



9

HOUSING ELEMENT





MEMORANDUM

DATE: July 29, 2016

SUBJECT: Release of the Public Review Draft of the Housing Element Update

The City of Woodland is in the process of a comprehensive update to its General Plan and as a result, the Housing Element is being amended to address the proposed land use changes and to provide an update on the City's progress toward meeting housing goals. The City completed and adopted a Housing Element in 2013. The City submitted the Housing Element to the State Department of Housing and Community Development and received a letter dated August 8th, 2013 informing the City that the Housing Element met the statutory requirements of State housing element law. The City Council adopted the Housing Element on October 15, 2013.

Since the adoption and certification of the 2013 Housing Element, there have been changes and progress toward the City's housing goals. The City has re-zoned and re-designated land available for housing, approved affordable housing rehabilitation projects, and had affordable housing constructed. Some of the residential designations have changed within the Spring Lake Specific Plan Area, and the City has rezoned land from single family residential (R-1) to High Density Residential (HDR) in order to accommodate a project by Mercy Housing, which will provide 35 units for very low-income households, 44 units for low-income households, and 1 unit for an on-site manager. In addition, in 2015, the first phase of the Spring Lake Sacramento Mutual Housing project was constructed which resulted in a total of 62 units – 45 reserved for very low-income households and 16 for low-income households (with 1 manager's unit). The final phase of this project (39 units) qualified for loan and rental assistance through the U.S. Department of Agriculture in July of 2016.

The City has also facilitated two multi-family rehabilitation projects with affordability covenants since adoption of the 2013 Housing Element. Cherry Glen Apartments would have expired in 2014 and was renewed for 55 years to provide 5 extremely low-income units, 20 very low-income units, and 18 low-income units. Crosswood Apartments was also at risk of converting, but recorded a new 55-year covenant in 2015 to provide 5 extremely low-income units, 31 very low-income units, and 11 low-income units. Since January 2014 through June 30, 2016 the City has issued 429 building permits for single family housing units of which 409 were in the Spring Lake Specific Plan area

As part of the General Plan Update, the City has developed new land use designations for the 2035 General Plan that will increase the number and allowable density of sites for housing development. It is anticipated that the new land use designations and densities proposed for Corridor Mixed Use, Downtown Mixed Use and High Density Residential will add capacity for another 2,257 units on vacant and underutilized parcels on designations that allow a minimum residential density of 20 units per acre.

The 2013 Housing Element has been updated to reflect these changes and to make appropriate revisions to the City's policies and programs. The intent is for the updates to the Housing Element to be incorporated into the overall 2035 General Plan.

The updated Housing Element is available for public review and comment through September 13, 2016. For more information on the Housing Element and the rest of the 2035 General Plan, please see the

City's General Plan Update website:

<http://www.cityofwoodland.org/gov/depts/cd/divisions/planning/generalplan/2035/default.asp>. Or, please visit the public counter of the City Community Development Department at 300 First Street, Woodland, CA 95695, if you wish to review a printed copy.

9.1 Introduction and Purpose

The City of Woodland recognizes the vital role local governments play in the supply and affordability of housing. The purposes of the Housing Element are to identify the community's housing needs; to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs; and to define the policies and programs that the community will implement to achieve the stated goals and objectives.

The Housing Element consists of two components. The first, contained in the sections below, defines the goals, policies, and quantified objectives of the Element. The second component, located in Appendix E, is designed to meet Housing Element requirements and to provide the background information and analysis to support the goals, policies, and quantified objectives provided in this element.

In this document, the term "affordable housing" means housing affordable to extremely low-, very low-, low-, and moderate-income households, as defined by the California Department of Housing and Community Development (HCD).



Woodland's housing stock consists of a range of densities, types, and architectural styles.

The Housing Element is organized as follows:

- **Section 9.1: Introduction and Purpose.** Introduces the topics covered in this Element and outlines the Element's relationship to State law, and the Visioning Statement and Guiding Principles.
- **Section 9.2: Development of Housing.** Outlines the city's quantified objectives for housing construction, rehabilitation and preservation between 2013 and 2021; Presents goals and policies that address the provision of housing for all Woodland residents.
- **Section 9.3: Maintenance of Housing.** Presents goals and policies aimed at maintaining the existing housing stock and replacing unsafe or dilapidated housing.
- **Section 9.4: Equal Opportunity in Housing.** Presents goals and policies that assure housing is available to all.
- **Section 9.5: Energy Conservation and Sustainable Housing Development.** Presents goals and policies that encourage energy conservation and sustainable development practices.

Relationship to State Law

The Housing Element is one of the seven mandated elements of a general plan. State law requires that local governments address the existing and projected housing needs of all economic segments of the community through their housing elements. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the State rests largely upon the effective implementation of local general plans and, in particular, local housing elements. Government Code Section 65583 mandates that the Housing Element cover each of the topics listed in Table 9-1.

TABLE 9-1: HOUSING TOPICS REQUIRED BY STATE LAW

<i>Required Topic</i>	<i>Addressed in this Element</i>	<i>Location if not addressed in this Element</i>
Assessment of housing needs, inventory of resources, and constraints relevant to meeting the needs, including: <ul style="list-style-type: none"> • Population and employment trends • Housing needs for all income levels • Fair share housing allocation • Household characteristics • Inventory of land suitable for residential development • Emergency shelter analysis • Governmental constraints • Non-governmental constraints • Special needs housing • Energy conservation opportunities in residential housing • Assisted units at risk of conversion 	No	Assessment of each of these topics can be found in the Housing Element Background Data document located in Appendix E.
Goals, quantified objectives, and policies that include an eight-year schedule of actions	Yes	

State law requires cities and counties to address the needs of all income groups in their housing elements. The official definition of these needs is provided by the Sacramento Area Council of Governments (SACOG) for each city and county within its geographic jurisdiction. Beyond these income-based housing needs, the housing element must also address special needs groups such as persons with disabilities, farmworkers, and homeless persons.

Relationship to Visioning Statement and Guiding Principles

The Housing Element supports the values expressed in the Visioning Statement and Guiding Principles by ensuring that the community has a housing supply that meets the needs of current and future residents. Specifically, this Element directly supports the following Guiding Principle:

- **Housing Choice:** Provide a variety of housing types to meet the needs for all generations and income levels.

9.2 Development of Housing

Quantified Objectives

Table 9-2 presents the City's quantified objectives for construction, rehabilitation, and preservation for the 2013-2021 period that will be achieved through the policies and programs described below.

TABLE 9-2: SUMMARY OF QUANTIFIED OBJECTIVES

<i>Program</i>	<i>ELI</i>	<i>VLI</i>	<i>LI</i>	<i>M</i>	<i>AM</i>	<i>Total</i>
New Construction	75	80	90	349	864	1,458
Rehabilitation	10	20	25			55
Conservation / Preservation	-	-	-	-	-	-

Note: There are no subsidized rental housing units at-risk of conversion to market rate during the next 10 years



A diverse mix of housing types provides options for residents at all stages of life.

Goals and Policies

Goal 9.A **Development of Housing.** To promote the provision of adequate housing for all persons in the City, including those with special housing needs and to emphasize the basic human need for housing as shelter.

Flexibility in Development Standards

Policy 9.A.1 **Planned Development Overlay Zone.** The City shall continue to use the Planned Development Overlay Zone (P-D) to allow for flexibility in development standards.

Program 9.A.1 The City shall continue to cooperate with and advise developers in the use of the P-D Planned Development Overlay Zone to reduce housing costs by utilizing various techniques such as: zero lot lines, cluster development, private streets, parking and setback innovations and other creative development approaches.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Adequate Sites to Accommodate New Housing Needs



Policy 9.A.2 **Residential Land.** The City shall ensure sufficient land for residential development, consistent with the City’s fair share obligation, that promotes efficient use of land and reduces significant environmental impacts.

Policy 9.A.3 **Variety.** The City shall ensure that there is sufficient land zoned for a variety of housing types, residential densities, and housing prices with convenient access by various travel modes to services, schools, parks, and other community amenities.

Policy 9.A.4 **Design.** The City shall require, through specific plans, neighborhood design standards, and development review, a mix of housing types, densities, designs throughout the city

Program 9.A.2 The City has identified lands for housing that can be developed by 2021 and that could accommodate Woodland’s share of the regional housing needs by income category. Since adoption of the 2013 Housing Element, the City has rezoned land to R-25 (20 to 25 units per acre) and shall rezone at least 5 acres to R-25 or equivalent zone that has a minimum density of 20 units per acre and meets the requirements of California Government Code Section



65583.2, paragraphs “h” and “i.” The target for rezoning of 5 acres is based on the assumption that 5 acres, developing at 80% capacity, at 20 units per acre, which would provide for approximately 80 units, exceeding the City’s shortfall. This additional land to be rezoned is intended to accommodate the City’s Regional Housing Need Allocation (RHNA) of 664 units affordable to households earning 80% or less of the Yolo County median household income.

The City has identified several properties with a total land area of approximately 45 acres within the Spring Lake Specific Plan Area that will be considered for re-designation, consistent with the requirements of this program. In addition, there are various vacant and underutilized properties (see Appendix E-1 and Figures E-1 and E-2) that may be appropriate for re-designation and re-zoning to allow higher-density housing development, consistent with this program. Sites shall be a minimum of two acres in land area (or, in infill contexts, adjacent sites that together comprise at least two acres). The areas considered by the City for re-zoning are within existing City limits, near infrastructure, and without substantial environmental constraints.

Within 12 months of adoption of the General Plan Update, the City will update the Zoning Code to reflect increased residential densities and housing opportunities resulting from the revised General Plan.

If, at any time, the supply of sites zoned for housing falls below the quantity of land required to accommodate the City’s remaining regional housing needs allocation for any income group during the Housing Element planning period, the City shall initiate redesignations and rezonings to provide additional land.

Primary Responsibility: Community Development Department
Time Frame: Within 12 months following adoption of the 2035 General Plan.

Program 9.A.3 The City shall provide flexibility on the identification of sites for accommodating its Regional Housing Needs Plan (RHNP) Allocation as part of the update of the zoning code. A request to lower the density of a site that is counted towards meeting the City's RHNP Allocation shall include findings that justify the rezone and identify an adequate replacement site(s) that will provide the minimum number of units by income level for accommodating the City's RHNP Allocation and is developable during the term of the Housing Element planning period.

Primary Responsibility: Community Development Director

Time Frame: Ongoing as needed

Housing Development for All Economic Segments

- Policy 9.A.5 Private and Nonprofit Participation in Housing Programs.** The City shall encourage private and nonprofit housing builders and developers to participate in federal, state or other programs that assist in providing and maintaining housing affordable to lower income and special needs groups consistent with the General Plan and development regulations.
- Policy 9.A.6 City Participation in Housing Programs.** The City shall participate, whenever eligible, in federal, state or other programs that assist in providing and maintaining housing affordable to lower income and special needs groups.
- Policy 9.A.7 Regional Coordination.** The City shall continue to work cooperatively with neighboring cities, Yolo County, and the Sacramento Area Council of Governments (SACOG) to ensure that the region addresses its fair share of affordable housing.
- Policy 9.A.8 Cooperation.** The City shall cooperate with and seek the advice of developers, builders, financial institutions, community groups, nonprofit agencies, and interested citizens on housing needs and the solutions to housing problems consistent with the City's General Plan and development regulations.
- Policy 9.A.9 Infill Housing Development.** The City shall continue to promote infill housing development in appropriate locations.
- Policy 9.A.10 Age in Place.** The City shall allow housing options that allow residents to age in place such as multi-generational housing.



Program 9.A.4 The City shall continue to cooperate with and advise developers in the use of the City's Density Bonus Incentive Program as contained in Section 25-21-25 of the Zoning Ordinance. Bonus incentives are available to developers for including lower-income units in their projects. The City will provide a one-page fact sheet that summarizes the Program and options of density bonuses for distribution to developers at the City's permit counter.

Primary Responsibility: Community Development Department

Time Frame: Prepare fact sheet within 90 days after adoption of Housing Element; otherwise, ongoing

Program 9.A.5 The City shall continue to cooperate with Yolo County and other cities in the County, and actively work with affordable housing developers interested in multi-family housing bonds.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Program 9.A.6 The City Council shall hold a meeting each year, per Section 65400 of the Government Code, to review accomplishments in implementing the Housing Element and document these accomplishments in a report to State office of Housing and Community Development.

Primary Responsibility: Community Development Department

Time Frame: Annually

Program 9.A.7 The City shall seek funds to provide financing to assist housing construction of lower-income units and moderate-income units that serve special needs groups. Funding sources may include HOME, CalHome, and other federal and State sources.

Primary Responsibility: Community Development Department

Time Frame: Annually

Program 9.A.8 The City shall allocate CDBG funds for the provision of extremely low-income units, very low-income units, low-income units, and moderate-income housing units. The City shall identify sites, establish partnerships, and pursue CDBG funds.

Primary Responsibility: Community Development Department

Time Frame: Annually

Program 9.A.9 The City shall continue to offer incentives to developers of affordable housing such as: (1) waiver and/or deferral of all or a portion of City development fees; (2) waiver or modification of City development standards; or (3) assistance in obtaining federal, state, or local financing and/or subsidies, as codified in Section 6A-3-30 (Affordable Housing - Incentives) of the Municipal Code.

Primary Responsibility: Community Development Department

Time Frame: Ongoing on a case-by-case basis

Program 9.A.10 The City shall amend its zoning code consistent with Health and Safety Code Section 17021.5 and 17021.6 to further facilitate housing for farmworkers. Other programs to facilitate the development of affordable housing may include fee waivers and reduced development standards. Financial and technical assistance will be sought from HCD's Office of Migrant Services, the Joe Serna Jr. Farmworker Housing Grant Program, the California Tax Credit-Allocation Committee's Farmworker Housing Assistance Program, and the USDA Rural Development Program.

Primary Responsibility: Community Development Director

Time Frame: Within 12 months following adoption of the 2035 General Plan; provide financial and technical assistance annually, as needed

Program 9.A.11 The City shall continue to require the provision of affordable housing as a component of market-rate projects, as codified in Chapter 6A of the



Municipal Code. The City shall continue to implement the affordable housing requirements of South East Area Specific Plan as applicable. The City shall continue to implement the affordable housing requirements of the Spring Lake Specific Plan, as applicable. The City shall monitor and annually report to the City Council on the number of affordable ownership units constructed and converted to unrestricted market-rate units.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Homeless, Transitional, and Special Needs Housing

Policy 9.A.11 Review and Coordination. The City shall periodically review homeless, transitional housing, and other special housing needs with Yolo County and other cities in the county, and participate in coordinated programs with other public agencies and nonprofit organizations to meet identified needs.

Program 9.A.12 The City shall continue to facilitate the provision of emergency shelter services through its participation in the countywide Homeless Coordination Project that provides services to the homeless in Yolo County. The Project includes Homeless Coordination and the Cold Weather Shelter.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Program 9.A.13 The City shall pursue grant and loan funding opportunities from federal, State, and other agencies and coordinate with other agencies and nonprofit organizations for the provisions of different sizes, scales, and types of housing, including transitional housing, efficiency units, housing with supportive services, and other special-needs housing, consistent with policies in the Land Use, Community Design, and Historic Preservation Element.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Program 9.A.14 The City shall continue to support the services of Yolo County’s Homeless Coordinator.

Primary Responsibility: Homeless Coordinator

Time Frame: Ongoing

Program 9.A.15 The City shall consider options to allow Residential Care Homes with more than six mentally disordered or otherwise handicapped persons or dependent and neglected children as a permitted use in the Multiple-Family Residential Zone (R-M).

Primary Responsibility: Community Development Director

Time Frame: Within 12 months following adoption of the 2035 General Plan

9.3 Maintenance of Housing

Goals and Policies

Goal 9.B **Maintenance of Housing.** To encourage the preservation, maintenance, and improvement of existing housing and the replacement of unsafe or dilapidated housing.

Housing Rehabilitation

Policy 9.B.1 **Rehabilitation.** The City shall continue to support rehabilitation of substandard residential units using federal and State subsidies for lower income households.

Program 9.B.1 The City shall periodically review its eligibility for various federal and State programs that will provide rehabilitation and maintenance assistance for lower-income units and special needs groups. The City shall submit applications for programs for which the City is eligible, as appropriate.

Primary Responsibility: Community Development Department

Time Frame: Annually

Housing Code Compliance

Policy 9.B.2 **Code Compliance Program.** The City shall continue to implement a code compliance program to ensure repair, rehabilitation, or demolition of unsafe or dilapidated housing.

Policy 9.B.3 **Housing Conditions Survey.** The City shall periodically conduct a sample survey of housing conditions in targeted neighborhoods based on code enforcement records to identify substandard residential units.

Program 9.B.2 The City shall continue to periodically gather information regarding the status of local housing conditions to determine the need for housing rehabilitation and/or the removal of unsafe units. A housing condition survey that meets the criteria of the State Department of Housing and Community Development will be conducted in targeted neighborhoods.

Primary Responsibility: Community Development Department

Time Frame: Every 5 years

Program 9.B.3 The City shall continue to include funds in its operating budget for code compliance and nuisance abatement programs.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Housing Retention

Policy 9.B.4 **Downtown Mixed Use.** The City shall continue to support a mixture of residential and commercial uses in the downtown area that will allow housing to be retained or re-established.

Program 9.B.4 The City shall continue to implement the Downtown Specific Plan to encourage the preservation of existing housing in the downtown area, the conversion of underutilized upper floors of commercial buildings to housing, and construction of infill, mixed-use housing projects with street-level commercial uses. The City shall monitor and annually report on the number of housing units constructed as part of infill and mixed-use projects in the Downtown Specific Plan Area.

Primary Responsibility: Community Development Department

Time Frame: Ongoing



The General Plan supports the preservation and rehabilitation of existing housing in addition to construction of new housing.



Housing Preservation

Policy 9.B.5 **Subsidized Rental Housing.** The City shall continue to monitor and work with owners of subsidized rental housing projects to ensure that they remain affordable to lower-income households or are replaced if converted to market rate housing.

Program 9.B.5 No later than one year prior to expiration of affordability, the City will contact property owners of units at-risk of converting to market rate housing to discuss the City's desire to preserve complexes as affordable housing. The City will seek participation from agencies interested in purchasing and/or managing units at-risk. Funding assistance, which can be leveraged with outside sources by the developer to either transfer ownership, or provide rent subsidies to maintain affordability, shall utilize applicable federal, State, and local financing sources. Where properties are at risk of conversion, the City will work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.

Primary Responsibility: Community Development Department

Time Frame: Ongoing



Policy 9.B.6 **Energy Conservation and Efficiency.** The City shall promote greater energy conservation and efficiency in existing housing as a preservation strategy.

Program 9.B.6 The City shall continue to strive for greater energy conservation in existing residential development. CDBG monies are available for energy efficiency work as a part of the local housing rehabilitation program. Additionally, the City will continue to provide information to residents regarding available home rehabilitation programs, and increase public awareness of self-help and rehabilitation programs through outreach.

Primary Responsibility: Community Development Director

Time Frame: Ongoing

9.4 Equal Opportunity in Housing

Goals and Policies

Goal 9.C **Equal Opportunity in Housing.** To assure that housing opportunities are open to all without regard to income, source of income, marital status, familial status, age, sex, sexual orientation, religion, creed, color, race, national origin, ancestry, or disability.

Policy 9.C.1 **Consistency.** The City shall ensure that local regulations and programs related to equal opportunity in housing are consistent with State and federal law.

Program 9.C.1 The City shall continue to distribute Fair Housing brochures and booklets indicating what the Fair Housing laws are and where advice, assistance and enforcement activities can be obtained. The City will provide this information to any person who feels they have been discriminated against in acquiring housing within the city and to any housing provider who requests such information. Information will be made available at the City’s website and at the City’s Homebuyer Education Seminars. These efforts will also focus on special needs population groups that might face housing discrimination, such as farmworkers and persons with disabilities.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Policy 9.C.2 **Equal Opportunity.** The City shall promote housing programs that maximize equal opportunity and avoid economic segregation.

Program 9.C.2 The City shall support an Annual Fair Housing Open House for rental property owners and various social services organization and agencies to discuss mechanisms to evaluate tenant applications according to fair housing law.

Primary Responsibility: Community Development Department

Time Frame: Ongoing



Program 9.C.3 The City shall continue to provide individuals with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing pursuant to the Reasonable Accommodations for Persons with Disabilities provisions of Section 25.21.85 of the Municipal Code

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Program 9.C.4 The City shall continue to implement measures to encourage developers to apply universal design principles in new housing developments so that housing units and the neighborhoods in which they are located are as accessible as possible to all individuals, regardless of age or abilities. Such measures include density bonuses, fee reductions/deferrals, or other incentives.

Responsibility: Community Development Department

Time Frame: Ongoing

Program 9.C.5 The City shall increase its educational outreach efforts by providing fair housing information in English and Spanish whenever feasible. Financial and technical assistance may be sought from California Rural Legal Assistance, the Farmworker Justice Fund, the USDA Rural Development Program, and HCD's Office of Migrant Services.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Program 9.C.6 The City shall continue to ensure that relocation assistance is provided to tenant relocated as a result of removal of housing, in compliance with the federal Housing and Community Development Act of 1974

Primary Responsibility: Community Development Director

Time Frame: Ongoing as needed

Policy 9.C.3 **Fair Housing Hotline Program.** The City shall continue to fund and support the City’s Fair Housing Hotline Program.

Program 9.C.7 The City shall affirmatively further fair housing by contracting with the Fair Housing Hotline Project provided through Legal Services of Northern California.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Policy 9.C.4 **Enforcement.** The City shall support housing discrimination case processing and enforcement of Fair Housing laws through the State Department of Fair Employment and Housing.

Program 9.C.8 The City shall refer fair housing complaints to the Fair Housing Hotline Project provided through Legal Services of Northern California and State Department of Fair Employment and Housing for resolution.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

9.5 Energy Conservation and Sustainable Housing Development

Goals and Policies

Goal 9.D Energy Conservation and Sustainable Housing Development. To establish development and construction standards which encourage energy conservation and sustainable development practices in residential development.



Policy 9.D.1

Site Design. The City shall encourage innovative site designs and orientation techniques, which incorporate passive and active solar designs and natural cooling techniques, low impact development practices, and water conserving features.

Policy 9.D.2

Infill, Adaptive Reuse, and Mixed Use. The City shall promote infill development, adaptive reuse, and mixed-uses in new development, and densification where possible

Program 9.D.1 The City shall consider citywide application of energy conservation policies contained in the Spring Lake Specific Plan. These policies include but are not limited to the use of energy efficient air conditioners, light-colored roofing materials, photovoltaic energy systems, and Energy Star appliances. The City shall monitor and report on the number of housing units constructed with energy efficiency features that exceed the requirements of the CalGreen Code.

