) monies to subsidize development fees for multifamily housing projects where the units are affordable to extremely-low, very-low and low income households. Continue to allow fee deferrals for housing projects until issuance of the certificate of occupancy</p>
<p>Policy HE-4c: Consider fee waivers/subsidies for multifamily housing projects where the units are affordable to extremely-low, very low and low income households. Fee waivers or subsidies must be limited to a total amount that does not compromise the ability of the County or local special districts to provide adequate and safe services and infrastructure for affected residents and businesses of the County. Consider using a "sliding scale" waiver depending upon the size of the unit and/or the income level served.</p>	<p>Continued; modified to address reflect new State laws</p>	<p>Policy HE-4c: Consider fee waivers/subsidies for multifamily housing projects where the units are affordable to extremely low-, very low- and low income households. Fee waivers or subsidies must be limited to a total amount that does not compromise the ability of the County or local special districts to provide adequate safety services and infrastructure for affected residents and businesses of the County. Ensure consistency with development fee and transparency requirements established by new provisions in the state Government Code (AB 602, 2021).</p>

5th Cycle Housing Element Goals, Objectives, and Policies	Disposition	2022 Draft Housing Strategy
<p>Policy HE-4d: Identify County-owned lands suitable for housing and consider leasing such land to developers or nonprofit housing entities for the production of affordable housing. In cases where surplus county land is available, consider making lands available for affordable or special needs housing and associated services, including transitional and farmworker housing.</p>	<p>Removed; covered by Surplus Land Act</p>	
<p>Policy HE-4e: Assist nonprofit organizations in the purchase of existing mobile home parks, where desired by the residents, in order to maintain long-term affordability of mobile homes.</p>	<p>Integrated into Policy HE-1e</p>	<p>Policy HE-1e: Continue to protect mobilehome park residents, including administration of the County's Mobilehome Park Space Rent Stabilization Ordinance; enforcement of Sonoma County Code Section 26-92-090 (or successor ordinance) regarding the conversion, closure, or cessation of use of mobile home parks; and preventing conversion of parks to other uses when such conversions are not supported by the residents. Assist nonprofit organizations in the purchase of existing mobile home parks, where desired by the residents, in order to maintain long term affordability of mobile homes.</p>
<p>Policy HE-4f: Give funding priority for affordable housing projects to nonprofit organizations in order to increase the likelihood that units will remain affordable for a longer period of time.</p>	<p>Continued</p>	<p>Policy HE-4d: Give funding priority for affordable housing projects to nonprofit organizations in order to increase the likelihood that units will remain affordable for a longer period of time.</p>
<p>Policy HE-4g: Consider ways in which the County, acting in cooperation with a nonprofit organization, could assist in the creation of perpetually affordable housing using the community land trust model.</p>	<p>Continued; clarified and expanded</p>	<p>Policy HE-4e: Continue using the community land trust model and consider additional ways in which the County could use this model to assist in the creation of perpetually affordable and special needs housing.</p>
<p>Policy HE-4h: Continue to use CDBG funds, and consider use of any other funding sources created pursuant to the policies of the Element (e.g., Housing Trust, housing bonds, workforce impact fees, in-lieu fees) for financing predevelopment activities for affordable or special needs housing projects.</p>	<p>Integrated into Policy HE-1a</p>	<p>Policy HE-1a: Continue all existing County and CDC sponsored funding programs, including but not limited to Community Development Block Grant (CDBG), Low- and Moderate-Income Housing Asset Fund (LMIHAF), and County Fund for Housing (CFH) programs. Continue to require that 50% of all rental units assisted with CFH funds be affordable to very low-income households (up to 50% of area median income [AMI]), and 30% of all LMIHAF-assisted rental units be affordable to extremely low-income households (up to 30% AMI), with an additional 50% being affordable to households with incomes up to 60% AMI.. Continue to use these funding sources for financing of predevelopment activities for affordable or special needs housing projects. Evaluate existing programs in view of changing housing needs and policies and seek opportunities for program expansion and more efficient use of limited resources. (Existing; revised to incorporate previous Policy HE-4h)</p>

5th Cycle Housing Element Goals, Objectives, and Policies	Disposition	2022 Draft Housing Strategy
Policy HE-4i: Strive to increase opportunities for recreational and visitor-serving uses, thus increasing County Transient Occupancy Tax (TOT) revenues. Allocate funds from these increased visitor-based revenue sources to a broad array of Housing Element programs that address needs identified in this Element.	Removed first half; not identified as priority by HAC. Second half of Policy addressed within Program 1	Housing Element Program 1: Continuation of Housing Production and Programs
Policy HE-4j: Continue the County employee housing programs: First Time Homebuyer Loan Program, the Rehabilitation Loan Program, and the Rental/Mortgage Assistance Program.	Continued	Policy HE-1f: Continue existing County employee housing programs: First Time Homebuyer Loan Program, the Rehabilitation Loan Program, and the Rental/Mortgage Assistance Program.
