

Housing Element Program 3: Protections for Mobile Home Parks

Program Description: The County will continue to protect its mobilehome parks and its mobilehome park residents by undertaking the following actions:

3a Continue to implement the mobile home rent stabilization ordinance ([Sonoma County Code Chapter 2, Article XIX](#)) and update as necessary to ensure ongoing affordability of this unique form of housing.

Timeline: Ongoing

Housing Element Program 14: Facilitate the Provision of Utilities for Inventory Housing Projects; Utility Providers Responsibility to Prioritize Service

Program Description: The County will assist utility providers within Urban Service Areas to plan for and provide the public facilities needed to ensure adequate utilities for housing projects.

14a. Continue to promote sustainability strategies such as water conservation and recycling to reduce water demand.

14b. For projects located outside the service area of a water district or other entity providing urban water service, the County will continue to implement well water construction standards to ensure the protection of groundwater resources, as contamination or depletion of groundwater may cause serious public health, safety, environmental or economic problems.

14c. For any site in the Housing Element Sites Inventory that is located outside the service area of a water district or other entity providing urban water service and cannot be annexed into a provider's service area, new residential development that is zoning compliant and meets the site's assigned affordability levels in the Inventory:

- i. If State law or County ordinance would require establishment of a new public water system or public water well to serve the new residential development, the County will assist developers with the State application process.
- ii. If State law or County ordinance would require establishment of a new public water system or public water well to serve the new residential development, the County will assist developers with applications for infrastructure funding.

14d. The County will notify all public sewer and water providers of their responsibility under Government Code §~~65589~~ 65589.7-~~State law~~ to give affordable housing projects priority for existing service capacity. The General Plan Housing Element, and any amendments thereto, shall be distributed to providers within 60 days of its adoption. Providers will be encouraged to retain adequate water and/or sewer service capacities to serve developments which provide affordable units.-

Timeline: Within 60 days of adoption, then annually every two years thereafter

Agency: Permit Sonoma

Funding: Departmental Budget ~~annually~~

Housing Element Program 28: Reasonable Accommodations and Code Enforcement

Program Description: The County **has adopted a** Reasonable Accommodations Ordinance (Zoning Code "Article 93") **and will continue implementation of this ordinance** and ensure staff are aware of the allowances provided under this ordinance.

28a The County will continue to provide Reasonable Accommodations training to County staff on an annual basis, including staff from Permit Sonoma, Code Enforcement, and Building Departments.

Timeline: Annually

28b The County will continue to focus its residential code enforcement activities on situations that pose an immediate threat to public health and safety, such as housing that qualifies as a substandard building under Health and Safety Code 17920.3. Minor unpermitted alterations ~~Such activities do not include minor alterations made to residences without benefit of permit when such alterations are~~ made to accommodate a special need or disability of the resident(s), and or for alterations made to allow or honor the residents' cultural needs or practices will not be the subject of code enforcement activity, unless those alterations pose an immediate threat to the health and safety of the residents or ~~neighborhood~~the public. In conjunction with Reasonable Accommodations training, County will provide staff training on culturally sensitive implementation of Code Enforcement.

Timeline: Annually

Agency: Permit Sonoma, Code Enforcement **and** Building

Funding: Departmental budget

Housing Element Program 31: Housing Equity and Action Plan

Program Description: Sonoma County will expand the responsibilities of its existing multidepartmental staff-level Housing Element Implementation Group (HEIG) to include evaluation and monitoring of program implementation and equitable outreach, assisting staff with annual progress reporting, and reviewing housing- and equity-related issues that arise during the planning period. The HEIG will develop and carry out a Housing Equity and Action Plan (HEAP) and will provide recommendations to the Executive Director of CDC and Director of Permit Sonoma for additional actions that should be taken to address housing and equity issues. Specific actions include the following:

31a The Housing Element Implementation Group will develop a Housing Equity and Action Plan (HEAP) to ensure that program implementation effectively addresses the tenets of Affirmatively Furthering Fair Housing and makes a meaningful difference in the community. This plan will address ongoing public involvement, protections for tenants, monitoring the success of Housing Element programs, and identification and prioritization

of fair housing issues that arise during the planning period. This group's efforts will be focused especially on meeting the housing needs of vulnerable and marginalized residents, including special needs populations, veterans, and communities of color.

Timeline: End of 202~~5~~⁴

- 31b** Expansion of the existing "Housing Element Implementation Group" (HEIG) to include a representative from the County's Office of Equity, a member of the Sonoma County Community Development Committee, and underserved members of the public or their representatives. The HEIG members will continue to be appointed by the Director of Permit Sonoma and Executive Director of the CDC and will meet a minimum of 2 times per year to advise the Directors and to assist in the ongoing work of the HEIG and in development of the annual report.