Primary Responsibility: Community Development Director

Time Frame: Monitor and report to the City Council every five years, as a part of the implementation of the Climate Action Plan.

Program 9.D.2 Through its General Plan, Zoning Code, and Climate Action Plan, the City shall promote infill development, including affordable housing, in proximity to services, transit, pedestrian and bicycle facilities, and other urban amenities; mixed use of commercial areas – including upstairs spaces in the downtown area (e.g., uses including retail, entertainment, services,

and residential); and redevelopment of vacant or underutilized lots with buildings, including second stories for retail, residential, or office uses.

Primary Responsibility: Community Development Director

Time Frame: Ongoing



Policy 9.D.3

CALGreen. The City shall continue to promote energy-conserving construction pursuant to the CalGreen Code and Title 24 of the California Code of Regulations (California Building Code Standards).



Policy 9.D.4

Energy Conservation. The City shall promote energy conservation through education and outreach programs.



Policy 9.D.5

Solar Energy. The City shall promote opportunities for use of solar energy.

Program 9.D.3 The City shall continue to promote residential energy conservation practices pursuant to the Title 24 provisions of the California Building Code Standards, including the provisions for sustainable construction and development practices that are contained in the CalGreen Code.

Primary Responsibility: Community Development Department

Time Frame: Ongoing



Sustainable design features, such as solar panels, align with the General Plan’s energy conservation objectives while helping residents lower their home energy costs.

Program 9.D.4 The City shall coordinate with Pacific Gas & Electric, community-based organizations, other public agencies to provide public education and outreach on energy conservation. Specific actions related to energy conservation will be coordinated through the Climate Action Plan.

Primary Responsibility: Community Development Department

Time Frame: Ongoing



Policy 9.D.6

Weatherization. The City shall promote a weatherization and retrofit program for existing housing units that fall below current state performance standards for energy efficiency.

Program 9.D.5 The City shall encourage the continued affordability of both rental and ownership housing by encouraging energy conservation in all existing development.

Primary Responsibility: Community Development Director

Time Frame: Ongoing



The City will continue to promote infill development where possible.

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E Background Data

E.I Introduction

State Housing Law (Government Code Section 65583) requires that a “housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community”.

Senate Bill 375 changed the housing element update schedule from five years to eight years to align with the update schedule for regional transportation plans, and includes new penalties for not meeting the mandated adoption deadline. This 2013-2021 Housing Element document is an update of the Housing Element previously adopted by the City of Woodland in 2009 and it also documents development that occurred during this period.

The assessment and inventory includes all of the following:

- Analysis of population and employment trends, documentation of projections, and a quantification of Woodland’s existing and projected housing needs for all income levels. This includes Woodland’s share of the regional housing need in accordance with Section 65584 of the Government Code.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.
- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning, public facilities, and city services to these sites.
- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.
- Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.

- Analysis of any special housing needs, such as those persons with developmental disabilities, elderly, large families, farm workers, the homeless, and families with female heads of households.
- Analysis of opportunities for energy conservation with respect to residential development.
- An evaluation of accomplishments under the 2009 adopted Housing Element.

The Background Data provided in Section 2 of the Housing Element includes demographic and employment information that is used to identify the City's housing needs. The Goals, Policies, and Implementation Programs presented in Section 1 describe the actions that the City will take to meet its housing needs.

Housing is influenced by local growth rates, interest rates, employment levels, and other economic variables. Affordable housing challenges have resulted as the gap between housing costs and household income levels widen. Traditionally, housing costs throughout California have increased at a rate greater than the household income levels. However, this trend changed in 2008 as the national economy and the housing market across the United States experienced a dramatic downturn. Due to the accessibility of credit and risky mortgage lending practices during the previous housing element report period, the country experienced insupportable home price inflation, and, subsequently, a rise in mortgage defaults and foreclosures nationwide, which led to an excess of available properties, and a tightening of the credit market.

The City of Woodland, along with the region, experienced the impact of the changing economy. The median home price in Woodland dropped substantially during the last planning period. New housing construction dropped to its lowest level in decades. The housing market is slowly improving in the Sacramento region, including Woodland, and is expected to continue to improve during the first half of this housing element cycle. At the same time, housing affordability has increased for ownership housing due to the drop in home values and historically low interest rates. Conversely, many former homeowners are now renters, and rental costs have not dropped significantly relative home prices.

At the state level, Redevelopment Agencies were eliminated as of February 1, 2012 as a way to help balance the State Budget. In June 2011, all new RDA activities were suspended and assets were to be liquidated. Some debts and remittances are managed by a successor agency. However, the successor agency cannot continue or initiate any new redevelopment projects or programs. The activities of this new successor agency are overseen by an oversight board, comprised primarily of representatives of other taxing agencies, until such time as the remaining debts of the former redevelopment agency are paid off, or all Agency assets liquidated and all property taxes are redirected to local taxing agencies. The 20% set aside funds for affordable housing purposes is no longer available. With the elimination of Woodland's Redevelopment Agency (RDA), funding housing projects will be more challenging this planning period.

E.2 Housing Needs Assessment

DEMOGRAPHIC AND EMPLOYMENT CHARACTERISTICS AND TRENDS

The 2013 City of Woodland Housing Element is an update to the 2009 Housing Element, which relied primarily on 2000 U.S. Census and State of California, Department of Finance (DOF) data. This update uses data from the previous Housing Element where applicable, along with the 2010 Census data and population, housing, and employment data published by DOF and the Sacramento Area Council of Governments (SACOG).

The data for Woodland is presented alongside comparable data for Yolo County and California where possible. This facilitates an understanding of Woodland's characteristics by illustrating how the City's demographics are similar to, or differ from, the county and state.

General Characteristics and Trends

As shown in Table E-1, Woodland's population grew modestly, 12.9 percent between 2000 and 2010, compared to 19.1 percent for Yolo County (Table E-1)

Woodland's median age was 33.7 in 2010, lower than the California median of 34.7 years but higher than Yolo County's median of 30.4 years. The higher median age is consistent with Woodland's larger percentage of family households with children compared to Yolo County as a whole.

**Table E-1: Population and Household Trends for Woodland and Yolo County
2000-2010**

	<i>City of Woodland</i>			<i>Yolo County</i>		
	<i>2000</i>	<i>2010</i>	<i>Increase 2000–2010</i>	<i>2000</i>	<i>2010</i>	<i>Increase 2000–2010</i>
Population	49,151	55,468	12.9%	168,660	200,849	19.1%
Median Age	32.4	33.7	4%	29.5	30.4	3.1%
Total Households	16,751	18,721	11.8%	59,375	70,872	19.4%
Household Population	48,361	54,483	12.7%	161,145	194,140	20.5%
Group Quarters Population	790	985	24.7%	7,515	6,709	-10.7%
Persons Per Household	2.89	2.91	0.02	2.71	2.74	0.03
Housing Units	17,101	19,845	16%	61,587	74,224	20.5%

Note: All figures have been rounded.

Source: SACOG Housing Element Data Profiles Dec 2012 (Tables 1-3, 8-9)

Table E-2 compares 2010 Census data for a variety of demographic characteristics including age, sex, and race and ethnicity for Woodland and Yolo. One notable demographic change in Woodland is the increase of the Hispanic population, 47.4% of the total population, up from 38.8% in 2000. By comparison, the Hispanic proportion of the County's population increased to 30.3% in 2010 from 25.9% in 2000.

Table E-2: Woodland and Yolo County Age, Sex, and Race and Ethnicity

<i>2010</i>					
<i>Woodland</i>			<i>Yolo County</i>		
<i>Age distribution</i>	<i>Number</i>	<i>Percent</i>	<i>Age distribution</i>	<i>Number</i>	<i>Percent</i>
Under 5	4,360	7.9%	Under 5	12,577	6.3%
5-9	4,067	7.3%	5-9	12,235	6.1%
10-14	4,120	7.4%	10-14	12,693	6.3%
15-19	4,273	7.7%	15-19	19,318	9.6%
20-24	3,987	7.1%	20-24	27,185	13.5%
25-34	7,930	14.3%	25-34	28,168	14%
35-44	7,324	13.2%	35-44	23,913	11.9%
45-54	7,559	13.6%	45-54	24,830	12.3%
55-59	3,214	5.8%	55-59	11,193	5.8%
60-64	2,610	4.7%	60-64	8,966	4.5%
65-74	3,083	5.6%	65-74	10,570	5.3%
75-84	1,888	3.4%	75-84	6,227	3.1%
85+	1,053	1.9%	85+	2,974	1.5%
Total	55,468	100%	Total	200,849	100%
Median Age	33.7	-	Median Age	30.4	-
<i>Sex</i>			<i>Sex</i>		
Male	27,317	49.2%	Male	97,935	48.8%
Female	28,151	50.8%	Female	102,914	51.2%
<i>Race/Ethnicity³</i>			<i>Race/Ethnicity³</i>		
Not Hispanic White	23,368	42.1%	Not Hispanic White	100,240	50.0%
Not Hispanic Black or African American	708	1.3%	Not Hispanic Black or African American	4,752	2.4%
Not Hispanic American Indian and Alaska Native	332	0.6%	Not Hispanic American Indian and Alaska Native	1,098	0.5%
Not Hispanic Asian	3,385	6.1%	Not Hispanic Asian	25,640	12.8%
Not Hispanic Native Hawaiian and Other Pacific Islander	141	0.1%	Not Hispanic Native Hawaiian and Other Pacific Islander	817	0.4%
Not Hispanic Some other race	62	0.1%	Not Hispanic Some other race	443	0.2%
Not Hispanic 2Plus	1,183	2.1%	Not Hispanic 2Plus	6,906	3.4%
Hispanic	26,289	47.4%	Hispanic	60,953	30.3%
Total	55,468	100.0%	Total	200,849	100%

Note: All figures have been rounded.

Source: SACOG Housing Element Data Profiles Dec 2012 (Table 4)

The U.S. Census divides households into two different categories, depending on their composition. Family households are those that consist of two or more related persons living together. Non-family households include persons who live alone or in groups composed of unrelated individuals. As shown in Table E-3, Woodland had a larger percentage of family households (70.7 percent) than Yolo County (62.0 percent). Additionally, it also had fewer non-family households equaling 29.3 percent of the total units, compared to the County's 38.0 percent. In both Woodland and Yolo County, the percentage of non-family households increased. The change in household type may reflect the trend of non-family members living together due to the economy.

Table E-3: Woodland and Yolo County Household Type

<i>Household Type</i>	<i>Woodland</i>		<i>Yolo County</i>		
			<i>Household Type</i>		
Families	13,631	71%	Families	42,850	62%
Non-Families	5,683	29%	Non-Families	26,536	38%
Total	19,314	100%	Total	69,386	100%

Note: All figures have been rounded.

Source: U.S. Census Bureau 2006-2010 American Community Survey 5-Year Estimate

Table E-4 shows the distribution of households according to their 2010 incomes for Woodland and Yolo County. Woodland's median income was about 97% of the median income countywide, and Woodland had a significantly lower percentage of households in the both the lowest and highest income categories.

Table E-4: Household Income Distribution for Woodland and Yolo County

	<i>Woodland</i>		<i>Yolo County</i>	
	<i>Households</i>	<i>Percent</i>	<i>Households</i>	<i>Percent</i>
Less than \$24,999	3,818	19.8%	15,763	22.7%
\$25,000 to \$49,999	4,827	25.0%	14,945	21.5%
\$50,000 to \$74,999	3,882	20.1%	12,143	17.5%
\$75,000 to \$99,999	2,578	13.3%	8,202	11.8%
\$100,000 or more	4,209	21.8%	18,333	26.4%
Total Households	19,314	100.0%	69,386	100.0%
Median Household Income	\$55,406	-	\$57,077	-

Note: All figures have been rounded.

Source: SACOG Housing Element Data Profiles Dec 2012 (Tables 11 and 12)

Employment Characteristics

The City of Woodland estimates that its civilian labor force is approximately 28,000 workers. According to the data provided by SACOG (2006-2010 ACS data), the City of Woodland has 25,291 persons in the civilian labor force (age 16 years and over) employed (Table E-5). Approximately 5% work in the Agriculture, forestry, fishing, hunting and mining category. The largest employment sector of 23% is in the Educational, health, and social services category which saw an annual increase of 2.5%. Between 2000 and 2010, Woodland saw declines in employment in the Wholesale, Information, and Manufacturing sectors (Table E-5).

Table E-5: Employment by Industry

	<i>2006-2010 Jobs of Resident Population</i>	<i>Percent</i>	<i>Annual Percentage Change from 2000 Census</i>
Employee Civilian population 16 years and over	25,291	100.0%	1.7%
Agriculture, forestry, fishing and hunting and mining	1,260	5.0%	3.7%
Construction	2,002	7.9%	2.1%
Manufacturing	1,258	5.0%	-3.1%
Wholesale	743	2.9%	-4.8%
Retail Trade	3,553	14.0%	2.2%
Transportation and warehousing and utilities	1,108	4.4%	-0.4%
Information	262	1.0%	-4.4%
Finance, insurance, real estate, and rental and leasing	1,612	6.4%	4.1%
Professional, scientific, management, administrative, and waste management services	2,391	9.5%	3.2%
Educational, health, and social services	5,793	22.9%	2.5%
Arts, entertainment, recreation, accommodation, and food services	2,130	8.4%	5.8%
Other services (except public administration)	1,239	4.9%	2.7%
Public administration	1,940	7.7%	4.0%

Source: SACOG Housing Element Data Profiles Dec 2012 (Table 6)

According to the California Employment Development Department (EDD), Yolo County's labor force was 97,500 in June 2012 (EDD 2012). Of that total, EDD estimated that 86,900 were employed and 10,600 were unemployed. Yolo County's 10.8% unemployment rate was nearly the same as the state rate of 10.7%. The City of Woodland's December 2012 unemployment rate was 13.7 percent (BAE 2013).

Potential Population Change and Job Growth Impacts on Housing Need

Table E-6 is the Sacramento Area Council of Governments (SACOG) summary of projected population, households, housing units, and employment for Woodland during the 2008-2035 period. The projected annual average growth rate for population, households, housing units and employment in Woodland during the 2008-2035 period is about 1 to 1.2 percent.

Table E-6: Summary of Population, Employment, and Housing Projections for Woodland, 2008-2035

	2008	2020	2035	Projected Average Annual Change 2008-2035
Population	50,379	56,040	66,041	1.2%
Households	18,143	21,053	23,347	1.1%
Housing Units	19,238	21,518	24,452	1.0%
Total Employment	26,243	29,399	33,368	
Jobs/Household Ratio	1.3	1.4	1.5	-

Source: SACOG Housing Element Data Profiles Dec 2012 (Table 6) and SACOG staff

EXISTING HOUSING NEEDS

Housing Stock Characteristics and Conditions

This section describes the housing characteristics and conditions that affect housing needs in Woodland. Important housing stock characteristics include housing type, vacancy rates, tenure, condition, age and affordability. Table E-7 presents data on the housing stock in Woodland and Yolo County in 2010. The table breaks out the total housing stock by type. As shown in this table, the majority of housing in Woodland during 2010 was single-family detached housing, which accounted for 63 percent of all units. This is a larger proportion of the total in the State overall, where only 58 percent of all units are single-family detached. With 59 percent of single-family detached units in 2010, Yolo County has a higher proportion of single-family detached units than the State, but slightly lower than Woodland.

Multi-family units (units in structures that contain two or more units) comprised the next largest segment of Woodland's housing stock, approximately 28 percent of the total. This proportion of multi-family units is slightly lower than that in both Yolo County at 29 percent and the State at 30 percent. The proportion of mobile home units (2.6%) is higher than Yolo County (1.7%) as a whole, but lower than the State (4.1 percent.)

Table E-7: Housing Units by Units in Structure for Woodland and Yolo County

City/County	Total Housing Units	SF Detached	SF Attached	2-4 units	5+	Mobile Homes
Woodland	19,845	12,633	1,313	1,151	4,067	681
Yolo County	74,224	42,980	5,032	4,810	17,674	3,728

Note: All figures have been rounded.

Source: SACOG Housing Element Data Profiles Dec 2012 (Table E1) and Table E-5 City/County Population and Housing Estimates 1/1/2012

The proportion of the housing stock by unit type (e.g., single-family versus multi-family) does not equate to tenure (owner versus renter) because some single-family homes are renter-occupied and some multi-family units may be owner-occupied. The rate of home ownership in Woodland was 55.9 percent in 2010, slightly higher than the 52.8 percent in Yolo County (Table E-8, below). Table E-8 suggests that a significant portion of the single-family housing stock in Woodland is rented, as there are few multi-family units in Woodland that are individually owned (such as

Palmwood Condominiums). The percentage of homeownership in Woodland declined by 2.6 percent between 2000 and 2010, compared to a much smaller decline of 0.3 percent in Yolo County. The decline in Woodland may be due, in part, to foreclosure trends, in which some foreclosed homes became investor-owned rentals.

Table E-8: Woodland and Yolo County Housing Tenure

Woodland			Yolo		
<i>Household Tenure</i>			<i>Household Tenure</i>		
Owner	10,472	55.9%	Owner	37,416	52.8%
Renter	8,249	44.1%	Renter	33,456	47.2%
Total	18,721	100.0%	Total	70,872	100%

Note: All figures have been rounded.

Source: SACOG Housing Element Data Profiles Dec 2012 (Table 9)

Table E-9 shows the number of vacant units by vacancy status. It is important to note that these counts include all vacant units, including those units held vacant for seasonal use; not all of the vacant units are actually offered for sale or for rent. Woodland is shown as having an overall 5.5 percent vacancy rate in 2010, compared to 2.16 percent in 2006. Yolo County experienced a similar vacancy rate of 5.6 percent in 2010.

However an “effective” vacancy rate of approximately 5 percent for rentals and 2 percent for ownership is considered optimum for housing supply/demand pricing, taking into account the higher mobility rate for renters versus homeowners. The effective vacancy rate does not consider vacant housing units that are not available for sale or rent. When considering only vacant housing units being offered for sale or rent, the effective vacancy rate for owner-occupied homes was 2.1 percent, within the optimum range. The effective vacancy rate for rental dwellings was 6.5 percent, indicating that rental housing was readily available.

Table E-9: Vacancy Status for Woodland and Yolo County

City/County	Total	For Rent	For Sale only	Rented or Sold, not occupied	For Seasonal, recreational, or occasional use	For migrant workers	Other Vacant
Woodland	1,085	534	218	67	49	0	217
Yolo County	4,182	1,774	734	279	454	76	865

Note: All figures have been rounded.

Source: SACOG Housing Element Data Profiles Dec 2012 (Table E2)

The U.S. Census provides only limited data that can be used to infer the condition of Woodland’s housing stock. In most cases, the age of a community’s housing stock is a good indicator of the likely condition of the housing stock. According to the 2010 Census data shown in Table E-10 (below), 13.8 percent of Woodland’s 2010 housing stock was less than ten years old. Approximately 55 percent of the stock is less than 30 years old. As a general rule, structures older than 30 years begin to show signs of deterioration and require active maintenance to maintain good condition and property value. Maintaining and improving housing quality is an important goal for the City.

In 2007, the City’s Community Development Department contracted with Willdan to conduct a housing conditions survey as a part of the City’s previous Housing Element update. The majority of the existing house stock was considered to be in good to fair condition, with about 24 percent of houses rated “poor” (significant structural and/or cosmetic repairs needed) or “needs improvement” (minor repairs needed).

Based on the age of the housing stock and the results of the previous study, the City estimates at least 25 percent of the housing stock (4,978 units) is in need of some type of rehabilitation.

Table E-10: Age of Woodland Housing Stock

<i>Age of Structure</i>		
<i>Year Structure Built</i>	<i>All Housing Units</i>	<i>Category as Percentage of Total</i>
2005-2010	1,399	7.0%
2000-2004	1,345	6.8%
2000-2010 Sub-Total	2,744	13.8%
1999 to March 2000	265	1.3%
1995 to 1998	1,204	6.1%
1990 to 1994	1,250	6.3%
1980 to 1989	3,394	17.1%
1970 to 1979	4,485	22.6%
1960 to 1969	2,469	12.4%
1940 to 1959	2,624	13.2%
1939 or earlier	1,410	7.1%
Sub-Total 1900-2000	17,101	86.2%
TOTAL	19,845	100%

Note: All figures have been rounded.

Source: SACOG Housing Element Data Profile (Table 17)

Overpayment

One of the major barriers to housing availability is the cost of housing relative to income levels. In order to provide housing to all economic levels in the community, a wide variety of housing types should be available at a range of prices. Housing affordability is dependent on income and housing costs. According to the U.S. Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development, a household is considered to be overpaying when 30% or more of its gross income is spent on rental or mortgage costs. Severe housing cost burden occurs when a household pays more than 50% of its income on housing. The prevalence of overpayment varies significantly by income, tenure, household type, and household size.

Of the 22.8 percent of total occupied units with owners/renters paying 30-50 percent of their income for housing, 58.5 percent of the households were in the Extremely Low, Very Low and Low income categories. Of the 17.0 percent of the total occupied units with owners/renters paying

50 percent or greater of their income for housing, 89.3 percent of the households were in the Extremely Low, Very Low and Low income categories (Tables E-11 and E-12).

Table E-11: Woodland Households Paying 30-50% of Income for Housing

	<i>Total</i>	<i>Owner</i>	<i>Renter</i>
All Occupied Units	18,445	--	--
Total Paying 30-50%	4,205	2,215	1,990
Extremely Low Income	405	90	315
Very Low Income	870	100	770
Low Income	1,185	460	725
Moderate Income	390	295	95
Above Moderate Income	1,355	1,270	85

SACOG Housing Element Data Profile Dec 2012 (Table 14)

Table E-12: Woodland Households Paying More than 50% of Income for Housing

	<i>Total</i>	<i>Owner</i>	<i>Renter</i>
All Occupied Units	18,445	--	--
Total Paying 30-50%	3,140	1,450	1,690
Extremely Low Income	1,345	280	1,105
Very Low Income	765	320	445
Low Income	655	575	80
Moderate Income	220	190	30
Above Moderate Income	115	85	30

SACOG Housing Element Data Profile Dec 2012 (Table 15)

Overcrowding

SACOG provides overcrowding data, expressed as the number of persons per room in occupied housing units. The Census includes living rooms, dining rooms, bedrooms, kitchens, finished attics and basements, family rooms, offices and permanently enclosed porches in the definition of a “room”. A housing unit with more than 1 person per room is considered overcrowded, and a housing unit with 1.5 or more people per room is severely overcrowded.