Goal 5: Promote Production of Housing Units for Special Needs	Continued; language modified	Goal 5: Promote and Expand Housing for Special Needs
Objective HE-5.1: Create an additional supply of housing for special needs populations, including but not limited to group care homes, transitional housing, farmworker bunkhouses, permanent supportive housing, low barrier navigation centers and homeless shelters.	Addressed within Quantified Objectives	Quantified Objectives: Units for Special Housing Needs, Supportive Housing, Interim Housing/Shelter Beds, Congregate/Community Care Beds, Farmworker Bunks, SRO Beds
Objective HE-5.2: Continue to support efforts to attract funding for homeless programs.	Addressed within Quantified Objectives	Quantified Objectives: Interim Housing, Shelter Beds, Safe Parking Spaces
Objective HE-5.3: In cooperation with social service entities, sustain and expand group home facilities for foster children and other children in need of special care.	Addressed within Quantified Objectives	Quantified Objectives: Congregate/Community Care Beds
Objective HE-5.4: Promote Fair Housing.		Addressed within Policies HE-6d through 6i
Objective HE-5.6: Increase the supply of housing for farmworkers and other migrant workers.	Addressed within Quantified Objectives	· Increase the supply of housing for farmworkers and other migrant workers. (Existing)
Objective HE-5.7: Strive to ensure that at least 15 percent of the affordable housing units produced are available to persons with special housing need	Addressed within Quantified Objectives	· Strive to ensure that at least 15 percent of the affordable housing units produced are available to persons with special housing needs. (Existing)

5th Cycle Housing Element Goals, Objectives, and Policies	Disposition	2022 Draft Housing Strategy
Policy HE-5a: Periodically review and revise zoning regulations for group homes, transitional housing, permanent support housing, and the full range of licensed healthcare programs and facilities to encourage additional use of residences or construction of new facilities for these purposes.	Continued; revised to address State law	Policy HE-5a: Review and revise zoning regulations for a variety of housing types, including special needs housing, programs, and facilities to ensure compliance with State law and encourage additional use of residences or construction of new facilities for these purposes.(
Policy HE-5b: Support an interjurisdictional affordable housing coordinating committee to facilitate affordable and special needs housing projects in both the County and cities.	Continued	Policy HE-5b: Support an interjurisdictional affordable housing coordinating committee to facilitate affordable and special needs housing projects in both the County and cities.
