



To: Board of Supervisors  
From: Birgitta E. Corsello, County Administrator  
Date: November 29, 2021  
Subject: Significant Issues Update

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## **1) Update and status of Vacation House Rental Program / Short Term Rental ordinance revisions**

The following provides an update on the current status of the implementation of the Vacation House Rental Program, also known as Short-Term Rental (STR) Program, and current requirements in Solano County Code governing STR operations.

### **Overview of significant Board actions regulating STRs:**

Key actions taken by the Board to date include:

- October 2, 2018 – Adoption of Ordinance 2018-1798 amending Solano County Code, Chapter 28 to define an STR and establish the requirements for their approval and operation.
- April 27, 2021 – Adoption of a permanent ordinance, following adoption and extension of urgency ordinances, to require a Use Permit rather than an Administrative Permit for STRs located on private roads (effective May 21, 2021).
- June 8, 2021 – Adoption of Urgency Ordinance #2021-1820U-E placing a temporary moratorium for additional vacation house rentals in the Rural Residential (RR) zoned districts. This temporary moratorium remains in effect but will expire on April 27<sup>th</sup>, 2023, unless the Board enacts permanent restrictions or amendments to existing requirements prior to this date.

### **Status of STR permits:**

Currently there are five (5) permitted STRs operating in compliance with all land use, transient occupancy tax, and business license requirements within unincorporated Solano County. This includes an STR approved on August 5, 2021, by the Zoning Administrator through a conditional Minor Use Permit in the exclusive agricultural district (excluding agriculture, this zoning district is not included in the current STR moratorium which applies to RR districts).

### **Status of Ordinance Update:**

Department of Resource Management staff in consultation with County Counsel and the County Contractor Host Compliance, continue work to develop amendments to the County STR ordinance. Staff is considering clarifying definitions, updating general requirements, as well as interior and exterior signage requirements and establishing vacation house rental separation requirements based on widely accepted best management practices, and improvements to application requirements and advertising guidelines. Staff is also evaluating provisions for an annual operating permit and updated enforcement procedures, as well as requirements that may be implemented in high fire prone designated areas, such as emergency evacuation instructions, provision for a "go-bag", and an acknowledgement form about

wildfire hazard and prevention methods. Additionally, planning staff visited with the president of the Sandy Beach Homeowner Improvement Association on August 20, 2021 and discussed possible solutions to permit vacation house rentals in this unique neighborhood of closely placed homes on the water in unincorporated Vallejo. Parking requirements and hosted rental procedures were among the topics discussed.

**Complaints:**

Several complaints were received by the County regarding one STR continuing to operate in a RR District in violation of the County’s zoning regulations. The owner/operator was issued a Notice of Violation (NOV) in early July 2021 and they subsequently appealed the NOV to the Planning Commission (PC). However, the owner/operator withdrew the appeal prior to the scheduled September 16, 2021, PC hearing, and the matter was not heard. The Board has authorized further legal action on this matter.

Staff anticipates having a draft of proposed ordinance changes for review by the Land Use and Transportation Committee as well as the public by the end of 2021, and will present ordinance revisions to the PC for concurrence, and subsequently present to the Board ordinance changes in early 2022.

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**2) Community Investment Fund Annual Report**

In June 2019, the Board of Supervisors established a Community Investment Fund (CIF) to address the top human service needs in the county. This CIF was the result of a 3-phase assessment process that consisted of data gathering, key informant interviews, and a community survey. The resultant \$2 million-funded CIF is a three-pronged approach to investing in the community including:

- \$450,000 annually for Legacy Programs
- \$1,300,000 annually for Deep Investment Programming to address the top 3 needs in the County, Mental Health, Affordable Housing and Homelessness
- \$250,000 in One-Time Program to address the top 6 needs in the County, the 3 above, plus 3 child and youth focus needs.

The CIF annual report, which can be accessed by [clicking HERE](#), provides information on the contract performance for your FY2020/21 CIF portfolio and outlines the next steps to continue implementation of the CIF into FY2021/22.

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**3) Population Receiving Public Assistance**

Since the beginning of COVID, the percent of the Solano County population that receives public assistance has increased from 25.2% to 31.1% (see table). The primary reason is an increase in Medi-Cal recipients. Medi-Cal is the largest public assistance program. Since the onset of COVID, it has increased from 102,332 recipients to 125,321. During COVID, counties have been prohibited from processing Medi-Cal redeterminations (an assessment of continued eligibility based on income, residency, and other factors). Normally, about 4% of the active cases are discontinued each month because their circumstances have changed, or they do not provide required documentation.

When counties are allowed to conduct Medi-Cal redeterminations, this backlog of redeterminations represents a large workload. During COVID, CalFresh, the second largest public assistance program, has increased from 38,146 recipients to 45,436. This may be an early indication that, despite a 7.3% California unemployment rate (EDD), a growing portion of individuals have left the labor force, remain underemployed, and/or are working in low-wage positions, as suggested by an article in the November 14, 2021 [CalMatters](#).

<b>Unduplicated Individual Count</b>
<i>Point-in-Time Data for</i>
Total Unduplicated Individual Count
% of Population
Population Estimate

<b>Month</b>			
<b>10/2021</b>	<b>Vs LM</b>	<b>Vs LY</b>	<b>VS PC</b>
135,852	1.0%	10.8%	23.1%
31.1%	0.3%	13.5%	25.9%
436,674			

<b>Last Month</b>	<b>Last Year</b>	<b>Pre-COVID</b>
<b>9/2021</b>	<b>10/2020</b>	<b>2/2020</b>
134,450	122,660	110,315
30.8%	28.1%	25.2%
436,674		

<b>Duplicated Individual Count by Program</b>
<i>Point-in-Time Data for</i>
CalWORKs
Welfare-to-Work
GA
CalFresh (Food Stamps)
Medi-Cal
CMSP/Path2Health
Foster Care
Adoption Assistance
KinGAP

<b>Month</b>			
<b>10/2021</b>	<b>Vs LM</b>	<b>Vs LY</b>	<b>VS PC</b>
7,173	3.0%	-8.4%	-14.3%
1,294	4.9%	2.1%	5.0%
197	8.8%	-12.1%	-57.9%
45,436	3.4%	7.8%	19.1%
125,321	0.6%	10.8%	22.5%
23	27.8%	35.3%	91.7%
420	-3.0%	-3.2%	2.7%
642	-0.3%	-1.2%	-3.5%
106	-2.8%	1.0%	0.0%

<b>Last Month</b>	<b>Last Year</b>	<b>Pre-COVID</b>
<b>9/2021</b>	<b>10/2020</b>	<b>2/2020</b>
6,965	7,835	8,370
1,233	1,267	1,232
181	224	468
43,929	42,142	38,146
124,573	113,115	102,332
18	17	12
433	434	409
644	650	665
109	105	106

- NOTE: A single person can be the recipient of more than one public assistance program. The number of unique individuals on each program is greater than the total number of unduplicated individuals.
- DATA SOURCE: October 2021 Individual Count Summary published monthly by Employment & Eligibility Services Division, Health & Social Services Department.

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#### **4) Animal Care Services Annual Update to the Seven Cities**

Each year, in accordance with the MOU with the seven cities, the Solano County Sheriff's Office, Animal Services division, provides a presentation to the city managers which outlines the upcoming budget necessary to run shelter operations. In addition to the budget proposal, the division highlights all the accomplishments, program partnerships and the mandated and non-mandated services offered at the shelter. Click [HERE](#) to review a copy of the presentation given to the city managers.

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