In Woodland, 93.8 percent of the occupied housing units had less than 1 person per room during the 2005-2009 period. 6.2 percent of units were overcrowded, including 360 owner-occupied and 620 renter-occupied units. 45 owner-occupied and 115 renter-occupied units were severely overcrowded. While Woodland saw a 0.9 percent decrease overall in overcrowding from the previous planning period, the data indicates a need for additional adequately-sized units that are affordable particularly for renters. Table E-13 presents overcrowding data for Woodland.

Table E-13: Number of Households In Woodland by Tenure With Overcrowding Conditions

<i>Total Occupied Units</i>	<i>Owner occupied units</i>		<i>Renter occupied units</i>	
	<i>Over-crowded/Severely</i>	<i>Over-crowded</i>	<i>Over-crowded/Severely</i>	<i>Over-crowded</i>
18,445	360	45	620	115

Source: SACOG Housing Element Data Profiles Dec 2012 (Table 16)

Large Families

According to Table E-14, there were 3,086 large families (five or more members) living in family households in Woodland in 2010. This total accounts for 16.2 percent of the total number of family households. It is notable, that in 2000, 11.4 percent of families had five or more people. This increase may reflect the trend of extended family members sharing housing for reasons of economic need.

Table E-14: 2010 Tenure by Household Size Owner and Renter Occupied

#	%	<i>1-person Household</i>		<i>2-person household</i>		<i>3-person household</i>		<i>4-person household</i>		<i>5-person household</i>		<i>6-person household</i>		<i>7+person household</i>	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%
Owner Occupied															
10,742	100%	1,914	18.3%	3,452	33.0%	1,784	17%	1,699	16.2%	851	8.1%	428	4.1%	344	3.3%
Renter Occupied															
8,249	100%	2,183	26.5%	1,904	23.1%	1,404	17%	1,295	15.7%	773	9.4%	394	4.8%	296	3.6%

Source: SACOG Housing Element Data Profiles Dec 2012 (Table 8)

Housing Costs Compared to Ability to Pay

The ability to pay for housing is a function of housing cost and other essential living expenses in relation to household income. The State of California uses common definitions of income levels and affordability for various housing and community development programs to provide a uniform basis of measuring income and ability to pay. The State definitions closely align with federal definitions used by the Department of Housing and Urban Development, but include a different measure of “moderate income.” For the purpose of this Housing Element, the state definitions are used and shown below in Table E-15. Since above-moderate income households do not generally have problems in locating affordable units, affordable units are frequently defined as those reasonably priced for households that are low- to moderate-income.

Table E-15: Housing Income Limit Definitions

Extremely Low-Income Households have incomes less than 30% of the median income for Yolo County as established by HUD. A household of four is considered to be very low-income in Yolo County if its 2012 combined income is \$23,050 or less.

Very Low-Income Households have incomes between 30% and 50% of the median income. A household of four is considered to be very low-income in Yolo County if its 2012 combined income is \$38,450 or less.

Low-Income Households have incomes between 50% and 80% of the median income. A household of four is considered to be low-income in Yolo County if its 2012 combined income is \$61,500 or less.

The Median-Income is the point where half of households earn more and half earn less. Yolo County’s 2012 median income for a household of four is \$76,900.

Moderate-Income Households have incomes between 80% and 120% of the median income. A household of four is considered to be moderate-income in Yolo County if its 2012 combined income is \$92,300 or less.

Above-Moderate-Income Households have incomes above 120% of the median income. A household of four is considered to have above-moderate-income if its 2012 combined income exceeds \$92,300.

Source: State Income Limits for 2012 Department of Housing and Community Development February 1, 2012 Memorandum

Table E-16 shows the 2010 income limits for Extremely Low-, Very Low-, Low-, Median-, and Moderate-Income households, and compares these income limits to affordable rent and purchase prices. Tables E-17 and E-18 present recent rental cost information (median gross rents and apartment rental rates). These tables show that median gross rents are generally within the range of affordability for households earning 80 percent or more of the Yolo County median income, but are not affordable for low-, very-low or extremely low-income households.

Table E-16: City of Woodland Ability to Pay for Housing for Very Low, Low, and Moderate Income Households, and Fair Market Rents

	<i>Studio</i>	<i>1 Bedroom</i>	<i>2 Bedroom</i>	<i>3 Bedroom</i>	<i>4 Bedroom</i>	<i>5 Bedroom</i>
Number of Persons	1	2	3	4	5	6
Extremely Low-Income Households at 30% of 2012 Median Family Income						
Income Level	\$16,150	\$18,450	\$20,750	\$23,050	\$24,900	\$26,750
Max. gross rent ¹	\$404	\$461	\$519	\$576	\$623	\$669
Max. purchase price at 5% down ²	\$66,264	\$75,701	\$85,138	\$94,575	102,166	\$109,756
Max. purchase price at 20% down ³	\$79,685	\$91,033	\$102,381	\$113,729	\$122,857	\$131,985
Very Low-Income Households at 50% of 2012 Median Family Income						
Income Level	\$26,950	\$30,800	\$34,650	\$38,450	\$41,550	\$44,650
Max. gross rent ¹	\$674	\$770	\$866	\$961	\$1,039	\$1,116
Max. purchase price ²	\$110,577	\$126,373	\$142,170	\$157,762	\$170,481	\$183,200
Max. purchase price at	\$132,972	\$151,968	\$170,964	\$189,713	\$205,009	\$220,304

Table E-16: City of Woodland Ability to Pay for Housing for Very Low, Low, and Moderate Income Households, and Fair Market Rents

	<i>Studio</i>	<i>1 Bedroom</i>	<i>2 Bedroom</i>	<i>3 Bedroom</i>	<i>4 Bedroom</i>	<i>5 Bedroom</i>
Number of Persons	1	2	3	4	5	6
20% down ³						
Low-Income Households at 80% of 2012 Median Family Income						
Income Level	\$43,050	\$49,200	\$55,350	\$61,500	\$66,450	\$71,350
Max. gross rent ¹	\$1,076	\$1,230	\$1,384	\$1,538	\$1,661	\$1,784
Max. purchase price ²	\$176,636	\$201,869	\$227,103	\$252,337	\$272,647	\$292,752
Max. purchase price at 20% down ³	\$212,410	\$242,754	\$273,099	\$303,443	\$327,866	\$352,043
Median-Income Households at 100% of 2012 Median Family Income						
Income Level	\$53,880	\$61,553	\$69,227	\$76,900	\$83,072	\$89,244
Max. gross rent ¹	\$1,347	\$1,539	\$1,731	\$1,923	\$2,077	\$2,231
Max. purchase price ²	\$221,072	\$252,554	\$284,041	\$315,523	\$340,847	\$366,171
Max. purchase price at 20% down ³	\$265,845	\$303,704	\$341,568	\$379,427	\$409,880	\$440,332
Moderate-Income Households at 120% of 2012 Median Family Income						
Income Level	\$64,680	\$73,920	\$83,160	\$92,280	\$99,720	\$107,160
Max. gross rent ¹	\$1,617	\$1,848	\$2,079	\$2,307	\$2,493	\$2,679
Max. purchase price ²	\$265,384	\$303,296	\$341,208	\$378,628	\$409,155	\$439,681
Max. purchase price at 20% down ³	\$319,133	\$364,723	\$410,314	\$455,312	\$492,021	\$528,731

Based on Yolo HUD Metro FMR Area, FY 2012 Median Family Income; \$76,900: HUD FY 2012 Section 8 Income Limits.

Notes:

¹ 30% of income devoted to maximum monthly rent or mortgage payment, including utilities, taxes and insurance

² Assumes 95% loan (i.e., 5% down payment) @ 4.5% annual interest rate and 30-year term; assumes taxes, mortgage insurance, and homeowners insurance account for 21% of total monthly payments

³ Assumes 80% loan (i.e., 20% down payment) @ 4.5% annual interest rate and 30-year term; assumes taxes and homeowners insurance account for 20% of total monthly payments.

Table E-17: Median Gross Rent

<i>Location</i>	<i>2000</i>	<i>2006-2010</i>
Woodland	\$655	\$935
Yolo County	\$687	\$1,041

Source: SACOG Housing Element Data Profiles Dec 2012 (20)

Table E-18: Rental Rates* in Woodland, 2013 Includes Apartments and Homes for Rent

<i>Craigslist Apartments for Rent</i>								
	<i>Studio</i>	<i>1-Bedroom</i>	<i>2-Bedroom</i>	<i>3-Bedroom</i>	<i>4-Bedroom</i>	<i>5-Bedroom</i>	<i>6-Bedroom</i>	<i>Total</i>
Number advertised	2	35	65	36	11	1	1	151
Mean	\$620	\$791	\$969	\$1,370	\$1,662	\$2,220	\$1,899	
Median	\$620	\$750	\$870	\$1,350	\$1,690	\$2,220	\$1,899	
<i>YCH Data (mean and median rates based on price range of each unit type)</i>								
	<i>Studio</i>	<i>1-Bedroom</i>	<i>2-Bedroom</i>	<i>3-Bedroom</i>	<i>4-Bedroom</i>			
Mean		\$612.5	\$683	\$837	\$1,157	\$1,310.5		
Median		\$612.5	\$675	\$850	\$1,117	\$1,310.5		

Note: * Cost of Utilities are not included

Sources: Craigslist of Apartments for Rent 2/15/2013, Yolo County Housing 2/13/2013.

HUD provides housing needs data that identifies the number of housing units with one or more problems. The four housing unit problems that are included in the data include: lack of kitchen, lack of plumbing, more than 1 person per room (overcrowding) and cost burden greater than 30 percent (overpaying), as shown in Table E-19, below. The information is broken down by HUD income category and home owner/renter. As shown in Table E-19, 43.1 percent of households have one or more of four housing unit problems. Because Woodland’s 2007 housing condition study found that 99.4 percent of the housing units contained complete plumbing facilities, overcrowding and overpaying are of greatest concern. Of the households having one or more housing unit problems, 72.3 percent fall into the extremely-low, and low and very-low income categories.

Table E-19: Housing Need Data: Households with One or More Housing Unit Problem by Income Level

		<i>Total</i>		<i><=30% of Median</i>		<i>30-50% of Median</i>		<i>50-80% of Median</i>		<i>80-100% of Median</i>		<i>100% + of Median</i>	
	<i>Total</i>	<i>Owner</i>	<i>Renter</i>	<i>Owner</i>	<i>Renter</i>	<i>Owner</i>	<i>Renter</i>	<i>Owner</i>	<i>Renter</i>	<i>Owner</i>	<i>Renter</i>	<i>Owner</i>	<i>Renter</i>
	7,955	3,885	4,070	430	1,590	420	1,280	1,105	925	505	210	1,480	235

Source: SACOG Housing Element Data Profile Dec 2012 (Table 18)

Housing Prices

The subprime mortgage crisis that hit in 2007 affected financial markets and eliminated the opportunity for many first-time homebuyers to secure financing for home purchases as money lending tightened. The result was tumbling home values, vexing the efforts of those holding subprime loans to refinance as loan rates adjusted upward. The inability to refinance many of these subprime loans led to a large increase in bank foreclosures and loan defaults. Interest rates at the present time are not a constraint to affordable housing and are at historic lows. However, many homeowners have suffered severe financial distress (job loss or hours reductions, salary

decreases, etc.), and cannot afford to stay in their homes or purchase a home, even with lower interest rates and the drop in housing prices.

Affordability of homes for purchase is affected by both the cost of the housing stock and the ability of potential buyers to fulfill down payment requirements. Conventional home loans typically require 5 to 20 percent of the sales price as a down payment, and this represents the largest constraint to first-time homebuyers. As reported by the Sacramento Bee, between February 2011 and February 2013, 1,592 homes sold in Woodland. The median home sale price was \$201,000 (Table E-20). This median sale price represents a 54.7 percent drop from the median home price of \$367,343 in 2007. Much of this drop was driven by the predominance of distressed property sales (foreclosures and short-sales) in contrast to regular market sales. The sales prices decrease was further skewed by the tendency of owners of higher-priced homes who were not in a distressed situation and did not need to sell their homes immediately to keep their homes off the market until prices improved. While, the drop in home prices has made market rate homes affordable to some very low- and low-income households, it has also led to foreclosures which are quantified later in this report.

Table E-20: Home Sale Prices by Number of Bedrooms

<i>Bedrooms</i>	<i>Number of Sales</i>	<i>Average Price</i>	<i>Median Price</i>
1	-	-	-
2	43	\$127,541	\$115,000
3	144	\$171,381	\$154,500
4	41	\$250,599	\$247,000
5	2	\$140,000	\$140,000
6	3	\$257,667	\$210,000
Not Specified	1,362	\$227,347	\$295,000
Total	1,592	\$220,149	\$201,000

Note: Data for home sales between February 2011 and February 2013.

Source: *The Sacramento Bee* (<http://ssl.sacbee.com/onboard/homes.html>)

Table E-21 illustrates the sale price distribution of single-family residences between September 2012 and February 2013. More than three quarters of the homes sold during that period had sales prices between \$100,000 and \$300,000.

Table E-21: Sale Price Distribution

<i>Sale Price Range</i>	<i>Number of Units Sold</i>	<i>Percent of Total</i>
Less than \$99,999	13	4.5
\$100,000-\$199,999	115	39.7
\$200,000-\$299,999	112	38.6
\$300,000-\$399,999	39	13.4
\$400,000-\$499,999	7	2.4
\$500,000-\$599,999	0	0
\$600,000 or more	4	1.4
Total	290	100

Note: Based on all full and verified sales of single-family residences in the 95695 and 95776 ZIP Codes between 9/1/2012 and 2/28/2013.

Source: *DataQuick, BAE 2013*

Special Housing Needs

The following subsections discuss these special housing needs of six groups identified in State housing element law (Government Code, Section 65583(a)(7)). These groups, referred to in this document as “special needs groups,” include seniors, persons with disabilities, large households, farm workers, families with female heads of households, and the homeless.

Persons with Disabilities

As shown in Table E-22, 6,157 Woodland residents over the age of five have some form of disability. Table E-23 presents data on the types of disabilities among people in Woodland from the ACS. Based on these data, more than 50 percent of people in Woodland who have a disability are not in the labor force.

The statistics for the Supplemental Security Income (SSI) program also provide information on the number of persons with disabilities who may have housing needs because of their low incomes. As of December 2011, the total number of SSI recipients receiving disability benefits in the two ZIP codes serving Woodland (95695 and 95776) was 1,370. This total may include SSI recipients who live outside the Woodland city limits but within those ZIP codes.

The Alta California Regional Center coordinates services for persons with developmental disabilities (cognitive disability, cerebral palsy, epilepsy, autism, etc.). As of February 2013, there were 276 adult clients in Woodland. No information is available on their housing arrangements. While some live independently, it is likely that many are living with parents or other family members. The number of people with developmental disabilities is increasing in California, the population is getting younger, and the number of people desiring to live in their own home in the community is increasing. According to the Association of Regional Center Agencies, housing needs for persons with developmental disabilities include universal design concepts; individual rooms for each tenant in community care homes; a range of housing types, size, and locations; and the open opportunity for tenants of a residential facility to obtain services from other, unrelated providers.

Table E-22: Residents with Disabilities

	<i>Total Civilian non-institutionalized population aged 5 and over</i>	<i>With a Disability (number of persons)</i>	<i>Percent</i>
Woodland	54,648	6,157	11.3%

Source: SACOG Housing Element Data Profile Dec 2012 (Table E4)

Table E-23: Disability Types and Employment

	Total Population: 33,730		
	Population In Labor Force: 26,800		
	<i>Employed: 24,254</i>	<i>Unemployed: 2,546</i>	<i>Not in Labor Force: 6,930</i>
With a disability	1,085	177	1,524
With a hearing difficulty	413	77	180
With a vision difficulty	284	0	298
With a cognitive difficulty	208	81	674
With an ambulatory difficulty	395	74	1,014
With a self-care difficulty	59	0	614
With an independent living	55	55	935
No Disability	23,169	2,369	5,406

Source: SACOG Housing Element Data Profile Dec 2012 (Table E5)

The Statewide Independent Living Needs Assessment prepared by the Department of Rehabilitation describes Yolo County as a formerly rural area that has undergone rapid population growth and urbanization over the past 20 years. The assessment concludes that growth has outpaced the expansion of Independent Living services, and human services of all kinds.

Latinos, Asian Americans and Native Americans are the most frequently mentioned ethnic minority populations in the need of Independent Living services. Disabled participants identified housing as a critical issue:

1. Adequate, affordable, universal design and safe housing is a basic need for community living. Many respondents discussed the need for housing, especially housing located near transportation and services. The built environment, including the relationship between housing, and transportation systems, can create barriers to independent living. Seven of ten people said that they could afford \$500 or less per month for housing. Almost 35% of the survey respondents have to go without basic needs such as childcare, health care or food in order to pay the rent or mortgage.
2. Transportation is the second most unmet service need due to the rising cost of fixed-route public transportation and paratransit services and lack of available non-emergency medical transportation.
3. The third most discussed unmet service need was health care. Co-pays are increasing and access to specialists accepting Medi-Cal and/or Medicare is increasingly difficult.

In-Home Supportive Services (IHSS) is the program administered by the County. It helps disabled and elderly people who need assistance with personal care and/or housework to remain safely in their own homes with independence and dignity. IHSS pays providers to do household tasks such as cooking, shopping, and cleaning as well as personal care such as help with bathing, bathrooming, getting dressed, transferring, and hygiene. To be eligible for IHSS an individual must meet both income and program requirements.

As of February 27, 2013, IHSS was providing support services to 512 disabled persons in Woodland. Summer House, Inc. provides housing for developmentally disabled adults and has 4 units. New Dimensions was completed in 2004, and is a 15-unit project that serves very low-income residents who are chronically mentally ill.

Many of the needs of residents with disabilities are related to housing affordability and may be met by implementing the City’s programs supporting construction, rehabilitation, and preservation of affordable units. Residents with disabilities have special needs related to in-home services, mobility, or reasonable accommodations of disabilities. Programs 2.A.16, 2.C.3, and 2.C.4 address these special needs.

Senior Households

Senior households are defined as households with one or more persons over the age of 65 years. Approximately 10.8 percent of Woodland’s population is comprised of seniors. Commonly seniors own their own home, but due to limited income or disabilities, may need assistance to remain in their homes.

Table E-24 shows the number of persons over the age of 65 years and the percent of change in 2000-2010 per age category. Table E-25 provides information about seniors with incomes below the poverty level. 11.2 percent of the total seniors had incomes below the poverty level during this period. The highest poverty rate is among seniors 75 years of age or more, at 14.5 percent. This rate is well below the overall poverty rate of Woodland residents as a whole (17.2 percent) and the poverty rate of other special needs groups (such as persons with disabilities and single mothers with minor children).

As of 2010, the majority of senior households in Woodland were homeowners as shown in Table E-26. Of all 2010 households headed by a person 65 years or older, 70.6 percent owned their homes and 29.4 percent rented.

Table E-24: Senior Population and Percentage Change

	Total Pop 65+	65-69	70-74	75- 79	80- 84	85-89	90-94	95- 99	100- 104	105- 109	100+
Number of Persons	6,024	1,793	1,290	1,055	833	694	272	74	13	0	0
Percentage Change between 2000-2010	16.6%	38.0%	14.1%	-7.5%	6.1%	38.8%	18.3%	2.8%	62.5%	n/a	n/a

SACOG Housing Element Data Profile Dec 2012 (Table E6)

Table E-25: Seniors with incomes below the poverty rate

Total			Below Poverty	
65 to 74	75+	65 to 74	75+	
2,876	3,380	210	7.3%	489 14.5%

SACOG Housing Element Data Profile Dec 2012 (Table E7)

Table E-26: Housing Tenure of Woodland's Senior and Non-Senior Households

<i>Household Type and Tenure</i>	<i>Number</i>	<i>Percent</i>
Senior-Headed Households¹	3,678	100%
Renter	1083	29.4%
Owner	2595	70.6%
Households Headed by a Non-Senior Person¹	15,043	100%
Renter	7,166	47.6%
Owner	7,877	52.4%

¹ Based on 65+

Source: SACOG Housing Element Data Profile Dec 2012 (Table E8)

The 2010 census data indicates a need in Woodland for additional programs to assist senior renters. Although there are more senior homeowners, it is the renters who experience the greatest housing challenges because of fixed incomes and rising rental rates. Senior homeowners, however, do face the problem of maintaining their homes, often on fixed incomes as well.

According to statistics from the Social Security Administration, as of December 2011, there were 2,057 Supplemental Security Income (SSI) recipients 65 years and over in Yolo County. SSI is a needs-based program that pays monthly benefits to persons who are 65 or older, blind, or have a disability. Seniors who have never worked or have insufficient work credits to qualify for Social Security disability often receive SSI benefits. In fact, SSI is the only source of income for a number of low-income seniors. With the maximum monthly benefit of \$698 as of 2013, SSI recipients are likely to have difficulty in finding housing that fits within their budgets since they can only afford to pay \$209 a month for rent.

Many of the needs of senior households are related to housing affordability and may be met by implementing the City's programs aimed at providing, preserving, and rehabilitating affordable housing. Other needs include in-home services, and assistance in home rehabilitation or maintenance. Programs 2.A.16 and 2.B.1 include actions to address these needs.

Large Households

Large households are those with five or more household members. Large households require housing units with more bedrooms than housing units needed by smaller households. In general, housing for these households should provide safe outdoor play areas for children and should be located to provide convenient access to schools and child-care facilities. These types of needs can pose problems particularly for large families that cannot afford to buy or rent single-family houses, as apartment and condominium units are most often developed with childless, smaller households in mind. According to the 2010 Census, 3,086 households, or 16.5 percent of the total households in Woodland, had five or more members (Table E-27, below).

Table E-27: Tenure for Large Households

	<i>1-4 person household:</i>	<i>Percent</i>	<i>5-or-more person household</i>	<i>Percent</i>	<i>Total</i>	<i>Percent</i>
Total	15,735	83.5	3,086	16.5	18,821	100.0
Owner occupied	8,849	84.5	1,623	15.5	10,472	100.00
Renter occupied	6,786	82.3	1,463	17.7	8,249	100.00

Source: SACOG Housing Element Data Profile Dec 2012

The 2006-2010 ACS estimates that Woodland housing stock has 3,352 owner-occupied units and 439 rental units with 4 or more bedrooms. That is 30 percent of the owner-occupied housing unit stock and 5.4 percent of the rental unit stock. However, the majority of these larger homes are not affordable to lower-income large families, creating a gap in housing need for this group.