Policy HE-5c: Continue to encourage small-scale homeless shelters (10 persons or less) in the C3, LC and M1 districts	Removed; already within standards	
Policy HE-5d: Continue to encourage emergency homeless shelters (more than 10 persons) in the M1 and PF zoning districts	Removed; already within standards	
Policy HE-5e: Ensure that any development or operational standards imposed on a homeless shelter apply to the shelter rather than to the residents. Standards should encourage and facilitate the development and operation of the shelter in a manner consistent with the public health and safety.	Removed; already within standards	
Policy HE-5f: Continue to participate with other jurisdictions in comprehensive surveys of the County's homeless population in order to establish the need for homeless facilities.	Remove; unnecessary to include specific policy language	
Policy HE-5g: Continue to permit transitional and permanent supportive housing in all residential land use categories. The construction of new dwellings for such purposes shall conform to the General Plan densities and to all other applicable provisions of the Sonoma County Code. No standards shall be applied to transitional or supportive housing that do not also apply to other dwelling units within the same zoning dist	Removed; already within standards	
Policy HE-5h: Develop programs to sustain existing group home facilities and develop additional facilities to meet the County's needs. Advocate for modification of State and Federal reimbursement rates in a manner that recognizes the high costs of operating licensed healthcare facilities and programs in Sonoma County.	Remove; not within the scope of Permit Sonoma or CDC work	

5th Cycle Housing Element Goals, Objectives, and Policies	Disposition	2022 Draft Housing Strategy
Policy HE-5i: Continue to provide reasonable accommodation through implementation of Article 93 (Reasonable Accommodations)	Continued	Policy HE-5c: Continue to provide reasonable accommodation through implementation of SCC Chapter 26, Article 93
Policy HE-5j: Continue to support efforts by Fair Housing of Sonoma County to enforce anti-discrimination laws through mediation of disputes and provision of assistance in filing discrimination complaints.	Addressed within Policy HE-6h	Policy HE-6h: Ensure compliance with fair housing laws and prohibit discrimination in housing by providing fair housing services that include public information, engagement, counseling, and investigation. Continue to support efforts by local fair housing and housing justice agencies to enforce antidiscrimination laws through mediation of disputes and provision of assistance in filing discrimination complaints.
Policy HE-5k: Encourage construction of new housing for occupancy by: 1) farmworkers and their families; 2) year round housing for unaccompanied farmworkers and other migrant workers; and 3) seasonal housing for unaccompanied farmworkers.	Integrated into Policy HE-5e	Policy HE-5e: Encourage construction of new farmworker housing, including housing for farmworker families, including both rental and ownership housing; year-round housing for unaccompanied farmworkers and other migrant workers, and seasonal housing for unaccompanied farmworkers. Seek funding, including grants, loans, and Joe Serna funds, for various types of farmworker housing.
Policy HE-5l: Affordable and farmworker housing code enforcement activities shall be primarily intended to abate unsafe conditions and to expedite, where practicable, the rehabilitation and continued availability of lawfully-constructed housing units.	Continued	Policy HE-6i: Focus affordable and farmworker housing code enforcement activities to abatement of unsafe conditions and to expedite, where practicable, the rehabilitation and continued availability of housing units.
Policy HE-5m: Work with winegrape growers to seek new opportunities to provide and fund farmworker housing, such as with a new program assessing wine grape acreage similar to that used in Napa County.	Integrated into Policy HE-5e	Policy HE-5e: Encourage construction of new farmworker housing, including housing for farmworker families, including both rental and ownership housing; year-round housing for unaccompanied farmworkers and other migrant workers, and seasonal housing for unaccompanied farmworkers. Seek funding, including grants, loans, and Joe Serna funds, for various types of farmworker housing.
5n	Integrated into Policy HE-5e	Policy HE-5e: Encourage construction of new farmworker housing, including housing for farmworker families, including both rental and ownership housing; year-round housing for unaccompanied farmworkers and other migrant workers, and seasonal housing for unaccompanied farmworkers. Seek funding, including grants, loans, and Joe Serna funds, for various types of farmworker housing.

5th Cycle Housing Element Goals, Objectives, and Policies	Disposition	2022 Draft Housing Strategy
Policy HE-5o: Promote Universal Design principles in new residential construction.	Continued; expanded to include locational factors	Policy HE-5d: Strive to provide for senior housing needs. Focus senior housing projects in areas well-served by transit, accessible sidewalks, and amenities. Consider adoption of a Senior Housing (SH) Combining district with additional incentives. Promote Universal Design principles in new residential construction.
Policy HE-5p: Pursue quantified objectives for special needs populations. (Examples: farmworker bunks, shelter beds)	Addressed within Quantified Objectives	
Policy HE-1f: Encourage retention and further construction of small rental units such as granny units, rental studios, and SRO units, as well as large rental units with more than 3 bedrooms.	Continued; modified to update term and reflect ongoing actions	Policy HE-5g: Continue to encourage the retention and further construction of small rental units such as accessory dwelling units, rental studios, and SRO units. Encourage and facilitate the development of large rental units with more than 3 bedrooms to meet local housing needs.
