

ATTACHMENT B

Affordable Housing Solutionsⁱ

GOALS	PRIORITIES	SOLUTIONS	OUTCOMES/RESOURCES
Community Integration	Consider an Ag District Overlay in Capay Valley ⁱⁱ	Conduct a study to update the Capay Valley Area Plan that would evaluate ways to ease restrictive zoning and streamline permitting for farmworker housing in the rural areas- <i>long term</i>	General Plan Amendment and CEQA review \$100,000 to \$200,000± for staff/consultant time
	Infrastructure and community amenities	Collaborate with Cities to explore existing opportunities and/or create more affordable housing within the incorporated areas - <i>short term</i>	Access to municipal services, utilities, and connectivity to schools, transit, employment, and other social needs
	Increased economies of scale	Create ‘turnkey’ Specific Plans for large scale development in the unincorporated areas with limited barriers to allow for economies of scale that balance the cost of affordable housing and infrastructure needs - <i>long term</i>	\$500,000± for General Plan Amendment and upfront CEQA review for entitlements
	Create momentum in Esparto and Knights Landing	Meet with developers for 3 approved subdivisions in Esparto and 1 partially built subdivision in Knights Landing to address barriers- <i>short term</i>	Cost for staff time, may require code/policy amendments and/or changes to approvals
Policy support	Streamline the permitting process	Reduce or waive ag mitigation requirements for discretionary development within designated growth boundaries and/or that includes housing dedications for low	Policy review and County Code Amendment \$150,000± for staff/consultant time and CEQA review

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		and very low income populations, including farmworkers – <i>long term</i>	
	Conduct outreach and educate	Collaborate with HHSA, Farm Bureau, and YCH to increase awareness – short term	Direct farm owners to regulations that promote additional housing opportunities and ensure farmworkers have access to available affordable housing
		Reduce impacts to habitat for discretionary developments that include dedicated low and low income housing - <i>short term</i>	Site evaluations can assist with minimizing or avoiding impacts - requires staff support
	Resources and staffing	Consider limited term position for focused priorities - <i>short term</i>	Create a housing czar \$150,000±
Improved living conditions	Identify restrictive zoning	A farm owner may build additional ancillary dwellings on ag land with a Minor Use Permit - <i>short term</i>	Requires a discretionary review and possible CEQA review with potential mitigation requirements for loss of habitat
		Create an incentive program for farm owners to build ancillary housing units and rent to farmworkers by allowing multiple ancillary dwellings to be built on a single ag property in exchange for deed-restricted affordable rentals – <i>long term</i>	Modify the Zoning Regulations to waive the requirement for a use permit if adding deed-restricted ancillary housing on ag land \$60,000± for staff/consultant time

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	Wastewater treatment	Allow for temporary housing solutions in limited locations – <i>short term</i>	Acknowledge use of trailers as living quarters and seek solutions to improve sanitary conditions - requires code amendment, cost for staff time \$30,000±
		Explore alternative wastewater treatment systems in remote areas lacking services - <i>long term</i>	Requires analysis, cost for staff time \$100,000±
	Determine preferences for affordable ownership vs. rental opportunities	Explore options in mobile home park/tiny homes housing, including expanding and rehabilitating existing mobile home parks that would provide affordable homeownership opportunities for farmworkers – <i>long term</i>	Provide incentives to Mobile Home Park owners, such as Dunnigan Mobile Home Park, to facilitate expansion for dedicated housing
		Support self-help homeownership housing projects – <i>long term</i>	Equity building opportunities, provides stability
		Explore the community land trust model - <i>long term</i>	Continue working with interested parties to facilitate a pilot program
Better health outcomes	Application of fair housing laws	Partner with Cities to explore existing opportunities – <i>short term</i>	Collaborate to improve substandard living conditions

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		<p>Increase the affordable housing supply in the incorporated and unincorporated areas with services to create enough low income and very low income housing, including rental and for purchase, to fill the gap for all special housing needs populations– <i>long term</i></p>	<p>Prevent violating fair housing practices</p>
Economic stability	Identify funding sources	<p>Leverage CDBG, PLHA and USDA Rural Development funds – <i>short term</i></p>	<p>Requires a defined project, cost for staff time</p>
		<p>Create a farmworker housing specific trust fund to focus philanthropic interest and facilitate fundraising – <i>long term</i></p>	
	Identify County surplus lands that could be repurposed for housing	<p>Consider Board interest for pursuing housing at 5th and Oak/6th and Cross – <i>long term</i></p>	<p>Partner with Habitat for Humanity</p>
	Identify partners/stakeholders	<p>Partner with Yolo County Housing (YCH)– <i>short term</i></p> <p>Research ways to provide vouchers directly to farmworkers - <i>short term</i></p>	<p>Develop 6 lots in Esparto and/or address YCH-owned property in Dunnigan</p>

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		Partner with Yocha Dehe regarding interests in Esparto and Capay Valley <i>- long term</i>	E. Parker Residential Subdivision in Esparto
		Consider housing dedications when negotiating tax-share agreements with cities - <i>short term</i>	Village Farms and Willowgrove (Shriners) annexation projects in Davis
	Balance need for affordable housing	Explore tax credits for development focused on dedicated farmworker housing - <i>long term</i>	Requires additional analysis, cost for staff time

ⁱ All projected costs are estimates only and may vary widely

ⁱⁱ Set aside \$100,000 of General Plan Cost Recovery Funds in the Planning budget for FY 25/26