In July 2011, the City approved funding assistance for the Mutual Housing at Spring Lake affordable project. The project will result in the construction of 101 rental units for very low- and low-income households. To date, 62 units have been constructed and the final phase qualified for loan and rental assistance through the U.S. Department of Agriculture. More than 30 percent of the units will have 3+ bedrooms. The City will continue to implement programs to facilitate construction, rehabilitation, and preservation of affordable housing, including larger units.

Farm Workers

Farm Workers are generally considered to have special housing needs because of their limited income and the often unstable nature of their employment (i.e., having to move throughout the year from one harvest to the next).

Farm workers are historically undercounted by the census and other data sources. The USDA Census of Agriculture provides a count of the number of farms and ranches and of the people who operate them, for each county in the nation. The USDA Census of Agriculture includes farm labor categorized by number of farms, total workers, workers working less than 150 days, and workers working more than 150 days. The latest available data is from the 2007 Census as the 2012 data has not been released to the public at this time. Table E-28 summarizes the USDA Census of farm labor for Yolo County in 2007 by farm operation size. Table E-29 provides a summary of the total number of farm, and farmers by permanent and part-time (seasonal) labor.

Table E-28: Yolo County Hired Farm Labor Workers

	<i>Farm Workers</i>	<i>Farms</i>
Farm operations with fewer than 10 employees		
Permanent	875	269
Seasonal (e.g., fewer than 150 days)	650	218
Total	1,525	487
Farm operations with 10 or more employees		
Permanent	3,078	99
Seasonal (e.g., fewer than 150 days)	1,278	50
Total	4,356	149
Grand Total Permanent Farms (fewer than 10 and more than 10 employees)	3,953	368

Source: USDA 2007 Census of Farm Workers Volume 1, Chapter 2: County Level Data.

Table E-29: Yolo County Farms and Farm Labor Workers

	<i>Farms</i>	<i>Total Workers</i>	<i>Workers >150 days</i>	<i>Workers <150 days</i>
Yolo County	368	3,953	2,025	1,928

Source: USDA 2007 Census of Agriculture; SAGOG Assessment of Farm Data January 22, 2012

In 2007, agricultural employment for farm workers working 150 days or more resulted in a payroll of \$24,459 (Yolo County). For those working less than 150 days, earnings were reported to be \$5,591. According to the U.S. Department of Agriculture, hired farm labor in Yolo County accounted for an annual average of 3,953 jobs.

The supply of farm worker housing remains inadequate in Woodland. Table E-30 summarizes farm worker housing. As of February 2013, there was no publicly owned farm worker housing in Woodland. Based on discussions with local community members, many of the permanent farm workers live at the Casa Del Sol Mobile Home Park. Sacramento Mutual Housing received a loan from the State's Joe Serna, Jr. Farmworker Housing Grant Program and the 61 affordable units in Phase 1 of the Spring Lake housing project are farm worker units.

Table E-30: Farm Worker Housing in and near Woodland

<i>Facility Name</i>	<i>Location</i>	<i>Number of Units</i>
Casa Del Sol Mobile Home Park	Woodland	156
Dixon Center	Dixon	85
Madison Migrant Center	Madison	90
Davis Center	Davis	64
Spring Lake Sacramento Mutual Housing (Phase I)	Woodland	61
Total Units		456

Source: Yolo County and City of Woodland

In addition to expanding the stock of housing permanently available and affordable to farm workers, it is important to retain the existing stock of affordable housing that has been financed by federal and state sources. The USDA Section 515 rental housing program, while not specifically targeted to farm workers, provides low-cost housing in rural areas. Sacramento Mutual Housing received a loan from the State's Joe Serna, Jr. Farmworker Housing Grant Program and the 61 affordable units in Phase 1 of the Spring Lake Sacramento Mutual Housing project are farmworker units.

Most farm worker housing needs are related to housing affordability, and the City's programs to facilitate construction, rehabilitation, and preservation of affordable units will help meet the needs of farm workers in this area. In addition, Program 2.A.10, requires that the City amend its zoning code to facilitate farm worker housing, and that the City consider fee waivers and reduced development standards to encourage farm worker housing.

Female-Headed Households

Female headed households are another special needs group defined by State law. These households often have special needs due to their family or lower-income status. Of particular

concern are single female-headed households with children, as this group tends to have lower incomes and high dependency on social services. The U.S. Census provides household information regarding single female-headed households with children under the age of 18. Children living in female-headed households are more likely than others to live below the poverty level. Single mothers have a greater risk of falling into poverty than single fathers, due to such factors as the wage gap between men and women, limited training, required education for higher-wage jobs, and inadequate child support. According to the United States Bureau of Labor Statistics, in 2011, California women who were full-time wage and salary workers had median weekly earnings of \$751 or 89.9 percent of the \$835 median weekly earnings for their male counterparts.

As shown in Table E-31, of the 13,548, households in 2010, females headed 19.6 percent of the City’s households. Further examination shows that 34.9 percent had children under 18, and 1.7 percent had no children under the age of 18. Table E-31 shows that of the 7.8 percent of Woodland’s families living below the poverty level, 45.2 percent are female-headed households.

Table E-31: Female-Headed Households

<i>Householder Type</i>	<i>Number</i>	<i>Percent</i>	<i>Percent Change from 2000-2010</i>
Total Households	13,548	100%	10.3%
Total Female-Headed Householders	2,649	19.6% of total families	22.2%
Female Heads with Children under 18	1,804	68.8% of female headed families	34.9%
Female Heads without Children under 18	845	31.9% of female headed families	1.7%
Total Families Under the Poverty Level		7.8% of total families	
Female-Headed Households Under the Poverty Level		20.8% of total below poverty	
Female-Headed Households Under the Poverty Level with children under 18		24.4% of total below poverty	

Note: All percentages have been rounded.

Source: SACOG Housing Element Data Profiles Dec 2012 (Tables 32 and 33)

Historically, mothers receiving welfare benefits have been unable to rent decent housing in the private market. As of 2013, a CalWORKS (formally known as Aid for Dependent Children [AFDC]) family, which receives \$725 (family of 4) per month, is not able to afford the 2013 Fair Market Rent of \$850 for a 2 bedroom apartment in Woodland.

The housing need for this special needs group is also demonstrated by the fact that as of March 2013, 460 households in Woodland were receiving rental assistance from the Housing Choice Voucher Program (formerly known as Section 8). Although Yolo County Housing (YCH) does not track recipients by gender, the agency reported that the larger percentage of this total is received by female-headed households. YCH administers affordable housing programs for Woodland, Winters, West Sacramento, Davis, and unincorporated communities in Yolo County, which are funded by HUD. The program subsidy pays the difference between 30% - 40% of income at initial move-in.

YCH owns and operates three affordable housing developments in Woodland: Yolano Village (60 units) Donnelly Circle (72 units), Cottonwood Meadows (48 units), and Crosswood Apartments (47 units). YCH also owns and operates 4 transitional housing units. As of April 24, 2013, there were 3,060 households on the waiting list for Yolano-Donnelly units.

The difficulty that female heads of households encounter in obtaining affordable housing has often led to homelessness for both them and their children (see Table E-32, below). The Yolo County Homeless and Poverty Action Coalition (HPAC) conducted a biannual count of the homeless in Woodland in January 2013 and reported 186 people to be homeless, including 45 women and 39 children.

The housing needs of female-headed households are similar to those of other groups, although these households are more likely to have lower incomes or to live in poverty. The City's programs to construct, rehabilitate, and preserve affordable housing, as well as programs supporting emergency shelters and homeless services address many of the needs of female-headed households.

Homeless Persons

Table E-32 shows the estimated homeless population in Yolo County from the 2013 Yolo County Homeless Census, including the number of chronic homeless, homeless veterans, and homeless families with children.

Table E-32: 2013 Homeless Census

	<i>Sheltered</i>	<i>Unsheltered</i>	<i>Total</i>	<i>Chronic Homeless</i>	<i>Veterans</i>	<i>Persons in Households with children</i>
Woodland	146	40	186	16	18	60
Yolo County Total	276	198	474	134	44	129

Source: Yolo County Homeless Census Data Report 2013

The current federal definition of a chronically homeless person does not include persons in families. Many service providers believe that the definition should be expanded to include persons that meet the other conditions of chronic homelessness but are part of a family unit. These family members may face many of the same challenges as single individuals, while also dealing with family maintenance issues.

The City of Woodland recognizes the needs of the homeless population and is committed to the countywide 10-year plan to end homelessness. The adopted plan is called *One at a Time: Ending and Preventing Homelessness in Yolo County (2010-2020)*. Local Ten-Year Plans to End Homelessness are encouraged by the U.S. Interagency Council on Homelessness and are results-oriented plans that incorporate cost-benefit analyses, prevention, housing and services innovations, and best practices.

Six Key Action Steps in the Ten-Year Plan are:

- Create and expand Housing Resource Centers in each City to improve system coordination, reduce duplication, and increase access to available services, housing, and homeless services.
- Identify and access funding for extremely affordable permanent housing and services to access and maintain housing.
- Increase availability and access to mental health and substance use services.
- Make transportation assistance available to improve access to services and employment opportunities.
- Create or assign a staff position to support plan implementation and move the plan forward.
- Maximize use of the Homeless Management Information System (HMIS) to collect and analyze data on homelessness and program outcomes and to facilitate inter-agency case management and information sharing and to increase efficiency.

The City of Woodland supports and funds (when possible) an array of special services for the homeless. The City participates in the countywide Homeless Coordination Project that provides services to the homeless in Yolo County. The Project includes Homeless Coordination and the Cold Weather Shelter. The intent of the Homeless Coordination Project is to improve and expand services to the homeless and very low-income individuals, increase funding for local agencies serving these individuals, and increase the efficiency with which grant funds are obtained and managed. The Cold Weather Shelter provides shelter to homeless individuals during the four coldest months (120 nights) from November through February. There are beds for 24 persons each night and provisions for overflow. The City of Woodland provides funding for the shelter.

The City amended the East Street Corridor Specific Plan in March 2013 to add emergency shelters as permitted uses in Areas C and E. In these two zones alone (Areas E and C), there are six vacant parcels and 10 vacant and substantially underutilized parcels (where at least 80% of the site, or two acres, is undeveloped). There is more than seven acres of vacant land available in these Specific Plan zones (7.017 acres) and almost 13 acres of substantially underutilized land (12.88 acres). In addition, the City amended its zoning code to include emergency shelters as a conditional use in the Multiple Family Residential (R-M) Zone. These parcels have no significant environmental or infrastructure constraints that would impede their use for homeless shelters and supportive service facilities.

Based on the estimated number of homeless persons in Woodland (see Table E-32, previous page), the acreage available to accommodate homeless facilities is more than adequate to meet the City's unsheltered homeless needs.

City of Woodland's programs for homeless services include the following:

Yolo Wayfarer Center (Cold weather shelter services): The singles' shelter program provides 14 transitional beds and 30 beds for residential treatment. The family shelter program provides 10 apartments, 4 three-bedroom duplexes, and a 5-bedroom women's house.

Walnut House: This program, operated by the Woodland Youth Services, provides shelter services to females ages 12 through 21 that are in the foster care system and also for AB12 non-minor dependents who are disabled or temporarily homeless after being abandoned, neglected, or abused. The home is licensed for 6 residents. Due to the current budget constraints, the City is unable to commit funding to this program as it had in the past.

Shelter Home: This program is also operated by the Woodland Youth Services and provides shelter services to male children ages 12 through 21 that are in the foster care system and also for AB12 non-minor dependents who are disabled or temporarily homeless after being abandoned, neglected, or abused. The home is licensed for 10 residents. Due to the current budget constraints, the City is unable to commit funding to this program as it had in the past.

Short Term Emergency Aid Committee (STEAC): This non-profit organization provides assistance to low-income families with moving into long-term housing by paying first month's rent, assisting with utility costs, food and/or clothing throughout Yolo County

Countywide Homeless Coordinator: The City provides funds annually to support the activities of the Homeless Coordinator. Through 2012 to 2013, the City continued to contract for the services of Yolo County's Homeless Coordinator.

The City implements programs 2.A.14, 2.A.14, and 2.A.15 to provide emergency shelter services, fund transitional and special needs housing for homeless residents, and support the services of Yolo County's Homeless Coordinator.

PROJECTED HOUSING NEEDS

Regional Fair Description of Criteria for Identifying Housing Sites

Share Allocation

The Sacramento Area Council of Governments (SACOG) issued its Final Regional Housing Needs Plan (RHNP) and Regional Housing Needs Allocations (RHNA) on September 20, 2012 for the Housing Element compliance period of January 1, 2013 through October 31, 2021. The RHNP is part of a State-wide mandate to address housing issues that are related to future growth in the SACOG region, and is required by State law. The RHNP allocates to cities and counties their "fair share" of the region's projected housing needs by household income group over the planning period of each jurisdiction's housing element.

The core of the RHNP is a series of tables which indicate for each jurisdiction the distribution of housing needs (RHNA) for each of four household income groups, and the projected new housing unit targets by income group for the ending date of the plan. These units are considered the basic new construction need to be addressed by individual city and county housing elements. The allocations are intended to be used by jurisdictions when updating their housing elements as the basis for assuring that adequate sites and zoning are available to accommodate at least the number of units allocated.

The total number of units allocated to each jurisdiction for the 2013-2021 planning period is derived from regional allocations based on population forecasts produced by the California Department of Finance. SACOG also took each jurisdiction's draft percentage share of growth

forecasted in the Metropolitan Transportation Plan (MTP) adopted on April 19, 2012 and multiplied that percentage by the overall regional housing needs determination provided by HCD.

As shown in Table E-33, SACOG allocated Woodland a total of 1,877 housing units for the 8-year planning period between January 1, 2013 and October 31, 2021. The allocation is equivalent to an average yearly need of 235 housing units. While the RHNA does not include an allocation for extremely low, Government Code Section 65583(a)(1) requires that a jurisdiction’s housing element include a calculation on the subset of extremely low income (ELI) households either using existing data or presume that 50 percent of the very low income (VLI) households qualify as ELI households. The City has calculated its ELI at 195 units or half of the VLI.

The City of Woodland must demonstrate that it can accommodate a total of 1,877 new housing units by October 2021.

Table E-33: Woodland Regional Housing Needs Allocations (RHNA) by Income, 2013-2021

Total	Extremely Low (ELI)*	Very Low* (VLI)	Low (LI)	Moderate	Above Moderate	Combined Lower Income (ELI, VLI, and LI)
1,877	195	195	274	349	864	664
100%	10.4%	10.4%	14.6%	18.6%	46.0%	35.4%

* The very low income housing need allocation provided by SACOG was 380 units, and the City has chosen to distribute 50 percent of this total into the extremely low income category.

Source: Sacramento Area Council of Governments (SACOG), 2013-2021 Final Regional Housing Needs Allocations

Since the Housing Element planning period starts on January 1, 2013, the City may count housing constructed beginning January 1, 2013, or housing approved for construction as of that date, toward its RHNA for this planning period. For the period of January – March 2013, the City issued building permits for the construction of 30 single-family homes ranging in price from \$177,278 - 319,911, including homes set aside for purchase by lower-income households pursuant to the City’s Affordable Housing Ordinance (6A). In addition, in 2015, the first phase of the Spring Lake Sacramento Mutual Housing project was completed, which resulted in a total of 62 units – 45 reserved for very low-income households and 16 for low-income households (with 1 manager’s unit). In total, the City issued 159 building permits for housing citywide in 2013, with 144 in the Spring Lake Specific Plan Area; 128 citywide in 2014, with 122 of these in the Spring Lake Specific Plan Area; 152 citywide in 2015, with 141 of these in the Spring Lake Specific Plan Area; and through June 30th, 149 citywide in 2016, with 146 in the Spring Lake Specific Plan Area.

Units At-Risk of Conversion

Assisted Rental Housing Eligible for Conversion

California housing element law requires jurisdictions to include a study of all low-income housing units, which may at some future time be lost due to the expiration of affordability restrictions. The law requires that the analysis and study cover a 10-year period, and be divided into two periods, coinciding with updates of the housing element. There are three general cases that can result in the conversion of public assisted units:

- Prepayment of HUD Mortgages: Section 221(d) (3), Section 202, and Section 236 — Section 221 (d) (3) is a privately owned project where HUD provides either below-market interest rate loans or market-rate loans with a subsidy to the tenants. With Section 236 assistance, HUD provides financing to the owner to reduce the costs for tenants by paying most of the interest on a market rate mortgage. Additional rental subsidy may be provided to the tenant. Section 202 assistance provides a direct loan to non-profit organizations for project development and rent subsidy for low-income elderly tenants. It also provides assistance for the development of units for physically handicapped, developmentally disabled, and chronically mentally ill residents.
- Opt-outs and Expirations of Project-Based Section 8 Contracts — Section 8 is a federally funded program that provides subsidies to the owner of a pre-qualified project. Subsidies make up differences between what the tenants are able to pay, and the actual cost of contract rent. Opt-outs occur when the owner of the project decides to opt-out of a contract with HUD by pre-paying any remaining mortgage. Usually the likelihood of opt-outs increases as market rents exceed contract rents.
- Other — Expiration of the low-income use period of various financing sources which may include one or more of the following: Low-income Housing Tax Credit (LIHTC), bond financing, density bonuses, California Housing Finance Agency (CALHFA), Community Development Block Grant (CDBG), and HOME funds. Generally, bond-financing properties expire according to a qualified project period or when the bonds mature. The qualified project period in the City's bond financed multi-family properties is 15 years. Density bonus units expire in 30 years, depending on the level of incentives. No density bonus property was found with a 10-year affordability term. Also, properties that were funded through the City of Woodland's redevelopment agency required an affordability term of 45 years for owner-occupied or 55 years for rental properties.

Table E-34 lists all government assisted rental properties in the City. Generally, the inventory consists of HUD, the City of Woodland, and Yolo County multi-family bonds and density bonus properties. Target levels include the very low- and low-income groups. A total of 1,488 assisted housing units were identified in Woodland. Table E-34 contains the total number of units in each building, the number that are subsidized, and the source of the information by address. The inventory was compiled from federal, state, and jurisdiction information.

As a part of the work for SACOG's HUD grant, SACOG staff compiled information from a number of sources to build an inventory of public housing units and affordable rentals built with some form of public subsidy in each jurisdiction.

SACOG staff also compiled information obtained from the California Housing Partnership Corporation on subsidized rental housing at risk of conversion to market rate and made that data available on January 18, 2013. Three projects, Greenery, Crosswood Apartments and Cherry Glen, were, initially, identified as "moderate" or "very high" risk. YCH staff states it has successfully preserved Crosswood Apartments and that Cherry Glen is being preserved by another party, so neither project is considered at risk. Greenery has been preserved with the use Tax Credits and LMSA funding. Another project, New Dimensions, is considered low-risk because it is owned and managed by the nonprofit Community Housing Opportunities Corporation of Fairfield and is dedicated to maintaining the affordability of the project.

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Table E-34: Assisted Housing*Assisted Rental Units*

<i>Project Name</i>	<i>Address</i>	<i>Owner/Contact</i>	<i>Total Units</i>	<i>Total Assisted Units</i>	<i>Type</i>	<i>Expiration Date- Restrictive Clause Expiration Date</i>	<i>Subsidy</i>	<i>Type of Conversion Risk</i>
Cherry Glen	762 W Lincoln Avenue		44	44	Family	Preserved ¹	HHFA Tax-Exempt Bonds, 8 NC, Deferred Developer Fee	Not-At-Risk
Crosswood Apartments	646 3rd Street	YCH	48	48	Family	Preserved ²	HUD Section 236 Section 8	Not-At-Risk
Hotel Woodland Apartments	436 Main Street	Community Housing Opportunities (CHOC)	76	76	Individuals/ Couples	--	RDA, CDBG, LIHTC Tax Credits	Not At-Risk
The Greenery	505 W. Cross Street	AF Evans	95	95	Family	Preserved	Tax Credits LMSA	Not At-Risk
Terracina Spring Lake Family Apartments		USA Properties/ USA Multi-Family Management	156	156	Family	--	LIHTC HOME	Not At-Risk
Heritage Oaks	186 Muir Street		120	120	Family	--	Tax-Exempt Bonds LIHTC	Not At-Risk
Eaglewood Apartments	1975 Maxwell Ave	American Property Development	156	40	Family	--	Density Bonus	Not At-Risk
Skylark Apartments	--	--	29	7	Family	--	--	Not At-Risk
Sycamore Point Apartments	521 Pioneer Ave	--	136	135	Family (Section 8 available)	--	Density bonus, LIHTC Tax Credits and HOME	Not At-Risk

Table E-34: Assisted Housing

<i>Assisted Rental Units</i>								
<i>Project Name</i>	<i>Address</i>	<i>Owner/Contact</i>	<i>Total Units</i>	<i>Total Assisted Units</i>	<i>Type</i>	<i>Expiration Date- Restrictive Clause Expiration Date</i>	<i>Subsidy</i>	<i>Type of Conversion Risk</i>
Woodmark Apartments	7000 Kincheloe Court	--	173	171	Family	--	Tax Credits	Not At-Risk
925 North Street	925 North Street	Development Assistance Corp. (DAC)	7	7	Family	--	CDBG, LIHTC Tax Credits Tax-Exempt Bonds	Not At-Risk
Summertree Apartments	555 Community Lane	--	93	91	Disabled	2011	SEC 8 NC	Not At-Risk
Fair Plaza East Senior Apartments	35 West Clover Street	USA Properties	68	67	Senior	--	CALHFA HELP, Bonds, LIHTC Tax Credits	Not At-Risk
Lincoln Gardens	800 West Lincoln Avenue	PCC Properties	86	32	Senior	2012	Tax-Exempt Bonds, Density Bonus Section 8	Not At-Risk
Cottonwood Meadows	120 N. Cottonwood Street	New Hope CDC (YCH)	47	14	Senior	--	State RHCP	Not At-Risk
Courtside Towers/Village	320 West Court Street	--	102	102	Senior (Section 8)	--	Density bonus	Not At-Risk
Acacia Glen Senior Apartments	615 Acacia Way	--	41	8	Senior	--	--	Not At-Risk
Fowler Commons	135 Third Street	--	5	5	Senior	--	In perpetuity	Not At-Risk
Summer House Inc. Project		--	3	3	Persons with Disabilities	--	CDBG	Not At-Risk

Table E-34: Assisted Housing*Assisted Rental Units*

<i>Project Name</i>	<i>Address</i>	<i>Owner/Contact</i>	<i>Total Units</i>	<i>Total Assisted Units</i>	<i>Type</i>	<i>Expiration Date- Restrictive Clause Expiration Date</i>	<i>Subsidy</i>	<i>Type of Conversion Risk</i>
New Dimensions	580 Kentucky Avenue	--	15	15	Persons with Disabilities	10/31/2012 ³	PRAC/811	Low Risk
Stella Senior Apartments – 25 West Lincoln Avenue	--	--	24	24	Senior	--	--	Not At Risk
Leisureville Mobile Home Park	1313 E Gibson Road	Resident-owned	150	76	Senior	--	CDBG/ HOME	Not At-Risk
Casa Del Sol Mobilehome Park	709 East Street	CHOC	156	156	Family	--	HCD MPROP, HELP funds Tax-Exempt Bonds CalHOME, Serna, CalHFA, AWHHP, RDA, CDBG	Not At-Risk
Rochdale Grange	2090 Heritage Parkway	Rochdale Grange, L.P.	44	43 (7 Accessible Units)	Family	2065	LITHC, HOME, AHP	Not At-Risk
Yolano Village	0 Lemen Ave	Yolo County Housing	60	60	Family		Public Housing	Not At Risk
Donnelly Circle	0 Lemen Ave	Yolo County Housing	72	72	Family		Public Housing	Not At Risk

Source: ¹ Conversation with YCH, specific data was not yet available or was unattainable.