Goal 6: Improve Conservation of Energy and Natural Resources		
Objective HE-6.1: Promote conservation of energy, water, and other natural resources as a cost-saving measure in existing residential development.	Changed to Policy	Policy HE-6a Promote conservation of energy, water, and other natural resources as a cost-saving measure in existing residential development.
Objective HE-6.2: Promote energy and water conservation and energy efficiency in new residential and mixed-use construction projects.	Changed to Policy	Policy HE-6b Promote energy and water conservation and energy efficiency in new residential and mixed-use construction projects
Objective HE-6.3: Promote solid waste reduction, reuse, and recycling opportunities in residential and mixed-use construction	Changed to Policy	Policy HE-6c: Promote solid waste reduction, reuse, and recycling opportunities in residential and mixed-use construction.
Policy HE-6a: Encourage improvements that result in conservation of energy, water, and other natural resources in existing residential development, particularly in renter-occupied units by offering workshops, individual consultations, and financial assistance for weatherization and other conservation measures. Support and expand existing programs administered by the Community Development Commission.	Addressed through Policy HE-6a	Policy HE-6a Promote conservation of energy, water, and other natural resources as a cost-saving measure in existing residential development.

5th Cycle Housing Element Goals, Objectives, and Policies	Disposition	2022 Draft Housing Strategy
Policy HE-6b: Continue to provide funding through the Community Development Commission for retrofits of existing affordable housing units that result in conservation of energy, water, or other natural resources.	Addressed through Policy HE-6a	Policy HE-6a Promote conservation of energy, water, and other natural resources as a cost-saving measure in existing residential development.
Policy HE-6c: Encourage residents and developers to increase energy conservation and improve energy efficiency. Continue to support education programs that promote energy conservation and energy efficiency	Addressed through Policy HE-6b	Policy HE-6b Promote energy and water conservation and energy efficiency in new residential and mixed-use construction projects.
Policy HE-6d: Support project applicants in incorporating cost-effective energy efficiency that exceeds State standards.	Addressed through Policy HE-6b	Policy HE-6b Promote energy and water conservation and energy efficiency in new residential and mixed-use construction projects.
Policy HE-6e: Promote the use of straw bale, rammed-earth, and other energy-efficient types of construction methods. Encourage use of the County’s Alternative Building Materials review process by publishing educational and promotional materials.	Addressed through Policy HE-6b	Policy HE-6b Promote energy and water conservation and energy efficiency in new residential and mixed-use construction projects.
Policy HE-6f: Reduce the generation of solid waste in residential construction, and increase solid waste reuse and recycling.	Addressed through Policy HE-6c	Policy HE-6c: Promote solid waste reduction, reuse, and recycling opportunities in residential and mixed-use construction.
Policy HE-6g: Continue to support education programs related to solid waste reduction, reuse, and recycling opportunities	Addressed through Policy HE-6c	Policy HE-6c: Promote solid waste reduction, reuse, and recycling opportunities in residential and mixed-use construction.
Policy HE-6h: Continue to review and develop energy conservation, green building, and energy efficient design programs for new residential and mixed-use development.	Addressed through Policy HE-6b	Policy HE-6b Promote energy and water conservation and energy efficiency in new residential and mixed-use construction projects.