Timeline: At least twice annually, beginning in 202~~4~~³ and ongoing

- 31c** The HEIG will prepare an annual report in conjunction with the APR to assess the progress of programs, identify priorities for the upcoming year, and provide recommendations for any additional actions that may be necessary to achieve the goals and objectives of the Housing Element. [As part of its reporting, the HEIG will provide information and recommendations on potential Programs for consideration including but limited to tenant protection measures like just-cause eviction and rent stabilization; limitations on home sizes to encourage more- affordable homes without public subsidies; and finding ways to disincentivize short-term rentals, such as vacancy fees and numerical limits.](#)

Timeline: Annual, in conjunction with the APR, beginning 202~~4~~³

Agency: County Administrator's Office; Office of Equity; Community Development Commission; Permit Sonoma

Funding: General Fund

Objective: 2 meetings per year, for 16 meetings throughout the planning period

▲ Housing Element Program 32: Proactive Outreach Program

Program Description: In order to affirmatively further fair housing, increase awareness about housing programs, and address local housing needs, the County will establish and implement a proactive outreach program. Strategies for ongoing outreach will include participation in an annual housing fair and establishing and maintaining connections with community-based organizations, as well as outreach to developers, utility providers, and members of the public. Outreach components include but are not limited to those **shown** below:

- 32a** The County will outreach to builders and developers, including developers of affordable housing, at least annually to ensure the local development community is aware of opportunities, incentives, and funding availability for housing development in the Unincorporated County. The County will develop the outreach email list by the end of 2023 and expand it throughout the planning period as new developers become known. Initial outreach will be in 2023 and updates will be sent out with each notice of funding

availability (NOFA) and each relevant change to the Zoning Code, but not less often than twice per year.

Timeline: Ongoing, beginning in 2023 and continuing at least twice per year

Agency: Permit Sonoma; Community Development Commission

- 32b** The County will outreach to utility providers on a regular basis to ensure that they plan for and retain capacity for affordable housing units, in accordance with Government Code § 65589.7. The initial outreach will be made upon delivery of the adopted Housing Element in 2023, with follow-up letters sent every 2 years thereafter.

Timeline: Ongoing, beginning in 2023 and continuing at least every two years

Agency: Permit Sonoma

- 32c** The County will continue to build and maintain its housing issues and interest email list and will provide an annual digital newsletter to subscribers, to include information about the County's housing programs, ADUs and JADUs, long-term residency of recreational vehicles and tiny homes, loan and funding opportunities, tenant rights and discrimination information, and opportunities for participation in upcoming events and policy decisions.

Timeline: Ongoing, beginning in 2023 and continued annually

Agency: Permit Sonoma

- 32d** The County will partner with a qualified non-profit organization by 2024 to develop a campaign to combat local opposition to affordable housing.

Timeline: 2024

Agency: Permit Sonoma; Office of Equity; Community Development Commission

- 32e** The County will further increase its efforts to engage in meaningful public participation with vulnerable and hard to reach populations, including farmworkers, by ensuring that all new long-range planning or policy projects related to housing and development include a line item for public participation including equity stakeholder identification, priority engagement tactics, timelines, and resource allocation. Staff training modules on public participation planning will be developed and made available to Permit Sonoma staff, either by recording or in person, by no later than July of 2024.

Timeline: July 2024, and ongoing with each long-range planning or policy project

Agency: Permit Sonoma; Office of Equity; Community Development Commission

- 32f** The CDC's current funding sources, including federal and state funds, are required to be used to provide housing and specific qualified client services and are not available for the general public outreach and marketing uses, envisioned by this Proactive Community Outreach Program. The County will therefore explore other funding options to allow the CDC, its partners, and consultants to engage in these important community outreach efforts, including but not limited to an annual funding commitment from TOT and/or redevelopment "boomerang" funds for this purpose.

Timeline: 2023

Agency: County Administrator's Office; Office of Equity; Community Development Commission; Permit Sonoma

32g [As a member of the Napa-Sonoma Housing Collaborative, the County will support and participate each year in the Collaborative's Annual Housing Fair, beginning in September 2023. The Housing Fairs feature housing developers, renters, property managers, community leaders, advocates, and special needs group stakeholders. The panel discussions, advocacy resources and informational materials available at the Fair will support the County's ongoing efforts to increase mobility and avoid displacement of residents. Additional fair housing, anti-displacement and mobility products anticipated to be provided by the Collaborative during the 6th cycle include model tenant protection ordinances featuring just-cause eviction and right to counsel programs, as well as ongoing education for landlords to encourage acceptance of housing choice vouchers.](#)

Timeline: [Annually, beginning in 2023](#)

Funding: General Fund

Objective: One digital annual progress report on housing issues to interest email list, two messages annually to developers and utility providers, allocate at least 10% of project budget to outreach and engagement for long-range planning or policy development projects related to housing, [annual housing fair with direct follow-up to at least 10 interested parties.](#)