² YCH is new owner

³ SACOG January 18, 2013 Data on SACOG Region-Preservation Units lists a Low Risk Level

To address subsidized housing units that may be at risk in the future, the City will keep its program that implements the following: monitoring of at-risk units, ensuring compliance with noticing requirements, establish partnerships with entities qualified to acquire and manage at-risk units, and provide assistance and education to tenants. Further, the City of Woodland is strongly committed to the preservation of affordable housing units and therefore has identified the following resources in an effort to save such at-risk units.

The City has had two rehabilitation projects with affordability covenants since adoption of the 2013 Housing Element. Cherry Glen Apartments would have expired in 2014 and was renewed for 55 years to provide 5 extremely low-income units, 20 very low-income units, and 18 low-income units. Crosswood Apartments was also at risk of converting, but recorded a new 55-year covenant in 2015 to provide 5 extremely low-income units, 31 very low-income units, and 11 low-income units.

Efforts by the City to retain low-income housing must be able to draw upon two basic types of preservation resources that include organizational and financial assistance. Qualified non-profit and for-profit entities need to be made aware of the possibilities of units becoming at-risk. Groups with whom the City has an ongoing association are the logical entities for future participation. There are several non-profit and for-profit organizations active in the Yolo County region and other areas that have the managerial capacity to own and manage affordable housing. These groups have expressed an interest in being notified when assisted rental housing becomes available. In addition to YCH and its subsidiary New Hope CDC, Table E-35 lists 12 additional non-profit and 13 for-profit organizations that are or have been interested in affordable rental housing in Woodland.

Table E-35: Non-Profit and For-Profit Housing Organizations Interested in Acquiring At-Risk Rental Housing

<i>Name</i>	<i>Address</i>	<i>City</i>
Non-Profit		
ACLC, Inc.	42 N. Sutter St., Suite 206	Stockton
C. Sandidge and Associates	143 Scotts Valley	Hercules
Christian Church Homes of Northern California, Inc.	303 Hegenberger Road, Suite 201	Oakland
Community Housing Opportunities Corporation	5030 Business Center Drive, Suite 260	Fairfield
Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael
Jamboree Housing Corporation	17701 Cowan Ave, Suite 200	Irvine
Mercy Housing California	3120 Freeboard Drive, Suite 202	West Sacramento
Nehemiah Progressive Housing Development Corp.	1851 Heritage Lane, Suite 201	Sacramento
Mutual Housing California	8001 Fruitridge Road, Suite A	Sacramento
Senior Housing Foundation	1788 Indian Wells Way	Clayton
Solano Affordable Housing Foundation	2400 Hillborn Rd, Lower Level	Fairfield

Table E-35: Non-Profit and For-Profit Housing Organizations Interested in Acquiring At-Risk Rental Housing

<i>Name</i>	<i>Address</i>	<i>City</i>
For-Profit		
Gala Construction	269 Technology Way, Suite B1	Rocklin
Neighborhood Partners	516 Rutgers Drive	Davis
Pacific Housing, Inc.	1801 L Street, Suite 245	Sacramento
Pacific West Builders	8700 Technology Way	Reno, Nevada
St. Anton Partners	1801 I Street, Suite 202	Sacramento
Simpson Housing Solutions	320 Golden Shore, Suite 200	Long Beach
USA Properties Fund	2440 Professional Drive	Roseville
Wasatch Advantage Group	26522 La Alameda, Suite 260	Mission Viejo
Cyrus Youssefi	1001 Sixth St. Suite 200	Sacramento

Source: City of Woodland, 2013. HCD, September 2008.

Strategies to Retain Affordable Units. The following is a list of potential financial resources considered a part of the City's overall financial plan to deal with retaining affordable units. The number and availability of programs to assist cities and counties toward increasing and improving their affordable housing stock is limited, and public funding for new projects is unpredictable. Listed below are some federal, state, and local programs.

- **City Funds Deferred Fee and Developer Pass:** The City Funds Deferred Fee and Developer Pass is a program run by the City. The City has deferred the payment of a portion of City development fees for a number of affordable housing projects. The City collects an affordable housing fee for each single-family, market-rate unit in the Spring Lake Specific Plan Area. The funds collected are used to support affordable housing projects. The City on a case-by-case basis has approved the payment of affordable housing in-lieu fees and used these funds to support multi-family affordable housing development.
- **HOME Program:** HOME funds are made available to the City of Woodland on an annual competitive basis. These funds help make it possible to develop and support affordable rental housing and home ownership assistance. Activities include acquisition, rehabilitation, construction, and rental assistance. The City of Woodland has primarily used HOME funds for first-time homebuyers (down payment assistance) and new construction of multi-family projects. HOME funds may be used also for owner-occupied rehabilitation and acquisition/rehabilitation of multi-family projects.
- **Housing Enabled by Local Partnerships (HELP):** HELP funds are made available to the City of Woodland as an unsecured loan from CalHFA for up to 10 years at a simple interest per annum, and carry minimal restrictions and conditions. HELP funds are intended to help the City address its unmet affordable housing needs. The City has received HELP loans for three multi-family projects: Casa Del Sol Mobile Home Park, Heritage Oaks, and Fair Plaza East Senior Apartments.

- Tax Credit Allocation Committee (TCAC): TCAC funds are made available from federal tax credits to the City of Woodland.
- YCH: The YCH administers the Housing Choice Voucher Program (HCV) that is formerly known as Section 8 Rental Assistance. This is a federally funded rental assistance program for low-income families. Very low-income persons and/or families are defined as having income at or below 50% of the area median income as established by HUD. The program's primary purpose is to provide rental assistance to very low-income families for affordable, decent, safe, and sanitary housing. Recipients of the assistance receive a voucher, either a project-based voucher tied by contract to a particular unit, or to rent homes in the private market, or to assist with mortgage payments. The voucher covers a portion of the rent (or mortgage) and the tenant is expected to pay the balance. The tenant's share of the rent is an affordable percentage of their income, which is generally between 30% to 40% of the monthly income for rent and utilities. The program is based on income. As of April, 2013, 460 households in Woodland were receiving rental assistance from this program.

As previously mentioned, with the dissolution of the Redevelopment Agency in 2012, Woodland lost its ability to set aside 20% of the gross tax increment revenues into a low- to moderate- income housing fund for its affordable housing activities. Projects that were funding before the elimination of the RDA included \$67,000 toward the acquisition/rehabilitation of the Fair Plaza East Senior Apartments.

The City Council allocates Community Development Block Grant (CDBG) entitlements funds on an annual basis. Funding allocations during the period of FY 2008-2009 through 2012-2013 have included the City's First Time Homebuyer Assistance Program, a foreclosure prevention project with Legal Services of Northern California (LSNC), the City's CDBG Owner-Occupied Rehabilitation Program, the Fair Housing Hotline operated by LSNC (multiple funding years), the Yolo Wayfarer Center emergency shelter (multiple funding years), New Dimensions Supportive Housing for mentally ill adults (multiple funding years), the Sexual Assault and Domestic Violence Center emergency shelter (multiple funding years), Short Term Emergency Aid Committee (homeless prevention), Yolo County Care Continuum's supportive housing rehabilitation (mentally ill adults), Habitat for Humanity Yolo County's Heidrick Ranch Duplex Build (payment of development fees), Summer House Accessible Entrance (developmentally disabled adults), Playgrounds at Yolano Village, the TANA Art Center, and ADA improvements at Cottonwood Meadows.

E.3 Resource Inventory

AVAILABILITY OF LAND AND SERVICES

Inventory of Regulatory Requirements and Incentives

General Plan Designation and Zoning

Table E-36 shows the General Plan land use designations that allow residential development. These eight designations permit a range of residential development types from Rural Residential development (density of up to two units per acre) up to High Density Residential

(density of 16 to 25 units per acre). The Central Commercial designation also allows residential units above the ground floor at 5 to 12 units per acre.

Table E-36: 2002 General Plan Land Use Designations Permitting Residential Development (Prior to 2035 Update)

General Plan Designation		Residential Use	Density Range	Corresponding Zoning Districts
Rural Residential	RR	Single family detached homes, second units.	0-2.0 units/ gross acre	Used outside city limits
Very Low Density Residential	VLDR	Single family detached homes, second units.	1.0-4.0 units/ gross acre	Used in the R-3 Land Use Category in the Spring Lake Specific Plan Area
Low Density Residential	LDR	Single family detached and attached homes, second units.	3.0-8.0 units/ gross acre	R-1 R-2
Neighborhood Preservation	NP	Single family detached and attached homes, duplexes, existing triplexes and fourplexes, existing multi-family units.	3.0-8.0 units/ gross acre	N-P
Medium-Low Density Residential	MLDR	Single family detached and attached homes, second units.	5.0-12.0 units/ gross acre	R-1 R-2
Medium Density Residential	MDR	Single family detached and attached homes, duplexes, triplexes and fourplexes, multi-family units, group quarters, mobilehome parks.	8.0-15.0 units/ gross acre	R-2 R-M
High Density Residential	HDR	Triplexes, fourplexes, multi-family units, group quarters, mobilehome parks.	16.0 to 25.0 units/gross acre	R-M
Planned Neighborhood	PN	Single family detached and attached homes and multi-family units.	1.0-25.0 units/ gross acre. Overall average residential density shall not exceed 7.0 units/ gross acre	Replaced with primary land use designation prior to annexation.
Central Commercial	CC	Residential units above the ground floor.	5.0-12.0 units/ gross acre	C-2

Source: City of Woodland General Plan.

As shown in Table E-37 below, there are four residential zoning districts in Woodland. The table shows the residential uses permitted in each district, as well as the minimum lot sizes for each district.

Table E-37: Residential Zoning Districts

<i>Zoning District</i>		<i>Residential Uses Permitted</i>	<i>Minimum Lot Area</i>
Single Family Residential	R-1	Single family dwellings, second attached residential unit, duplexes on corner lots, mobilehome parks.	6,000 sq. ft. – corner lot (single-family (SF)) 5,000 sq. ft. – interior lot (SF) 7,000 sq. ft. – corner lot (duplex) coverage: 50%
Duplex Residential	R-2	Single family dwellings, duplexes, mobilehome parks.	6,000 sq. ft. – corner lot (SF) 5,000 sq. ft. – interior lot (SF) 7,000 sq. ft. – corner lot (duplex) 6,000 sq. ft. – interior lot (duplex) coverage: 50%
Neighborhood Preservation	N-P	Single family dwellings, duplexes, mobilehome parks, existing apartments and multiple family dwellings.	6,000 sq. ft. – corner lot (SF) 5,000 sq. ft. – interior lot (SF) 7,000 sq. ft. – corner lot (duplex) 6,000 sq. ft. – interior lot (duplex) coverage: 50%
Multiple Family Residential	R-M	Single family dwellings, duplexes, apartments, multiple family dwellings and mobile home parks.	6,000 sq. ft.= lot area 1,500 sq. ft. max. lot area per dwelling unit 4,000 sq. ft. min. lot area per dwelling unit coverage: 50%

Source: City of Woodland Zoning Ordinance.

Survey of Available Land

In 2012, the Sacramento Area Council of Governments (SACOG) Board approved the 2013-2021 Regional Housing Needs Plan (RHNP). Woodland was assigned a portion of the regional housing need for a total of 1,877 new housing units distributed in the following household income groups:

- 390 very low-income units,
- 274 low-income units,
- 349 moderate-income units, and
- 864 above moderate-income units,

Housing element law requires an inventory of land suitable for residential development (Government Code Section 65583[a][3]). An important purpose of this inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to accommodate the needs of all household income levels.

This section provides an analysis of the land available within the City of Woodland for residential development. In addition to assessing the quantity of land available to accommodate the City’s total housing needs, this section also considers the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs.

Description of Criteria for Identifying Housing Sites

The City identified vacant and potentially redevelopable land that could accommodate residential development within Woodland’s City Limits (see Figures E-1 and E-2).

All identified developable land designated for residential use (all residential land use designations in the General Plan) is available for residential development. Additionally, land within the Central Commercial (CC) designation is available for residential development. The General Plan permits residential uses above the ground floor in the CC designation. The Zoning Ordinance also permits single-family dwellings, duplexes, and multi-family units in the C-2 district (General Commercial Zone), which implements the General Commercial (GC) designation, with a use permit. A conditional use permit is required in C-2 and C-3 zoning district for most residential use types except single-family developments and duplexes, which require a Zoning Administrator permit.¹

Inventory of Vacant and Underdeveloped Sites

Table E-38 provides a summary of estimated developable land within the City limits. Also shown are the residential density ranges for each designation and the holding capacity for residential units based on 80% of the maximum density for each designation (and 100% for the Spring Lake Specific Plan). The table breaks down the developable land into two categories: (1) vacant parcels and (2) underutilized parcels that are considered “redevelopable” for residential development.²

All of the sites identified in this initial assessment are within the City limits and served by backbone infrastructure for water, sewer, roads, and drainage, and are not hazardous materials sites or in the 100-year floodplain. Basic municipal services such as police and fire are also available in all of these areas.

As shown in the table, there is a total theoretical holding capacity of 2,925 units, not including residential units that can be developed within the C-2 and C-3 Zones with a conditional use permit.

Residential yield was estimated at 80% of the allowable density, except within the Spring Lake Specific Plan Area. The capacity estimates for the Spring Lake Specific Plan Area use the assumption of 100% of the allowable density. This is based on recent history for multi-family projects in Woodland (which has been an average of 103 percent of the allowable density). This is also based on the Spring Lake Financing Plan, which requires residential projects to be

¹ Please refer to the Zoning Ordinance, which is available online, for more details: <http://www.cityofwoodland.org/civica/filebank/blobdload.asp?BlobID=6143>.

² For the Medium Density Residential General Plan land use designation and R-2 zoning, the City reduced the assumed capacity by four units compared to the 2013 Housing Element to reflect a more conservative view of available sites with this designation/zoning. Similarly, for the Neighborhood Preservation General Plan land use designation and N-P zoning, the City reduced the assumed capacity by two units, as compared with the 2013 Housing Element.

developed at 100 percent of the allowable density (maximum density) or pay the difference in fees between maximum density and the actual developed density.

Table E-38: Residential Capacity by General Plan Designation and Zoning District

<i>GP Designation</i>	<i>LU²</i>	<i>Zone (2)</i>	<i>Maximum Density (Units/Acre)</i>	<i>Vacant Acreage</i>	<i>Redevelopable Acreage</i>	<i>Total Acreage</i>	<i>Residential Holding Capacity (Units)¹</i>
Central Commercial	CC	CBD	12	0	0.18	0.18	2
East Street Corridor Specific Plan (ESCSP)	ESD	ESD	25	1.22	19.38	20.60	412
General Commercial	GC	C-2	n/a	7.73	9.09	16.83	0
High Density Residential	HDR	RM	25	3.22	1.82	5.04	101
Medium Density Residential	MDR	R-2	16	1.90	0	1.90	24
Medium-Low Density Residential	MLDR	R-1	12	0.68	0.59	1.27	12
Neighborhood Commercial	NC	C-1	n/a	0.46	0	0.46	0
Neighborhood Preservation	NP	N-P	8	0	0.59	0.59	4
Service Commercial	SC	C-3	n/a	0.51	0	0.51	0
Spring Lake Specific Plan ³	SLSP	R-25	25	13.5	n/a	13.5	338
Spring Lake Specific Plan	SLSP	R-20	20	4.2	n/a	4.2	83
Spring Lake Specific Plan	SLSP	R-15	15	23.3	n/a	23.3	349
Spring Lake Specific Plan	SLSP	R-8	8	81.2	n/a	81.2	577
Spring Lake Specific Plan	SLSP	R-5	5	119.1	n/a	119.1	595
Spring Lake Specific Plan	SLSP	R-4	4	57.3	n/a	57.3	229
Spring Lake Specific Plan	SLSP	R-3	3	66.2	n/a	66.2	199
Total				374.69	31.65	406.34	2,925

Note: Vacant/redevelopable parcels in all residential and commercial land use designations are included in this inventory. SLSP = Spring Lake Specific Plan.

- 1 Numbers for the Residential Holding Capacity have been rounded. The residential yield was calculated at 80% of maximum density except for the Spring Lake Specific Plan Area, which has developed at approximately 100% of the density allowed. The average density for recent multi-family projects in Woodland has been at 103% of the allowable density (Terracina- 156 units = 125% of density [R-20]; Rochdale - 44 units = 107% of density [R-15]; and Sacramento Mutual - 101 units = 80% [R-25]). For certain vacant properties within the Spring Lake Specific Plan, a tentative map has been approved, so the proposed density was used, rather than the density allowed by the Specific Plan. The total capacity for the R-25 zone does not include the additional 39 units that are approved for funding in the Spring Lake Mutual Housing Project, which are all income-restricted for very low-income and low-income households. This table also does not reflect lower-income housing capacity provided by a recent project approval. The City approved the Mercy Housing project not in the Spring Lake Specific Plan Area, approved near the intersection of Beemer and Cottonwood streets, in March of 2016. This approval changed the zoning from R-1 to HDR in order to 35 units will be for very low-income households, 44 units will be for low-income households, and 1 unit will be for an on-site manager.
- 2 Residential units are allowed within the C-2 and C-3 Zones with a conditional use permit. Since there are certain criteria and restrictions that must be met to obtain a use permit, the projected unit count was not included with this survey.
- 3 This total for the Spring Lake Specific Plan R-25 designation does not include the 5.14 acres that will provide 101 units in the Spring Lake Sacramento Mutual Housing project, the first phase of which has been completed, and which is accounted separately.

Density for Lower-Income Housing

The City of Woodland's highest-density residential zone districts (HDR and R-25) allow a density range of 16 to 25 units per acre and 20 to 25 units per acre, respectively. In cases where a city does not have residential sites zoned at 30 units per acre or more to meet their RHNA allocation for lower income households, State law allows alternative analysis of feasibility for construction of affordable units on sites zoned for less than 30 units per acre. The City recently approved three affordable housing developments at less than 30 units per acre: the Terracina at Spring Lake project (completed in 2007 at 25 units per acre), the Rochdale Grange apartments (completed in 2011 at 16 units per acre) and the Mutual at Spring Lake apartments (construction beginning this year at 20 units per acre). To date, 62 of the 101 units in the Spring Lake Mutual Housing project have been constructed and the final phase qualified for loan and rental assistance through the U.S. Department of Agriculture. Additional details for these projects are provided in Appendix D.

The average density of the Terracina at Spring Lake, Rochdale Grange, and Mutual at Spring Lake projects demonstrates that the City can accommodate housing affordable to lower income households at less than 30 units per acre, with per-unit gap financing of \$9,010 to \$90,909. With the exception of manager units, all units are restricted to low- or very low-income households. Based on this analysis, the City concludes that parcels zoned HDR, R-M, R-20, and R-25 can accommodate housing affordable to lower income households (based on the allowable densities).

A 2012 study of affordable housing projects in San Diego County constructed since 2009 provides additional evidence that constructing affordable housing is feasible at densities less than 30 units per acre. The report found that surface-parked garden-style apartments had the lowest financing gap when compared to lower-density townhomes and higher-density stacked flats. The overall median density of projects in the study was 22.1 units per acre.

Residential Development Capacity

As noted, although the C-2 and C-3 zones allow residential development with a conditional use or zoning administrator permit, they have been removed from the total estimate of the City's housing development capacity.

The City also reviewed project sizes for projects that included very low- and low-income units, which ranged from 10 units to 663 units. Although, based on the recent history of development proposals, it appears that relatively small projects could be viable in Woodland in infill contexts, certain sites were removed from further consideration to ensure that the inventory is realistic and conservative. The site with CBD zoning of 0.18 acre is not included in the sites inventory when calculating total development capacity for housing. The 41 vacant and underutilized sites with ESD zoning that are less than one acre were also removed from consideration. The 14 sites with R-M zoning of less than one acre in land area were also removed when calculating total development capacity for housing.