5th Cycle Housing Element Programs	Disposition	2022 Draft Housing Strategy
<p>Housing Element Program 1: Continuation of Housing Production and Programs Program Description: Currently the County provides funding assistance to affordable housing developments through CDBG,HOME, and LMIHAF funds. These funds are awarded and distributed by the County Community Development Commission (CDC) to developers who are then able to provide safe, affordable housing to households in a range of income groups. These funds can be used to construct new affordable housing as well as to rehabilitate existing units, which can be added to the permanent affordable stock through affordability restrictions. The County will continue its support of the CDC's activities and strategies outlined in the Consolidated Plan and Continuum of Care to ensure that existing production levels are maintained, and will continue to require that at least 30% of the units assisted with CFH funds be affordable to extremely-low income household</p>	<p>Continued; expanded</p>	<p>Housing Element Program 1: Continuation of Housing Production and Programs</p>
<p>Housing Element Program 2: Retention of Affordable Units Program Description: Currently the unincorporated area of the county has up to 35 affordable units that may be lost from the affordable housing supply within the next ten years due to expiring affordability restrictions. The Community Development Commission will continue to inventory and monitor these units on an ongoing basis. Owners will be contacted at least one year prior to the expiration of affordability restrictions to gauge their interest in continuing affordability restrictions. The County will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. The County will continue to assist qualified entities and developers with the acquisition of these properties or the extension of affordability restrictions using CDBG, HOME, and CFH funds. The County will strive to preserve as many "at-risk" units as feasible, subject to the availability of fun</p>	<p>Continued; expanded and revised to incorporate State law</p>	<p>Housing Element Program 2: Retention of Affordable Units</p>
<p>Housing Element Program 3: Mobile Home Parks Description: The County will continue to implement state law related to the conversion of mobile home parks to resident ownership, including SB510 (2013) to afford full consideration and protections to mobile home park residents.</p>	<p>Continue; broadened</p>	<p>Housing Element Program 3: Protections for Mobile Home Parks</p>
<p>Housing Element Program 4: Retention of Rental Housing Stock Description: The County will consider codification of its Condominium Conversion Policy.</p>	<p>Removed; completed within last Cycle</p>	

5th Cycle Housing Element Programs	Disposition	2022 Draft Housing Strategy
<p>Housing Element Program 5: Density Bonus and Housing Opportunity Programs Program Description: The County currently administers two density bonus programs, including the state density bonus program and the county supplemental density bonus program as well as the Type A and Type C Housing Opportunity Programs. These programs will be continued. Additionally, the County will evaluate the programs and determine if the programs can be expanded or modified to create additional opportunities for housing</p>	Continued; expanded	Housing Element Program 7: Density Bonus and Housing Opportunity Programs
<p>Housing Element Program 6: Review Vacation Rental Ordinance Program Description: The County will review and consider revisions to the vacation rental ordinance to limit conversion of permanent housing stock and make vacation rental uses more compatible, and to facilitate enforcement when necessary</p>	Continued; expanded	Housing Element Program 8: Protect Residential Lands and Units
<p>Housing Element Program 7: Summary of Housing Sites & Site Data Sheets The County will continue to publish a list summary of available housing sites and sites for mixed-use projects. The County will establish and maintain site data sheets or inventoried sites. The listing will be updated annually and made available both in printed form and on the Internet. Site-specific development and constraint information should be provided whenever possible in order to reduce up-front costs for interested housing developers</p>	Continued; expanded	Housing Element Program 11: Housing Sites and Development Opportunities
<p>H08 - Information about Affordable Housing: Provide, maintain and distribute informational materials about its affordable housing programs, as well as materials to educate the public about the need for affordable housing and the importance of good design for housing and conservation.</p>	Integrated within Program 11	Housing Element Program 11: Housing Sites and Development Opportunities
<p>H09 - Priority Processing for Affordable Housing: Require all Departments to provide priority processing for affordable and farm worker housing.</p>	Continued; expanded	Housing Element Program 12: Permitting Procedures and Priority Processing
<p>H10- Staff for Housing Implementation & Processing: Provide funding for staffing needed to implement the programs outlined in this Housing Element. Provide fast-track processing for affordable housing projects.</p>	Integrated within Program 12	Housing Element Program 12: Permitting Procedures and Priority Processing