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Figure E-1: Vacant and Redevelopable Sites for Housing

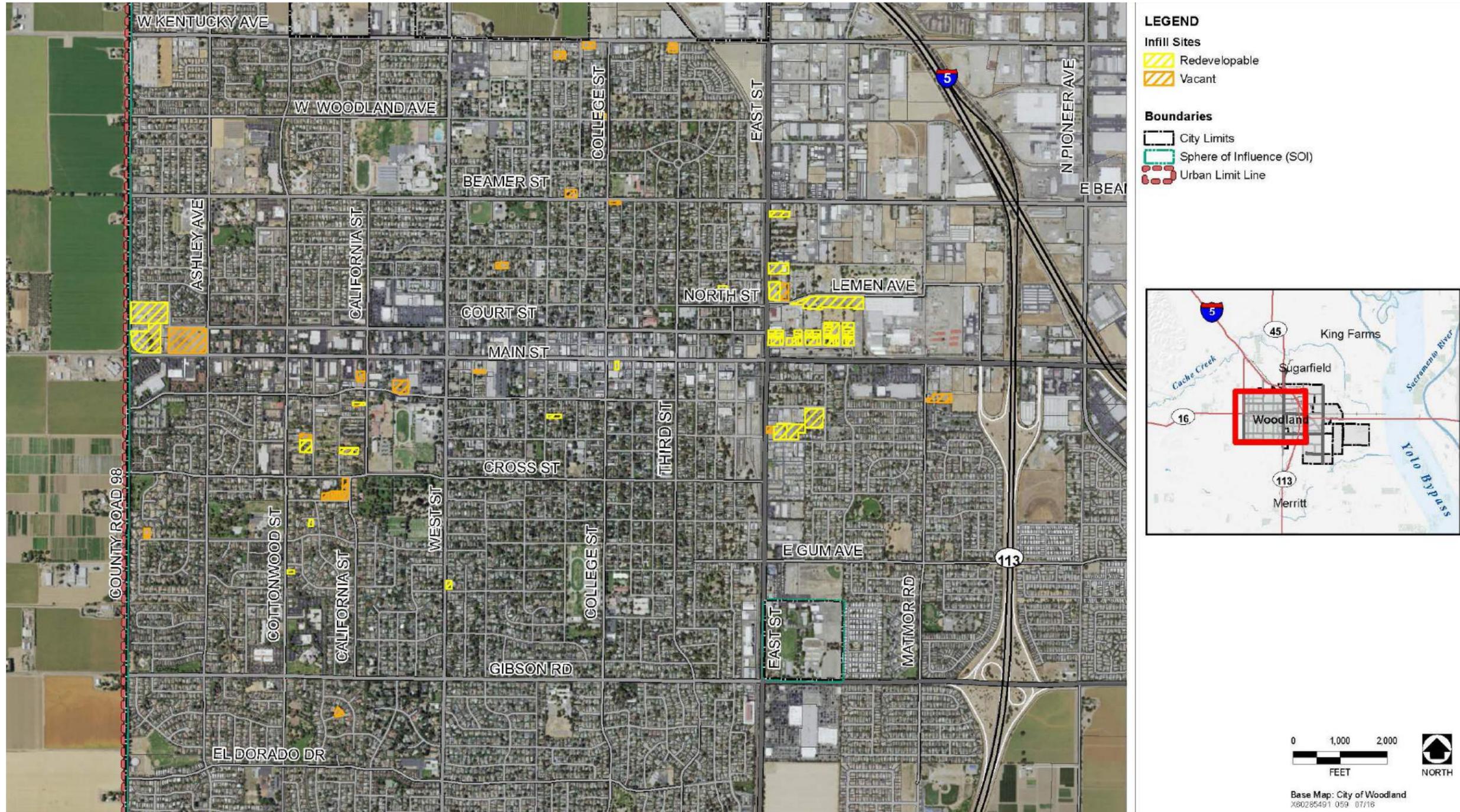
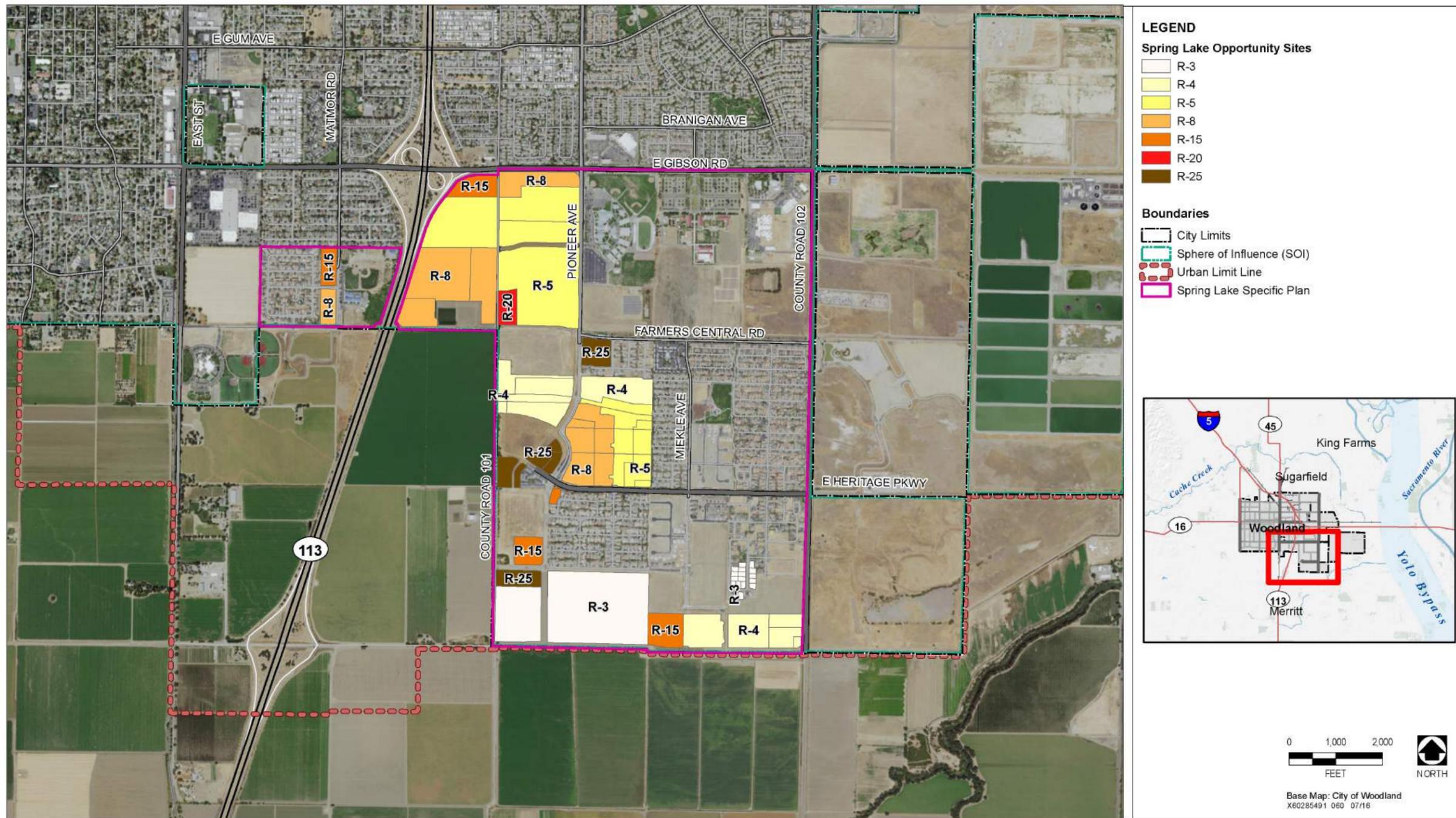


Figure E-2: Vacant and Redevelopable Sites for Housing, Spring Lake Specific Plan Area



Sites Inventory

Although the City has specifically examined opportunities to encourage infill development and reinvestment as a part of the 2035 General Plan Update, to provide a more conservative estimate for the purposes of the Housing Element, the parcels identified as “redevelopable” have been removed from the final estimate of housing development capacity.

Although theoretically, each of the parcels identified in Table 2-38 could be developed with housing at the highest densities allowed by the City’s zoning, in the case that either some of the parcels are not developed with housing during this planning period or some of the parcels are developed at lower densities, the City wanted to ensure that there were enough sites available to accommodate Woodland’s share of the RHNA. Table 2-38 represents the total housing development capacity and Table E-39 represents a reduced and summarized version of housing development capacity by income category.

The City conducted a comprehensive review of development standards and on-site improvement requirements, and other potential governmental constraints. As noted in the constraints section of this report, the City’s development standards, procedures, and fees do not pose undue constraints on the development of housing in Woodland.

The City assumes that the R-20 and R-25 zones provides lower-income housing opportunities (assuming a 50%-50% split between very low and low income) except where the income level is known, as in the case for the approved Spring Lake Sacramento Mutual project and the Mercy Housing project.³ The R-2 and Spring Lake Specific Plan R-15 zones provide moderate-income housing opportunities; and the R-1, N-P, and Spring Lake Specific Plan R-3, R-4, R-5, and R-8 zones provide above moderate-income housing opportunities. Although the R-M zone would also provide lower-income housing opportunities, the City did not include these sites in the sites inventory, in order to ensure a conservative inventory.

The City approved the Mercy Housing project, which is located near the intersection of Beemer and Cottonwood streets, in March of 2016. This approval changed the zoning from R-1 to HDR in order to 35 units will be for very low-income households, 44 units will be for low-income households, and 1 unit will be for an on-site manager.

Table E-39 takes into account the approved and partly constructed Spring Lake Mutual Housing project and the approved the Mercy Housing project. The table also takes into

³ The 2013 Housing Element identified a total of 21 acres and capacity of 433 units with the R-20 and R-25 designation within the Spring Lake Specific Plan Area, including 5 acres for the Spring Lake Sacramento Mutual Housing project site. The 2013 Housing Element split the total capacity of the R-20 and R-25 sites evenly between very low income and low income ($433/2 = 216.5$ in each category, rounded up to 217). As noted elsewhere, it is now known that the first phase of the Spring Lake Sacramento Mutual Housing project provides a total of 62 units – 45 reserved for very low-income households and 16 for low-income households (with 1 manager’s unit). The second phase will provide another 39 units, with 30 income-restricted for very low-income households, 8 for low-income households, and 1 manager’s unit. The total number of units has not changed for this project as compared to the assumptions in the 2013 Housing Element, but instead of dividing the 101 units up equally between very low-income and low-income units (50.5 in each category), the distribution is now: 75 very low-income units, 24 low-income units, and 2 manager’s units, conservatively assumed to be above moderate income.

account three rezonings in the Spring Lake Specific Plan Area and 452 units under construction in the Solara, Heidrick Ranch, Parkview, Heritage Remainder, Heritage Park, Hutchison Valley, and Spring Lake projects, assumed to be available to above moderate-income households. Table E-39 summarizes residential development capacity in Woodland compared to the City’s assigned housing need.

As shown, the City has demonstrated the capacity to accommodate a total of 3,040 dwelling units within the existing City limits during the planning period in the zoning districts that were included in this assessment. For very low-income households, the City has a shortfall of 73 units. Please see Program 2.A.2, which addresses the City’s redesignation/rezoning commitment. While production of units is the most critical element in the capacity analysis, ensuring that there are adequate sites will help facilitate housing unit production. With a shortfall of 73 very low-income units identified, the City has identified a target for rezoning of 5 acres to accommodate the shortfall. This acreage is based on the assumption that 5 acres, developing at 80% capacity, at 20 units per acre, would provide for approximately 80 units.

The City has a surplus of 1 unit for lower-income households. For moderate-income units, the City’s surplus is 33 units, while for above moderate-income households, the surplus is 1,202 units. Please refer to Tables A-1, A-2, and A-3 in the Appendix for more detail.

Table E-39: Residential Development Capacity

	Very Low	Low	Moderate	Above Moderate	Total
Total RHNA	390	274	349	864	1,877
2013 Housing Element Capacity	217	217	605	2,028	3,066
Sacramento Mutual Housing Project	+25	-26			
Mercy Housing Project	+35	+44			
Spring Lake Central Rezone	+40	+40	-125	-65	
Cal West Rezone (Spring Lake)			-84	+51	
Heritage Remainder Rezone (Spring Lake)			-14	+52	
2016 Housing Element Capacity	317	275	382	2,066	3,040
Surplus (Shortfall)	(73)	1	33	1,202	1,163

Note: The 2013 Housing Element presented rounded numbers that for higher-density sites in the Spring Lake Specific Plan, tending to underestimate slightly the actual capacity. For example, the R-25 site with APN 042-030-034-000 was previously identified as 4 acres in size, but is actually approximately 4.8 acres in size, which at 25 units per acre could accommodate approximately 120 higher-density units, instead of the 100 that were assumed. The R-20 site with the APN 042-580-002-000 had been assumed to be 4 acres, but is actually 4.167 acres and could accommodate approximately 83 units, rather than the 80 that had been assumed. The net change from these more accurate estimates of acreage is another 23.6 units or a net of +11.8 for very low income and +11.8 for low income. Acreages in parcel maps used in development can be slightly different from acreages calculated in GIS using digital outlines of parcels. Ultimately, the City has elected not to add acreage to the capacity based in the updated, more accurate GIS estimates. This provides a more conservative idea of the capacity for housing within the City (tending to underestimate somewhat the capacity).

Source: City of Woodland Community Development, 2013 and June 30, 2016.

In addition, although not counted in Table E-39, the City has had two rehabilitation projects with affordability covenants since adoption of the 2013 Housing Element. Cherry Glen Apartments would have expired in 2014 and was renewed for 55 years to provide 5 extremely low-income units, 20 very low-income units, and 18 low-income units. Crosswood Apartments was also at risk of converting, but recorded a new 55-year covenant in 2015 to provide 5 extremely low-income units, 31 very low-income units, and 11 low-income units.

2035 General Plan

A major focus of the 2035 General Plan is to provide a variety of housing opportunities, including higher-density housing. The General Plan Vision Statement emphasizes, “urban housing” options for the Downtown area, and “a variety of housing types to meet the needs for all generations and income levels.” The City’s vision is to “[e]ncourage and enable a mix of housing types and densities that will provide Woodland residents with access to a full range of housing opportunities, and enable the City to meet its fair share of the region’s housing need. The General Plan’s emphasis on higher-density infill development is reflected in revisions to the Land Use Diagram and allowable densities.

The 2035 General Plan’s new Corridor Mixed Use land use designation has a minimum density of 20 units per acre.⁴ This new designation allows up to 40 units per acre for residential development and a floor area ratio (FAR) of up to 3 for mixed-use projects (such as those that include both housing and another use). Assuming one-third of the square footage is non-residential use, an average unit size of 900 square feet, and that 30 percent of the residential square footage devoted to hallways, stairwells, and other non-occupied spaces, this FAR could provide an allowable density of up to 67 units per acre. For the Corridor Mixed Use designation, approximately 73 acres are currently zoned C-2, 40 acres are zoned ESD, 13 acres are zoned “I” (Industrial), 5 acres are zoned R-1, and 4 acres are zoned R-M. Compared to existing zoning, the zoning update that will follow the 2035 General Plan adoption could increase allowable densities for approximately 154 acres within existing City limits in areas with access to existing infrastructure. Using conservative assumptions on density and the portion of each site that could accommodate housing, the City estimates that these two new land use designations alone would add capacity for another 2,257 units on vacant and underutilized parcels.

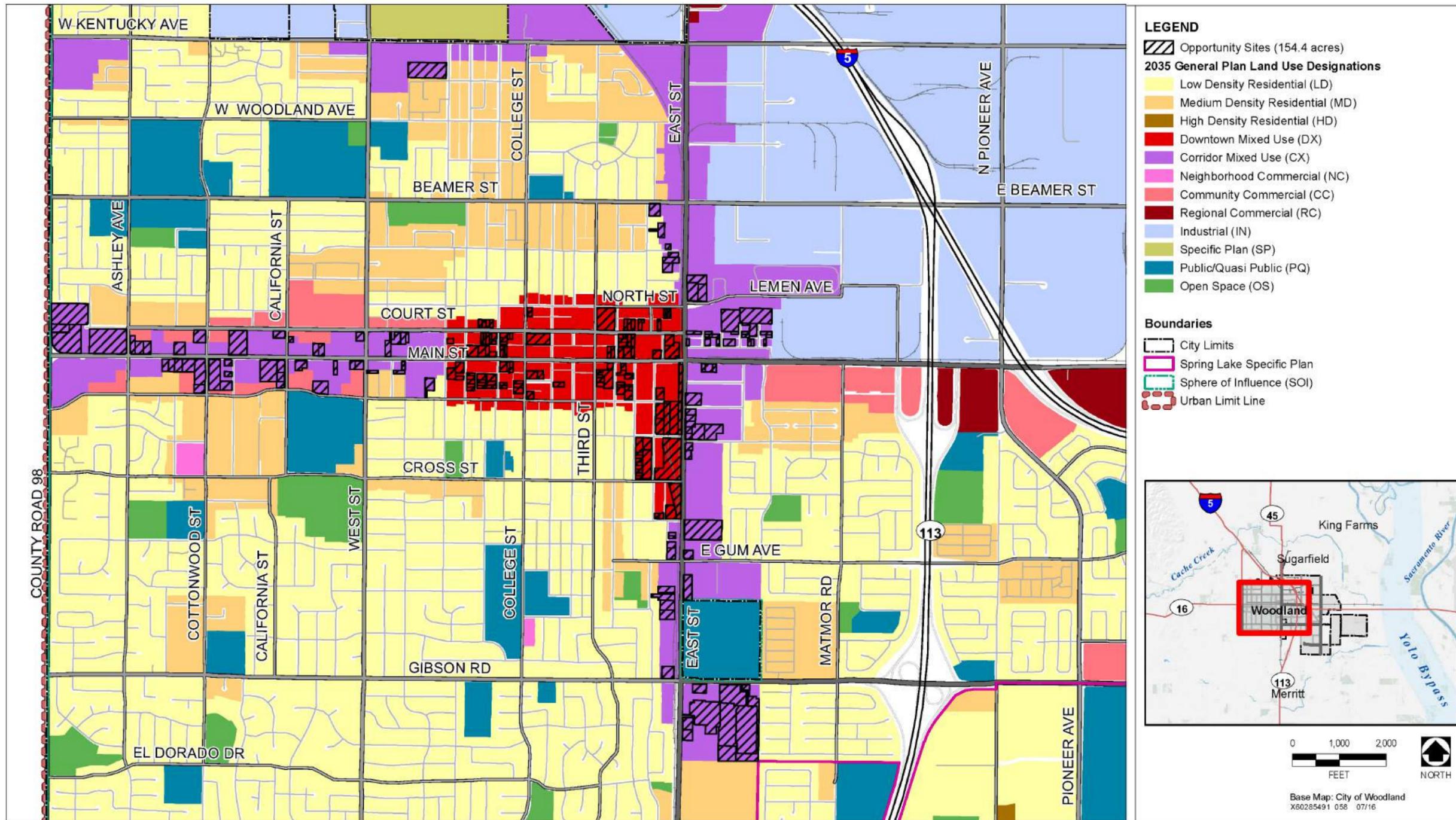
The 2035 General Plan’s new Downtown Mixed Use land use designation does not have any ceiling on residential density at all. Areas in the Downtown Mixed Use land use designation are currently zoned CBD, which, as noted earlier, has a density limit of 12 units per acre. The zoning update that will follow the 2035 General Plan adoption would substantially increase allowable residential density for the approximately 50 acres of land area that is included in the Downtown Mixed Use land use designation.

Finally, the 2002 General Plan HDR land use designation allowed residential development at a gross density of between 16 and 25 units per acre and the 2035 General Plan proposes

⁴ According to the General Plan, lower densities may be allowed in areas abutting existing low-density residential development.

densities for the same designation of between 20 and 40 units per acre. Please see Figure E-3 for an illustration of vacant and underutilized sites that will accommodate higher-density housing under the 2035 General Plan and Table A.2 in the Appendix for a summary of these sites.

Figure E-3: Vacant and Underutilized Higher-Density Housing Sites, 2035 General Plan



Source: City of Woodland 2016

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Land Available for Other Types of Housing and Shelter

State law (Government Code Section 65583(c)(a)) requires that local land use regulations accommodate a range of housing types, as well as facilities for people in need of emergency shelter and transitional housing. The following is a brief analysis of the availability of land for other types of housing.

Manufactured Housing

Manufactured homes on permanent foundations are allowed in all residential zoning districts and the A-1 and CBD zones. Mobile home parks are allowed in all residential zoning districts and the A-1 zone. The Zoning Ordinance establishes standards for mobile homes in Section 25-21-50.

In November 2001, Woodland voters approved a mobile home rent control ordinance (Measure T). Under the ordinance current rents were rolled back to 1996 levels and then increased by adding 3 percent per year, or 75 percent of the annual increase in the Consumer Price Index (CPI), whichever is lower. The measure restricts annual rent increases to the CPI or a cap of 3 percent.

Transitional Housing

The City amended its zoning code in March 2013 to treat transitional housing as a residential use, subject to the same requirements as a similar residential development.

The City's transitional housing facilities are listed below. Woodland also provides funding or has provided funds for several programs (listed in the "Programs Section") that help the homeless as well as low-income families.

Summer House – (CDBG) The City allocated \$11,000 in CDBG funds during Fiscal 2010-2011. The funding was used to construct an ADA accessible entrance. Summer House serves adults with traumatic brain injuries.

Safe Harbor House – (CDBG) A total of \$180,000 in CDBG funds were allocated for Safe Harbor House from 2001 to 2003. The project added 15 new low-income "supportive housing" apartments for adults with mental illness. Additional CDBG funds, in the amount of \$38,683, were allocated to help complete the project during 2006 to 2007.

Cache Creek Lodge Women's Residential Treatment and Housing Facility – (CDBG) During 2004 to 2005, the City committed \$90,000 in CDBG funds for Phase I of the Cache Creek Lodge Women's Residential Treatment and Housing Facility. Phase I included the demolition of three structures and construction of a 6,000 square foot building to house services for women, and a 5-plex to house those undergoing drug/alcohol treatment at the facility.

New Dimension Supportive Housing – (CDBG current planning period) The City provided funds for the operations of the New Dimension Supportive Housing project.

Family Transitional Housing – This facility provides transitional housing for families.

Emergency Shelters

The City amended the East Street Corridor Specific Plan in March 2013 to add emergency shelters as permitted uses in Areas C and E. In these two zones alone (Areas E and C), there are six vacant parcels and 10 vacant and substantially underutilized parcels (where at least 80% of the site or two acres is undeveloped). There is more than seven acres of vacant land available in these Specific Plan zones (7.017 acres) and almost 13 acres of substantially underutilized land (12.88 acres). In addition, the City amended its zoning code to include emergency shelters as a conditional use in the Multiple Family Residential (R-M) Zone.

The City's emergency shelters are listed below. Woodland also provides funding or has provided funds for several programs (listed in the "Programs Section") that help the homeless as well as low-income families.

Friends of the Mission – (CDBG) During 2003 to 2005, a total of \$89,450 in CDBG funds were allocated to Friends of the Mission for the construction of a year-round homeless shelter (Yolo Wayfarer Center) in Woodland. The City provided an additional \$90,000 in CDBG funds for the program in Fiscal Year 2005-2006. The homeless shelter project also received \$65,992 in CDBG funds in Fiscal Year 2006-2007. Construction of the shelter was completed in Fall 2006. The shelter features a 5,000 plus square foot facility with a cold weather shelter area/dining room for over 100 homeless individuals.

Yolo Wayfarer Center Homeless Shelter (cold weather shelter services): (CDBG) The facility is licensed for 73 beds, but is funded for only 50 beds. The City has provided CDBG funds for the operation of the shelter on multiple occasions during the period of Fiscal Years 2008-2009 through 2012-2013. The City has also received Continuum of Care (CoC) transitional housing grant funds from HUD to support the Wayfarer Center. The City received a \$165,920 grant award for 2012.

Wallace and Vannucci Domestic Violence Shelter (Sexual Assault and Domestic Violence Center) – (CDBG) This shelter opened in 1999, to provide domestic violence shelter services for women and children. Emergency shelter includes 98 days of comprehensive programs for battered women and their children. The facility currently has 25 beds. The City has provided CDBG funds for the operation of the shelter on two occasions during the period of Fiscal Years 2008 – 2009 through 2012-2013.