<p>H11 Additional Sites for Housing: Work with developers and service providers to identify additional sites within and adjacent to Urban Service Areas that might be appropriately re-designated for higher-density, affordable, and special needs housing.</p>	Addressed by Program 4	Housing Element Program 4: Rezone to meet RHNA
<p>H12 - Continued Mitigation Opportunities for Housing Sites: Participate in regional sensitive habitat and endangered species conservation efforts.</p>	Continued	Housing Element Program 13: Continued Mitigation Opportunities for Housing Sites

5th Cycle Housing Element Programs	Disposition	2022 Draft Housing Strategy
H13 - Utility Providers Responsibility to Prioritize Service: Notify all public sewer and water providers of their responsibility under State law to give affordable housing projects priority for existing service capacity. Distribute the General Plan Housing Element, and any amendments thereto, within 60 days of its adoption. Encourage providers to retain adequate water and/or sewer service capacities to serve developments which provide affordable units.	Continued	HO 11:Utility Providers Responsibility to Prioritize Service
H14 - Growth Management Programs: Review and revise currently implemented growth control programs in the Sonoma Valley and Sebastopol environs, if necessary, to ensure that they do not become an unnecessary constraint to the development of housing.	Integrated into Program 14	Housing Element Program 14: Utility Providers Responsibility to Prioritize Service
H15 - Review LOS and Noise Standards: The County will review General Plan standards such as Level of Service (LOS) standards for urban projects, and consider revising them if they are shown to constitute a constraint to the production of affordable housing so long as the public health and safety are not threatened. If necessary, the General Plan Circulation Element could be amended to incorporate any revised standards. (Policy reference: HE-3a)	Removed; LOS obsolete due to "Vehicle Miles Traveled" standards, both will be addressed in other General Plan elements,	
H16 - Review "Z" Combining District: Review the "Z" (Second Dwelling Unit Exclusion) Combining District restrictions on lots of less than 10 acres county-wide, and consider removing the restrictions where they are not necessary.	Removed; completed within last Cycle	
H17 - Single Room Occupancy: Provide additional incentives and programs to encourage the preservation of existing SRO housing and the creation of new SRO housing.	Removed; completed within last Cycle	
H18 - Shared and Congregate Housing: Develop criteria to encourage retention and development of shared housing models	Removed; completed within last Cycle	
H19 - Long Term Residency in Campgrounds: County will consider amending its zoning ordinance to allow long-term residency of travel trailers and similar in RV parks, and Park Models as permanent residential structures.	Integrated into Program 23	Housing Element Program 23: Accommodation of Alternative Housing Types, including Tiny Homes on Wheels
H20 - Additional -AH Sites for Housing: Extend the Affordable Housing Combining District program to allow additional multi-family affordable housing projects in light industrial and/or commercial zones.	Continued; expanded	Housing Element Program 16: Expand AH Combining District

5th Cycle Housing Element Programs	Disposition	2022 Draft Housing Strategy
<p>H21 - Permanent Affordable Housing Stock: Devote at least 20% of "boomerang" funds to the production of new permanent affordable units and/or the rehabilitation of existing units which would be added to the permanent affordable stock.</p> <p>Fund rehabilitation assistance to single-family and mobile homes that are owned and occupied by low- and moderate-income households to enable them to retain safe and affordable housing.</p> <p>Consider increasing the 20 percent set-aside.</p>	Integrated into Program 19	Housing Element Program 19: Funding Sources for Affordable Housing
<p>H22 - County-Owned Land for Affordable Housing: Lease land for affordable and farm worker housing on a limited basis, in order to reduce the cost of affordable housing construction through low land lease rates.</p>	Removed; completed within last Cycle	
<p>H23 - Conversion of Resident-Owned Mobile Home Parks and Conversion of Market-Rate Mobile Home Parks: Assist in the purchase of existing mobile home parks in order to increase affordability. Provide staff resources to non-profits and residents when funding and staffing levels permit.</p>	Integrated into Program 3	Housing Element Program 3: Protections for Mobile Home Parks
<p>H24 - Funding Preference to Non-profits: Promote unit affordability by giving discretionary funding preference to nonprofit developers when it is practicable to do so.</p>	Integrated into Program 19	Housing Element Program 19: Funding Sources for Affordable Housing
<p>H25 - Community Land Trust Model: Create perpetually affordable housing units using the community land trust (CLT) model.</p>	Continued; expanded	Housing Element Program 18: Community Land Trust Model
<p>H26 - Predevelopment Funding: Use CDBG, RDA and CFH funds, and consider use of any other funding sources created pursuant to the policies of the Element, for financing predevelopment activities for affordable and special needs housing projects.</p>	Integrated into Program 19	Housing Element Program 19: Funding Sources for Affordable Housing