Shelter Home – The facility contains 10 beds and provides emergency housing for young male victims of abuse and abandonment. .

Programs

The City supports and funds an array of special services for the homeless. The City has partnered with the other cities in Yolo County and the County since July 1996 to support the countywide Homeless Services Coordinator and Cold Weather Shelter Program. The project contracts for a coordinator to seek State, Federal, and private grants for countywide homeless services and provides funding assistance for the Yolo Wayfarer Center's cold weather shelter for the homeless. City programs for homeless services include the following:

1. Yolo Wayfarer Center: The City sponsored the Day Services Program at the Friends of the Mission Yolo Wayfarer Center to serve the homeless population of Woodland.
2. Crossroads House and the Shelter Home: This program is operated by Woodland Youth Services and provides shelter services to children who are temporarily homeless after being abandoned, neglected, or abused. The Crossroad House provides services for females and can house up to 6 individuals. Shelter Home provides services for males and can house up to 10 individuals.
3. Short Term Emergency Aid Committee (STEAC): This organization provides a Rental Assistance Program, an Emergency Shelter Program, and an Eviction Prevention Program. STEAC offers several other services including Free Food and Clothing Programs.
4. Countywide Homeless Coordinator: The City provides funds to support the activities of the Homeless Coordinator.

Second Units

The City permits second units in all of the General Plan residential land use designations and in the following zoning districts:

- Single Family Residential Zone (R-1)
- Duplex Residential Zone (R-2)
- Neighborhood Preservation Zone (N-P)
- Multiple Family Residential Zone (R-M)

Second attached residential units are also allowed in the A and C Zones of the East Street Specific Plan at a maximum of 10% of the existing living area.

Sites Suitable for Redevelopment for Residential Use

As described previously, the analysis of developable land includes both vacant land and land that is classified as "underdeveloped" and is available for redevelopment for residential uses.

Adequacy of Public Facilities and Infrastructure

Roads

The General Plan states that all new development projects are required to construct or fund improvements necessary to mitigate any traffic impacts resulting from the project. In addition, the 1998 City of Woodland Street Master Plan Update identifies roadway

improvements required through 2020 to accommodate growth as proposed under the General Plan. The City has adequate existing and planned roadway capacity to accommodate the new units included in its RHNA.

The City is in the process of updating its 1998 Master Plan with its update of the General Plan. The Master Plan uses revised traffic counts to update the traffic model, which projects future traffic patterns based on buildout land use estimates and resulting level of service (LOS), and develops a future project list and evaluates policy considerations and project priority.

Water

The City of Woodland is the only provider of water for domestic, commercial, and industrial use within the city limits with groundwater as the City's sole source of water supply. There are a total of 19 groundwater wells located throughout the City, and an elevated water tank is located at Beamer and Walnut Streets. According to the Woodland Public Works Department, the City pumped approximately 4.535 billion gallons of groundwater (or 13,921 acre-feet) in 2010. In 2000, the City pumped approximately 5.376 billion gallons of groundwater (or 16,500 acre-feet). As new development has occurred new wells have been drilled to provide capacity for growth. However, as existing wells have failed, replacement wells have not been provided.

While the City's groundwater currently meets State requirements, its decreasing water quality will soon require major improvements to several wells, the drilling of new wells, use of storage tanks with booster pumps, and/or nitrate treatment to stay in compliance. Similar actions are also caused by the aging of wells. The Davis/Woodland Water Supply project will provide treated surface water from the Sacramento River to the Woodland and Davis communities and UC Davis. In November 2007, the City Council adopted and certified the EIR for the Water Supply Project (after the Davis City Council adopted and certified the EIR in October 2007). In 2009, the City entered into a Joint Powers Authority named the Woodland-Davis Clean Water Agency; with the City of Davis as a partner and UC Davis as a participating agency. The new JPA will finalize planning, and design, construct, own and operate the new water supply.

Phase 3 Water Meter Project is scheduled to begin in April 2013. Phase 3 will install approximately 300 ¾-inch to 2-inch meters and several 3-inch and 8-inch meters. This is the final phase of the water meter installation project and will mostly include a number of condominium communities and several meter installations that were missed during Phases 1 & 2 of the project. This will complete the City's water meter installation project and bring the City into compliance with the State's water usage requirements, Water development fees, including fees for the surface water project were updated in 2011. Woodland has adequate existing and future water supply and water conveyance infrastructure to meet the needs of the additional housing units identified in the RHNA.

Sewer

The City of Woodland maintains the collection system facilities that distribute wastewater to the City's wastewater treatment plant (WWTP), which is located in the southeastern portion

of Woodland. The wastewater collection system consists of pipelines ranging from 6 to 48 inches in diameter. There are three main collection systems controlled by gravity flow to the Woodland WWTP: the Kentucky Trunk System, Beamer Trunk System, and Gibson Trunk System. The Beamer Trunk sewer system has adequate capacity until the City reaches buildout in 2020. According to the Wastewater Collection System Master Plan Report, while the Kentucky and Gibson Trunk Systems had adequate capacity as of 2000, these systems may reach capacity in the future because of new development occurring on the City edges.

The City completed the WWTP Stage 2 Expansion, Tertiary Treatment Improvements, and Flood Protection Projects in 2008 at a construction cost of more than \$27 million. The expansion project increased the average dry weather flow capacity of the WWTP from 7.8 million gallons per day (mgd) to 10.4 mgd, the tertiary treatment improvements included the installation of a ultraviolet disinfection system and new cloth-disc filters, and the flood protection work resulted in the construction of levees around the WWTP Mechanical Plant site and Overflow Pond to provide flood protection from a 100-year Cache Creek flood event as well as the improvement of levees around the remaining ponds to protect against a localized 100-year flood event. Development impact fees funded all of the work associated with the WWTP expansion in order to address new growth. Woodland has adequate existing and approved wastewater conveyance and treatment infrastructure to meet the needs of the additional housing units identified in the RHNA.

The City is currently lining and replacing existing sewer lines, which will delay the need for increased capacity in the downtown area. The City plans to relieve current capacity constraints in the Beamer Trunk Line, which serves the downtown area, with a line to the Kentucky Trunk Line, which runs underneath Kentucky Avenue and has additional capacity.

Infrastructure Financing

Existing master plans are being updated or completed to cover major capital facilities. The City's Capital Improvement Program (CIP), which schedules projects through 2020, is based on existing development impact fees. The development impact fee is updated periodically to ensure that sufficient funds are generated to finance new development's share of the CIP.

Environmental Constraints

The City of Woodland is in an area of California with relatively low hazards from seismic activity, slope, and wildfire; these potential environmental constraints do not affect housing development in Woodland. Although some areas within the City are subject to flood hazards, the City has excluded lands in flood hazard areas from its residential land inventory. Finally, the City has not identified individual environmental issues for any of the parcels on the land inventory based on their past use and related potential for residual soil or groundwater contamination.

INVENTORY OF LOCAL, STATE, AND FEDERAL HOUSING AND FINANCING PROGRAMS

Current Programs

The City of Woodland utilizes local, State, and federal funds to implement its housing strategy. Because of the high cost of new construction, more than one source of public funds is required to construct an affordable housing development. The City does not act as a developer in the production of affordable units, but relies upon the private sector to develop new units with the assistance of various funding sources.

As an entitlement community under the Community Development Block Grant (CDBG), the City of Woodland receives an annual grant from HUD to use to meet the objectives of the CDBG program. Between 2009 and 2012, the City received approximately \$2.15 million in CDBG funds.⁵ These funds are used to fund a variety of housing and community development related activities. The City does not have entitlement status under the HOME, ESG, and HOPWA programs. However, in the past the City has applied for and received HOME grants from the State. These funds have been used to fund the construction of affordable multi-family housing projects as well as to assist first-time homebuyers purchase single-family homes.

The Woodland Redevelopment Agency and Successor Agency were historically an important source of funds for the City's housing programs. In the absence of Redevelopment funding, the City will have to consider a more limited scope of housing programs that can be achieved with available funds. The City currently funds or has funded a number of housing programs that are summarized below:

- HOME, First Time Homebuyer Program – In 2011, the City received a grant of \$800,000 and to date has closed four loans for low-income households.
- HOME, First Time Homebuyer Program – In 2007, the City received a grant of \$800,000 and closed 26 loans for low-income households.
- HOME, Multi-Family Construction – In 2005, the City received a HOME grant in the amount of \$4,000,000 and used the grant and \$189,000 in HOME Program Income funds for the Terracina Spring Lake Family Apartments project. The project resulted in the construction of a 156-unit multi-family development with 85 units for very low- and 71 units for low-income households. The City received a \$4,000,000 HOME grant in 2007 for the 44-unit Rochdale Grange multi-family development. The project includes 43 units for very low-income households. Terracina and Rochdale are located in the Spring Lake Specific Plan area.
- CalHome, First Time Homebuyer Program – In 2007, the City received \$600,000 in first time homebuyer funds. The City closed 21 loans for low-income households with the CalHome funds.

⁵ http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/about/budget

- CDBG Housing Rehabilitation Program – The City offers assistance to low-income households to rehabilitate existing single-family units. This program, which is funded by CDBG funds, is designed to correct health and safety hazards in deteriorated owner-occupied units. The maximum loan amount for the program is \$75,000 per housing unit. Over the past decade the City has approved and conducted over 85 housing rehabilitation loan projects for qualified households. The source of funding for the housing rehabilitation loans comes from program income generated through the repayment of these loans as well as through direct funding from the CDBG program. In 2009-2010, the City dedicated \$88,988 to three housing rehabilitation loans.
- Fair Housing Services – CDBG funds are used to contract with Legal Services of Northern California to provide fair housing services, including counseling related to tenant/landlord rights and responsibilities, fair housing complaint process, investigation and referral, and fair housing workshops. While the fair housing services are available to residents of all income categories, the majority of Legal Services' fair housing clients are from low-income households.
- Homeless Prevention Program – The Short Term Emergency Aid Committee received CDBG funds from the City of Woodland in Fiscal Year 2008-2009 for rental payment assistance to low-income households.
- Emergency Shelters – The City provided CDBG funds this planning period for operations of the Yolo Wayfarer Center and Sexual Assault and Domestic Violence Center.
- BEGIN Program – In January 2008, the City identified 18 units in the Spring Lake Specific Plan area that met the BEGIN Criteria and received \$540,000 for homebuyer activities. To date, the City has committed funding for thirteen loans in the amount of \$390,000 for low and moderate-income households.
- Spring Lake Specific Plan Inclusionary Units Production (Single-Family) – To date, 62 units have been closed with deeds of trust totaling \$4,408,917 (silent seconds) for low- income households in Spring Lake and the Stonehaven and Starlyn Park Subdivisions which are located in the Southeast Area Special Plan as a result of the City's Inclusionary Housing Program.
- Mutual Housing at Spring Lake Project – The City in 2013 approved a \$910,000 loan through the Spring Lake Affordable Housing Fund for the 101-unit multi-family project that will include 100 units for lower-income households. Previously, in 2011, the City approved a \$350,000 pre-development loan for the project and to date nearly all the loan funds have been disbursed. To date, 62 of the 101 units have been constructed and the final phase qualified for loan and rental assistance through the U.S. Department of Agriculture.

Woodland residents may benefit from affordable housing programs administered by YCH, which are funded by the United States Department of Housing and Urban Development (HUD). The Housing Choice Voucher Program (formerly known as Section 8) provides rental assistance through private landlords. As of March 1, 2013, 500 households in

Woodland were receiving rental assistance from this program. As of April 24, 2013, there were 4,429 households on the waiting list throughout Yolo County for these units which range in size from one to six bedrooms.

YCH owns and operates three affordable housing developments in Woodland: Yolano Village (60 units), Donnelly Circle (72 units), Cottonwood Meadows (47 units), and Crosswood Apartments (48 units). Yolano Village, Donnelly Circle, and Crosswood provide family housing while Cottonwood is for senior citizens. YCH also owns and operates 4 transitional housing units.

YCH has used \$727,977 in CDBG and other funds for rehabilitation at Yolano Village, Donnelly Circle, and Cottonwood, including window and HVAC improvements, new playgrounds, and ADA site improvements at Yolano Village and Donnelly Circle in 2009 and 2010; and ADA bridge, sidewalk, and driveway repairs at Cottonwood in 2013.

Assisted/Affordable Housing Projects

In June 2004, the City adopted an amendment to its citywide inclusionary housing ordinance (Chapter 6A. Affordable Housing). This amendment requires any new housing project, for-sale or rental, produced anywhere in the City to provide affordable units, thereby implementing a “scattered sites” (affordable units shall be located (scattered) throughout the plan area to the greatest feasible extent) policy citywide. In the Spring Lake Specific Plan area, a Scattered Site Program also requires the development of each market rate unit to pay an “offsite” fee of \$1,100 per market rate unit. This fee will be used to assist with an additional 74 units of affordable housing.

Subsidized housing projects in Woodland, except those operated by YCH, are summarized in Table E-34.

Other Funding Programs

There are several local, State, and federal funding programs that can be used to assist first-time homebuyers, build affordable housing, and help special needs groups. Because of the high cost of new construction, more than one source of funds is usually required to construct an affordable housing development. Funds provided may be low-interest loans, or in some instances, grants are provided that do not require repayment.

In most cases other entities, including for-profit and non-profit developers, apply for funds or other program benefits. For example, developers apply directly to HUD for Section 202 and Section 811 loans or to the California Tax Credit Allocation Committee (TCAC) for low-income housing tax credits. The City of Woodland does not act as a developer in the production of affordable units, but relies on the private sector to develop new units with the assistance of these various funding sources, such as the Rochdale Grange affordable housing project, which received low income housing tax credits and a \$4,000,000 HOME loan from the City.

The City can help sponsor grant and loan applications, provide matching funds, or furnish land at below-market cost. However, there are also programs, such as CalHFA’s HELP

program, to which the City applies directly. Finally, there are a few programs, such as the Mortgage Credit Certificate (MCC) Program or the Lease Purchase Program which is available directly to households. City funding may help satisfy a local match requirement for a funding program. Or, in other instances such as the awarding of low income housing tax credits through TCAC, the City's assistance may be counted as local leverage and enhance the competitive advantage of a funding application.

ENERGY CONSERVATION OPPORTUNITIES

State housing element law requires an analysis of the opportunities for energy conservation in residential development. Energy efficiency has direct application to affordable housing because the more money spent on energy, the less available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases and many times must choose between basic needs such as shelter, food, and energy.

Pacific Gas and Electric (PG&E) provides gas and electricity services for the City of Woodland. PG&E assists low-income, disabled, and senior citizen customers through several programs and community outreach projects that include the following:

- CARE (California Alternate Rates for Energy) – The CARE program provides a 20 percent discount on monthly bills for qualified low- or fixed-income households and housing facilities. Qualifications are based on the number of people living in the home and total annual household income.
- FERA (Family Electric Rate Assistance) – Family Electric Rate Assistance is PG&E's rate reduction program for large households of three or more people with low- to middle-income.
- Energy Partners Program – The Energy Partners Program provides qualified low-income customers free weatherization measures and energy-efficient appliances to reduce gas and electricity usage.
- Medical Baseline Allowance – Residential customers can get additional quantities of energy at the lowest (baseline) price. To qualify for Medical Baseline, a California-licensed physician must certify that a full-time resident in the home has a serious medical condition such being dependent on life-support equipment while at home.
- Low-Income Home Energy Assistance Program (LIHEAP) – The program is funded by the federal government and the State Department of Community Services & Development (CSD) administers LIHEAP. The federal Department of Health and Human Services distributes funds to states annually to assist with energy bills and offset heating and/or cooling energy costs for eligible low-income households. California's annual share is approximately \$89 million which CSD distributes to contracted community energy service providers.
- Relief for Energy Assistance through Community Help (REACH) – This is a one-time energy-assistance program sponsored by PG&E and administered through the Salvation Army from 170 offices in Northern and Central California. Those who have experienced an uncontrollable or unforeseen hardship may receive an energy grant of

up to \$300. Generally, recipients can receive REACH assistance only once within a 12-month period, but exceptions can be made for seniors, the physically challenged, and the terminally ill.

All new buildings in California must meet the standards contained in Title 24, Part 6 of the California Code of Regulations (Energy Efficiency Standards for Residential and Nonresidential Buildings). These regulations were established in 1978 and most recently updated in 2010, including CalGreen standards to increase energy efficiency and water conservation. The City adopted the 2010 California Building Standards Code and the 2010 California Green Building Code. Energy efficiency requirements are enforced by local governments through the building plan check and inspection process. All new construction must comply with the standards in effect on the date a building permit application is submitted.

Solar Access

The California Subdivision Map Act (Government Code Sections 66473-66498) allows local governments to provide for solar access as follows:

66475.3. For divisions of land for which a tentative map is required pursuant to Section 66426, the legislative body of a city or county may by ordinance require, as a condition of the approval of a tentative map, the dedication of easements for the purpose of assuring that each parcel or unit in the subdivision for which approval is sought shall have the right to receive sunlight across adjacent parcels or units in the subdivision for which approval is sought for any solar energy system, provided that such ordinance contains all of the following:

- (1) Specifies the standards for determining the exact dimensions and locations of such easements.
- (2) Specifies any restrictions on vegetation, buildings and other objects, which would obstruct the passage of sunlight through the easement.
- (3) Specifies the terms or conditions, if any, under which an easement may be revised or terminated.
- (4) Specifies that in establishing such easements consideration shall be given to feasibility, contour, configuration of the parcel to be divided, and cost, and that such easements shall not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or a structure under applicable planning and zoning in force at the time such tentative map is filed.
- (5) Specifies that the ordinance is not applicable to condominium projects, which consist of the subdivision of airspace in an existing building where no new structures are added.

As previously mentioned, the City adopted the 2010 California Green Building Code. Fees for Solar projects have been reduced and plan review times have been shortened.

The Rochdale Grange project was completed in 2011 and includes solar panels on the Community Center to help supply energy to the complex. New homes built by Standard Pacific in Spring Lake are required to have a minimum of 5 percent of their homes utilizing solar panels. The Pulte development in the Southeast Area offers solar on all of its 79 homes.

Planning and Land Use Energy Conservation

The City's Community Design Standards address site planning for new residential development and modifications to existing buildings, as well as provide standards for landscaping and screening techniques to enhance the streetscapes. The intent of the Design Standards is to create better neighborhoods, reduce emphasis on the automobile and encourage alternative modes of transportation. The Spring Lake Specific Plan (SLSP) area development design guidelines are patterned around the Neo-Traditional neighborhood. The SLSP also allows for residential compact development, requires that the maximum number of residential dwelling units to be oriented in a north or south direction (within 30 degrees), and provides for the installation of roof-mounted photovoltaic energy or alternative energy systems for a portion of the residential units. The landscaping requirements stipulate the use of drought tolerant plant species and the planting of a shade tree canopy for all streets within the SLSP.

Opportunities for Energy Conservation

The City is currently preparing a Climate Action Plan (CAP), which will include a more comprehensive program for residential energy efficiency. The following list details the draft strategies and actions from the CAP:

- Reduce per capita energy consumption and overall energy demand
 - Require that natural factors, such as cross ventilation, solar access, wind protection, and shade, be considered in site and building design for new construction.
 - Promote participation in Energy Upgrade California, Yolo Energy Watch, and other state, federal, and PG&E incentive programs for improving home energy efficiency, including lighting, appliance, insulation, roof, and other energy efficiency upgrades.
 - With other local jurisdictions, establish and/or promote a local turn-key PACE program, group purchasing discount programs such as Energy Benefits Yolo, and other available financing programs that can be used by homeowners for affordable residential energy efficiency retrofits.
 - Promote energy efficiency upgrades for historical structures that are consistent with maintaining historical integrity.
 - Conduct and support educational outreach on the energy-saving benefits of new lighting technologies such as CFLs, LEDs, and solar tubes, and support the establishment of improved industry standards for lighting technologies.
 - Provide targeted outreach and continue City rebates for the planting of shade trees that help reduce energy demand, and provide information to support proper tree maintenance.

- Provide new homeowners with information on energy and water efficiency tips and assistance programs.
- Increase renewable energy generation and procurement
 - Increase the percentage of homes in new development that are solar ready and/or that have solar water heaters.
 - Encourage builders to install EV charging stations in new developments.
 - Promote participation in state, federal, and PG&E financing, incentive, and rebate programs for solar installations.
 - With other local jurisdictions, establish and/or promote a local turn-key PACE program, group purchasing discount programs such as Energy Benefits Yolo, and other available financing programs that can be used by homeowners for affordable solar PV installations.
 - Support the establishment of community solar opportunities to expand access to solar power for renters, those with shaded roofs, and those who choose not to install a residential system on their home for financial or other reasons.
- Reduce per capita water demand
 - Continue to promote water conservation through targeted leak-detection assistance, landscape water reduction guidance, rebates and incentives, workshops, and additional education and outreach programs.
 - Provide new homeowners with information on energy and water efficiency tips and assistance programs.
 - Continue to provide information on water use patterns and comparative water use in utility bills to help water users understand consumption patterns and adjust water use.
- Reduce the number of vehicle miles travelled within and outside of Woodland
 - Encourage pedestrian and bicycle-oriented design in the allocation of space, building size and placement, site enhancement, open space design, connection to pedestrian/bikeways and site amenities such as plazas, courtyards, and breezeways.
 - Design new neighborhoods so that daily shopping errands can generally be completed within easy walking and biking distances.
 - Encourage telecommuting and live/work arrangements to reduce commuting through policies and regulations that allow home occupations, home offices, and live/work uses, provided they are compatible with surrounding neighborhood uses and do not cause significant negative impacts.
- Promote infill development, adaptive reuse, and densification where possible
- Promote a mix of uses in new development and redevelopment projects
 - Promote mixed use of commercial areas – including upstairs spaces in the downtown area (e.g., uses including retail, entertainment, services, and residential).

- Encourage the redevelopment of vacant or underutilized lots with buildings including second stories for retail, residential, or office uses.

In addition, the City will consider additional actions, some of which would be included in the CAP:

- Apply for or support applications for affordable housing funds from agencies that reward and incentivize good planning. Examples include the HCD’s Multifamily Housing Program (MHP) and California Tax Credit Allocation Committee resources which provide competitive advantage for affordable infill housing and affordable housing built close to jobs, transportation, and amenities.
- Promote Location Efficient Mortgage (LEM) and Energy Efficient Mortgage (EEM) programs. These programs provide homeowners with affordable mortgage assistance if they purchase a home in specified location efficient areas or by meeting certain energy conservation standards.
- Promote broad public outreach, including educational programs and the marketing of energy-saving incentives.
- Target local funds, including CDBG, to assist affordable housing developers incorporate energy efficient designs and features.