<p>Housing Element Program 27: Recreation and Visitor-Serving Uses Program Description: The County will continue to consider increasing opportunities for recreation and visitor-serving uses, consistent with the GP2020 policies. A portion of the increased Transient Occupancy Tax (TOT) funds will be earmarked for an array of affordable housing programs to address needs identified in this Housing Ele</p>	Integrated into Program 1	Housing Element Program 1: Continuation of Housing Production and Programs
<p>H28 - County Employee Housing Assistance Programs: Continue to offer these programs, and to increase them as opportunities permit.</p>	Continued	Housing Element Program 24: County Employee Housing Assistance
<p>H29 - Tiered Fee Structure: Create a tiered fee structure of with two or more levels.</p>	Modified to meet State requirements	Housing Element Program 17: Development Fees and Transparency Requirements
<p>H30 - Inter-Jurisdictional Housing Committee: Support an interjurisdictional housing coordinating committee to facilitate affordable and special needs housing projects.</p>	Continued	Housing Element Program 27: Interjurisdictional Housing Committee

5th Cycle Housing Element Programs	Disposition	2022 Draft Housing Strategy
H31 - Homeless Survey: Participate with other jurisdictions in funding a comprehensive survey of the homeless in Sonoma County.	Removed; not necessary to include as Program	
H32 - Residential Care Facilities and Group Homes: Amend Zoning Code or providing incentives or other considerations as needed to sustain and upgrade existing group home and residential facilities, including consideration of an inspection program to ensure safety for residents.	Removed; replaced with programs addressing current needs and constraints	
H33 - Reasonable Accommodations: Provide reasonable accommodations through implementation of Reasonable Accommodations Ordinance ("Article 93")	Continued; expanded	Housing Element Program 28: Reasonable Accommodations and Code Enforcement
H34 - Funding for Fair Housing Program: Fund operation of a fair housing program.	Continued; expanded	Housing Element Program 29: Fair Housing Program and Information
H35a - Fair Housing Information & Referrals: Provide referrals to nonprofit Fair Housing programs. Make information available to customers at a wide range of public locations throughout the County.	Continued; expanded	Housing Element Program 29: Fair Housing Program and Information
H36 - Abatement of Affordable & Farmworker Housing: Ensure that any enforcement efforts are intended to abate unsafe conditions and facilitate continued occupancy and availability.	Integrated within Program 28	Housing Element Program 28: Reasonable Accommodations and Code Enforcement
H37 - Consider Assessment for Farm worker Housing: Work with growers to consider support for an assessment district on a per acre basis, similar to Napa County program.	Removed; replaced with other programs addressing farmworker needs	
H38 - Revised Standards for Farm worker Housing: Amend Zoning Code to revise standards such as to allow a longer period of occupancy for seasonal farm worker bunkhouses, and to allow a larger number of residents during peak harvest seasons.	Integrated within Program 15	Housing Element Program 15: Review and Update Zoning Code
H39 - Transitional & Supportive Housing as Residential Uses: Amend Zoning to specify that transitional and supportive housing are residential uses, and allowed in all zones where residential uses are allowed.	Integrated within Program 16	Housing Element Program 15: Review and Update Zoning Code
H40 - Farmworker Task Force: Convene a Task Force as needed to work with community partners to identify and address farmworker needs	Removed; replaced with other programs addressing farmworker needs	
H41 - Pilot Program Using Non-traditional Structures for Housing: Evaluate the feasibility of a pilot program using non-traditional forms of housing on county land.	Integrated into Program 23	Housing Element Program 23: Accommodation of Alternative Housing Types, including Tiny Homes on Wheels

5th Cycle Housing Element Programs	Disposition	2022 Draft Housing Strategy
H42 - Weatherization & Rehabilitation Assistance: Administer programs that provide loans, grants, and matching funds for rehabilitation and retrofitting, which can include energy efficient improvements.	Integrated into Program 30	Housing Element Program 30: Conservation and Sustainability in Housing
H43 - Energy & Water Conservation & Efficiency: Provide a variety of materials related to energy and water conservation, energy efficiency, green building, and recycling.	Integrated into Program 30	Housing Element Program 30: Conservation and Sustainability in Housing
H44 - Priority to Energy & Water Efficient & Green Projects: Continue to prioritize the award of CFH monies to include affordable housing projects which provide cost-effective energy and water efficiency measures that exceed State standards.	Integrated into Program 30	Housing Element Program 30: Conservation and Sustainability in Housing
H45 - Checklists for Residential Developers: Provide checklists to implement new housing element policies.	Removed; completed within last Cycle	