A CAP, or similar strategy, can serve as a mitigation strategy under CEQA for GHG/climate change impacts associated with a proposed project. A suite of greenhouse gas reduction strategies, including strategies for energy efficiency, and a framework for implementation will be finalized in the adopted CAP.

E.4 Potential Housing Constraints

POTENTIAL GOVERNMENTAL CONSTRAINTS

Land Use Controls – General Plan Land Use Designations and Zoning

Permitted Uses and Development Standards

By definition, local land use controls constrain housing development by restricting housing to certain sections of the City and by limiting the number of housing units that can be built on a given parcel of land. The City of Woodland General Plan establishes land use designations for all land within the City’s boundaries. These designations specify the type of development that the City will permit. The General Plan includes seven designations that permit a range of residential development types (see Table E-40), from Rural Residential development (density of 2 units per acre) up to High Density Residential (density of 16 to 25 units per acre).

Table E-42 lists which housing types Woodland’s zoning districts allow. The Planning Commission considers uses that require a Conditional Use Permit (CUP).

Special Needs Housing

City Municipal Code Section 25-3-10 defines a “Residential Care Home” as a state authorized, certified or licensed family care home, foster home, or group home serving six or fewer

mentally disordered or otherwise handicapped persons or dependent and neglected children on a twenty-four-hour basis. The City currently allows “Residential Care Homes” in the R-1, R-2, N-P, and R-M zones as a permitted use without further discretionary entitlements.

Currently, “Residential Care Homes” with more than six mentally disordered or otherwise handicapped persons or dependent and neglected children are allowed in the R-1, R-2, N-P, R-M, and ESD zones with a conditional use permit (CUP). To remove this constraint, the City will need to amend the zoning ordinance to permit a “Residential Care Home” that allows more than six guests in its R-M zone.

Table E-40: City General Plan Residential Land Use Designations

<i>General Plan Designation</i>	<i>Description</i>
Rural Residential (RR)	Single family detached homes and second units at a maximum density of 2 units per acre.
Very Low Density Residential (VLDR)	Single family detached homes and second units with a density range of 1 to 4 units per acre.
Low Density Residential (LDR)	Single family detached and attached homes and second units with a density range of 3 to 8 units per acre.
Neighborhood Preservation (NP)	Single family detached and attached homes, duplexes, triplexes and fourplexes, existing multi-family units (as of 1979), with a density range of 3 to 8 units per acre.
Medium-Low Density Residential (MLDR)	Single family detached and attached homes and second units with a density range of 5 to 12 units per acre.
Medium Density Residential (MDR)	Single family detached and attached homes, duplexes, triplexes and fourplexes, multi-family units, group quarters, and mobile home parks with a density range of 8 to 15 units per acre.
High Density Residential (HDR)	Triplexes, fourplexes, multi-family units, and group quarters with a density range of 16 to 25 units per acre.
Planned Neighborhood (PN)	Single family detached and attached homes, multi-family units, and second units at a maximum density of 7 units per acre.

Source: City of Woodland General Plan.

Table E-41: City Zoning Designations

	Zoning Designation outlined within section 25.4.10 Table 1													Specific Plans		
	A-1	O-S	R-1	R-2	N-P	R-M	C-1	CBD	C-2	ESD	C-3	C-H	I	Down-town	Spring lake	East Street Corridor
Requires a Use Permit for Residential	No	N/A*	No	No	No	No	N/A*	Yes(m)	Yes(l)	Yes(n)	Yes(1)	N/A*	N/A	****	No	****
Minimum Lot Width																
Corner Lot	-	-	60'	60'	60'	60'	-	-	-	-	-	-	-	-	-	-
Interior Lot	125	-	50'	50'	50'	-	-	-	-	-	-	-	-	-	-	-
Min. Lot Area/Unit Corner/interior	2 1/2 acres	-	6000 5,000	6000 5,000	6000 5,000	6,000/ 1,500 per unit	-	-	-	***	-	-	-	-	-	-

* Residential use not permitted.

*** Requirement depends on zone within the specific plan

**** Permitted within certain zones within the specific plan; see Specific Plan

Note: The following special conditions apply to those land uses indicated by corresponding letter in Table

- (a) Existing uses in N-P zone on December 6, 1979. These uses may be replaced with new structures containing the same number of, but no additional, dwelling units, rooms or beds than existed on December 6, 1979. Nursing and convalescent homes may be expanded or enlarged by conditional use permit;
- (b) Conditional use permit required if for more than six guests or persons;
- (c) Permitted on corner lots only. Each entrance must front on a separate street;
- (d) Conditional use permit required;
- (e) Accessory use, incidental to principal use;
- (f) See Section 25-7-50;
- (g) Conditional use permit subject to Section 25-21-30;
- (h) Subject to Section 25-21-50;
- (i) Residence must be located in the building of the use. If use is open storage that has no buildings, a mobile home is permitted;
- (j) Office must be converted to residences when sales activity ceases;

	<i>Zoning Designation outlined within section 25.4.10 Table 1</i>													<i>Specific Plans</i>		
	<i>A-1</i>	<i>O-S</i>	<i>R-1</i>	<i>R-2</i>	<i>N-P</i>	<i>R-M</i>	<i>C-1</i>	<i>CBD</i>	<i>C-2</i>	<i>ESD</i>	<i>C-3</i>	<i>C-H</i>	<i>I</i>	<i>Down-town</i>	<i>Spring lake</i>	<i>East Street Corridor</i>

- (k) Conditional use permit required. Only allowed in neighborhood preservation/transitional overlay zone (NP/T);
- (l) Zoning administrator permit required;
- (m) Refer to downtown specific plan and the land use area matrix contained in Article 14.5;
- (n) Conditional use permit required and subject to the following restrictions:
 - (1) Such use must be located more than one thousand feet from any other such use.
- (o) Refer to East Street corridor specific plan and the land use area matrix contained in Article 15.5;
- (p) Permitted use if in compliance with zoning requirements and community design standards, site plan and design review by the planning commission is required. (Ord. No. 1024, § 2; Ord. No. 1050, § 1; Ord. No. 1147, § 10; Ord. 1157, § 1 (part); Ord. No. 1180, § 2; Ord. No. 1238, § 1 (part); Ord. No. 1254, § 4; Ord. No. 1314, § 4; Ord. No. 1372, § 2; Ord. No. 1394, § 3 (part).)

Table E-42: Housing Types Permitted by Zoning District

Residential Use	Zone								
	A-1	R-1(1)	R-2(2)	N-P	R-M(3)	CBD	C-2	ESD	C-3
Conditional Use = C									
Permitted Use =X									
Single-Family/Duplex (4)	X	X	X	X	X	(5)	(6)	(7)	(8)
3 + DU	-	-	-	(9)	X	(10)	C	(11)	C
Residential Care <6P	-	X	X	X	X	-	-	(12)	-
Residential Care >6P		C	C	C	C	-	-	(13)	-
Emergency Shelter	-	-	-	-	-	C	-	(14)	-
Manufactured Homes/Mobile-Homes on Permanent Foundations	X	X	X	X	X	X	-	(15)	-
Mobile Home Parks	X	X	X	X	X			(16)	
Transitional Housing	(17)	(17)	(17)	(17)	(17)	(17)	(17)	(17)	(17)
Farm Worker Housing (18)	-	-	-	-	-	-	-	-	-
Supportive Housing	(17)	(17)	(17)	(17)	(17)	(17)	(17)	(17)	(17)
2nd Unit	X	X	X	X	X	-		X	-

Notes:

- (1) This Zone District is consistent with Land Use Categories R-4, R-5, and R-8 in the Spring Lake Specific Plan.
- (2) This Zone District is consistent with Land Use Categories R-5, R-8, R-15, R-20, and R-25 in the Spring Lake Specific Plan.
- (3) This Zone District is consistent with Land Use Categories R-15, R-20, and R-25 in the Spring Lake Specific Plan.
- (4) Duplexes not permitted in A-1, permitted on corner lots of R-1.
- (5) Permitted use in District C (of CBD) and permitted use in Districts D and E (portion of district). If performance standards cannot be met, conditional use in Districts D and E.
- (6) Zoning Administrator Permit (ZAP) required.
- (7) Permitted use in Zone A (of ESD) and ZAP required for Zones C – F.
- (8) ZAP required.
- (9) Existing uses as of December 6, 1979 are permitted. These uses may be replaced with new structures containing the same number of, but no additional, dwelling units, rooms or beds than existed on December 6, 1979. Nursing and convalescent homes may be expanded or enlarged by CUP.
- (10) Permitted use in Districts A, B, D, and E if minimum standards met. Otherwise, CUP required.
- (11) Existing uses as of December 6, 1979 are permitted in Zone A. These uses may be replaced or expanded with CUP. Conditional use in Zone C.
- (12) Permitted use in Zone A.
- (13) Conditional use in Zone A.
- (14) Emergency shelters are allowed by right in Zones C and E.
- (15) Permitted use in Zones A and B.
- (16) Permitted use in Zone A and ZAP required for Zone B.
- (17) Transitional Housing and Supportive Housing are defined as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone
- (18) Currently, the City has no public farm worker housing.

Source: City of Woodland, 2013.

The State has removed any city discretion for review of small group homes for persons with disabilities (six or fewer residents). The City does not impose additional zoning, building code, or permitting procedures other than those allowed by State law.

The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements.

Farm worker housing is not permitted in any zone district. This represents a constraint to the provision of housing for this special needs group, and is addressed through Program 2.A.10, which requires that the City propose an amendment to the Zoning Code to permit farm worker housing.

Supportive housing and transitional housing are defined in the code, and permitted as a typical residential use. Emergency shelters are permitted in the CBD and R-M zone with a use permit, or by right in Zones C and E of the East Street Corridor Plan subject to development standards defined in the code. The development standards applied to emergency shelters include:

- At least 300 feet from an existing emergency shelter
- Maximum of 40 beds
- One off-street parking space for each employee or volunteer plus one space per family sheltered and 0.35 space for each non-family bed. Planning Director can grant modifications to parking requirements. Bicycle parking must also be provided, and may be used to reduce automobile parking requirements.
- Size and location of indoor and intake and waiting areas, including minimum of 10 square feet per bed and two private offices/cubicles. Outdoor security lighting is required.
- On-site management must be present at all times during operation. Annual management plans must be filed with the City.
- Maximum stay is six months in a 12 month period.
- Central cooking, dining, and laundry facilities must be adequate for the maximum number of residents. A designated outdoor smoking area must be provided, and must not be visible from the street.

As of 2013, sheltered and transitional housing are available in the City of Woodland as described in the discussion of the Homeless special needs group in Section B.6.

Development Standards

Through its Zoning Ordinance, the City enforces minimum site development standards for new residential uses. These include: maximum number of dwelling units, minimum lot size, lot width, setbacks, and lot coverage; maximum building height; and minimum parking standards. These standards are comparable to those in other communities, and do not pose undue constraints on the development of housing in Woodland. Tables E-43 through E-45 below summarize the basic standards for the City's residential zoning districts.

Table E-43: City of Woodland Zoning Ordinance Development Standards

<i>Zone Description</i>	<i>Zone</i>	<i>Setbacks (Front/Rear/Side) (ft.)</i>	<i>Coverage</i>	<i>Height (ft.)</i>	<i>Parking (spaces per unit)</i>
Single Family Residential	R-1	25/20/5	50%	30	2 approved off-street
Duplex Residential	R-2	25/20/5	50%	30	2 approved off-street
Neighborhood Preservation	N-P	25/20/5	50%	40	2 approved off-street
Multiple Family Residential	R-M	20/20/7.5	50%	4 stories/40 feet	1.5 spaces/unit + 1 space per every 5

Note: Front yard setbacks of 20 ft. are permitted in the R-1, R-2, and N-P zones when the garage is equipped with roll-up doors and under other conditions.

Source: City of Woodland, Community Development Department.

Table E-44: City of Woodland Southeast Area Specific Plan Development Guidelines

<i>Zone Description</i>	<i>Land Use Category</i>	<i>Setbacks (Front/Rear/Side) (ft.)</i>	<i>Coverage</i>	<i>Open Space</i>	<i>Height (ft.)</i>
Single Family Residential	LDR-4	20/20/5	50%	-	30
Single Family Residential	LDR-5	20/20/5	50%	-	30
Single Family Residential	LDR-7	20/20/5	50%	-	30
Multiple Family Residential	MDR-20	20/20/10	-	25%	40

Source: City of Woodland, Community Development Department.

Table E-45: City of Woodland Spring Lake Specific Plan Development Guidelines

<i>Zone Description</i>	<i>Land Use Category</i>	<i>Setbacks (Front/Rear/Side) (ft.)</i>	<i>Height (ft.)</i>
Single Family Residential	R-3	20/25/5	35
Single Family Residential	R-4	17/20/5	35
Single Family Residential	R-5	15/20/5	35
Single Family Residential	R-8	12/15/5	35
Multiple Family Residential	R-15	10/10/5	35
Multiple Family Residential	R-20	10/20/5	35
Multiple Family Residential	R-25	10/20/5	35

Source: City of Woodland.

Development standards are similar across all residential zoning districts. One exception to note is that the minimum lot area per unit decreases as allowable development intensity increases from the R-1, single-family residential zone to the R-M, multiple-family residential. Likewise the front setback requirement becomes less restrictive as permitted density increases. That is the R-1 front yard is 25 feet while the R-M zone required front setback is reduced to 20 feet. In addition, some specific plans, such as the Spring Lake Specific Plan and Downtown Specific Plan, allow greater unit density and less restrictive setbacks for mixed use and multi-family residential projects.

The maximum building height for all residential zoning districts is between 30 to 40 feet. This allows for development to exceed two stories in all zones for all residential housing types. The zoning code also contains a provision for exceeding the maximum height limit for architectural features and projections such as domes and cupolas. Parapet walls can extend four feet above the maximum height limit.

Residential parking standards in the City of Woodland are based on the number of units for both single and multi-family developments. All single-family residences and duplex dwelling units are required to provide a minimum of two parking spaces for each unit. Apartments and multiple-family dwellings are required to provide 1.5 parking spaces plus one guest parking space for each five units. Qualified senior citizen housing requires one parking space for each two dwellings. The parking requirement for a second unit is one space for each bedroom not to exceed two spaces, which do not have to be covered. The zoning code requires one space per two beds (with a minimum of two spaces) for boarding houses, rooming houses, and group quarters, which do not have to be covered.

The downtown parking standards encourage and promote mix-use in the downtown. The ordinance reduced parking standards (one space per live/work unit, one space for studio and one-bedroom apartments, 1.75 spaces per two-bedroom apartment, and 2 spaces for apartments with 3 or more bedrooms). The City Council also established a parking in-lieu fee for the downtown area.

While all of the base residential development standards are listed above, the City's zoning code contains other provisions that provide flexibility for many of the base standards, which allows property owners and developers to maximize development on their lots without requiring discretionary action. For instance, certain architectural features may project into required yards and courts such as canopies, chimneys, cornices, eaves, rain gutters and other architectural features supported from the structure may project twenty-four inches into a required yard or court. Also, balconies, fire escapes, handicapped ramps and outside stairways may project into a required yard. The zoning code also allows patio covers, sunshades and similar structures attached to the main building, may utilize up to twenty percent of the required rear yard area.

Other provisions that provide flexibility include: second-story additions may be constructed in the side yard, relocation of rear yard setback for corner lots, and reduced setbacks for accessory structures.

The City's residential development standards—including setbacks, minimum lot sizes, building height limits, and parking requirements—have not served as constraint to the provision of housing as a number of residential housing projects, ranging in size from smaller 3-unit developments in the R-3 zone to the 156-unit Terracina multi-family development located in the Spring Lake Specific Plan Area, have achieved the maximum permitted densities.

The City of Woodland has adopted numerous provisions in its Zoning Ordinance that facilitate a range of residential developments types and encourage affordable housing:

Density Bonus

The City's Bonus Density Ordinance is consistent with Government Code Section 65915. In summary, applicants of residential projects of five or more units may apply for a density bonus and additional incentive(s) if the project provides for construction of one of the following:

- a. Ten percent of the total units of a housing development for lower income households as defined by Health and Safety Code Section 50079.5; or
- b. Five percent of the total units of a housing development for very low income households; or
- c. A senior citizen housing development as defined in Sections 51.3 and 51.12 of the Civil Code; or
- d. Ten percent of the total dwelling units in a common interest development (condominium) for persons and families of moderate income.

The amount of density bonus to which the applicant is entitled varies according to the amount by which the percentage of the affordable housing units exceeds the minimum percentage established in this section, but generally ranges from 20-35 percent above the specified General Plan density. In addition to the density bonus, eligible projects may receive 1-3 additional development incentives, depending on the proportion of affordable units and level of income targeting. The incentives are offered:

- a. Use of federal, state or local affordable housing funds to subsidize the cost of the qualifying project;
- b. Waiver or reduction of city building permit, plan check and inspection fees (excluding re-inspection fees);
- c. Waiver and/or deferral of city impact fees until issuance of a certificate of occupancy for the qualifying project;
- d. Reduction of local zoning standards that indirectly increase housing costs, including, but limited to, to off street parking requirements, minimum square footage, height limitations or setback requirements;

- e. Construction by the city of such public improvements as streets, sewers and sidewalks, street name and traffic signs, water mains, storm drains and street lights in association with the project;
- f. Approval of mixed-use zoning in conjunction with the housing project if commercial, office, industrial or other land uses will reduce the cost of the housing development and if the commercial, office, industrial or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located;
- g. For projects that are composed exclusively of affordable housing units, averaging of development impact fees due for the number of units permitted prior to calculation of the density bonus and such fees are averaged over the total number of units in the project including both the original units and the density bonus units;
- h. Other regulatory incentives or concessions proposed by the developer or the city that result in identifiable, financially sufficient and actual cost reductions.

Inclusionary Zoning

The City of Woodland has had an inclusionary (affordable) housing requirement since the mid-1990s. Under inclusionary zoning, market-rate developers of projects exceeding a specified unit threshold (e.g., 5, 10, 15, or 20 units) are required to provide some percentage of these units at affordable prices or rents.

The requirements of the City's Affordable Housing Ordinance are based on both the type of housing, for-sale or multi-family rental units, and the geographic location, defined as Phase I and all other areas. Phase I is the area within the city limits at the time of adoption of the ordinance, including the Southeast Area. The ordinance applies to projects of eight or more for-sale units and at least ten units for multi-family rental projects.

The Affordable Housing Ordinance requires that 10 percent of all multi-family rental units shall be affordable to low-income households and 20 percent shall be affordable to very low-income households; or 25 percent of the units shall be affordable to very low-income households. These requirements apply to all multi-family rental projects of at least 10 units. The Affordable Housing Ordinance has a separate requirement for for-sale residential units. Under the Ordinance, ten percent of all units in new subdivisions of eight units or greater need to be set aside for low- or moderate-income households.

The City requires that all inclusionary units must be built on the site of the residential project, unless approved otherwise by the City Council and Planning Commission. Where the City determines that a development is not suitable for inclusionary units because of various factors, the developer may contribute in-lieu fees or dedicate land that may be suitable for development of inclusionary units.

The City of Woodland has had its 10 percent inclusionary requirement in place since the mid-1990s, and the requirement has not served as constraint to development. The City's ordinance provides an effective mechanism to integrate affordable units within market rate

developments. The City grants density bonuses, regulatory relief, and/or other financial incentives for projects to meet their inclusionary requirements. Since 2004, 456 multi-family rental units have been built or existing units preserved for people with very low- and low-incomes. Included in this total is 43 very low-income units constructed at the Rochdale Grange development. More than 60 owner-occupied units have been constructed for low-income households since 2004.

In December of 2007, the Woodland City Council approved revisions to the Affordable Housing Ordinance allowing for the affordable low-income units to be sold to households earning median income (100% AMI) as well as moderate-income (120% AMI) if the City was not able to identify low-income households within 90 days of the units being made available for sale. If the City is not able to identify a buyer after 210 days of the unit being available, the developer is then allowed to sell the unit on the open market and is seen as meeting their requirements under the Plan and/or Ordinance.

Condominium Conversions

As a means of maintaining the supply of rental units and preserving the affordable housing stock, the City requires a Conditional Use Permit for conversion of existing dwelling units to condominiums and new condominium construction. The conversion requirements mandate relocation assistance for eligible tenants and anti-discrimination policies in the sale of converted units. The conversion also requires an economic report on availability of comparable rental units at similar rental rates remaining within the city, including vacancy rate information. Several reports are required for condominium conversion: a report outlining the available low and moderate income housing within the city; a report on the feasibility of providing all or a portion of the conversion units for sale to low and moderate income individuals or families; and a report on the feasibility of retaining a portion of the total units for rental occupancy.

Small Lot Development

The Spring Lake Specific Plan provides standards for small lot developments (lots less than 4,000 square feet). The standards act as an alternative to attached housing in multi-family districts. They apply to all small lot subdivisions, whether the tentative map is designed with single or multiple units per lot (condominium). By providing greater development flexibility and allowing smaller lot sizes, the ordinance facilitates development and reduces development costs. Development standards for small lot development are summarized in Table E-46.

Table E-46: Small Lot Development Standards

<i>Specific Plan Land Use</i>	<i>Minimum Lot Size (Gross)</i>	<i>Lot Dimensions</i>	<i>Front Setback House/Garage</i>	<i>Side Setback Interior/Street</i>	<i>Rear Yard Setback</i>	<i>Height</i>
R-15	2,904	40 x76	10'/20'	5'/10'	10'	35'
R-20/R-25	2,178	30 x 62	6'/6'	3.5'/10'	10'	35'

Source: City of Woodland, Community Development Department.

Growth Controls/Growth Management

The City of Woodland manages growth primarily through the specific plan process and the requirement for development to be consistent with General Plan goals and policies. In addition, the General Plan defines an urban limit line where urban development can occur. The City does not have a specific growth control ordinance which could serve as a constraint to affordable housing. The City's 2002 General Plan policy 1.A.7 states that residential growth shall occur at an even and reasonable pace so that single-family residential construction in new planned residential neighborhoods does not exceed 5,000 houses by the year 2020 per approved Specific Plans. The intent is to encourage growth to progress at a reasonable and even pace, but not to limit infill and multi-family development. A balance of 3,056 units remains until the cap of 5,000 is reached. Through the fiscal year 2020, this results in a possible annual unit rate of 382. New multi-family homes and infill units are exempted from the cap. The General Plan Update anticipates growth of up to 7,000 new residential units through 2035 and no growth cap is proposed as part of the 2035 General Plan Update. The growth policy, therefore, does not represent a constraint on Woodland meeting its RHNP housing allocation.

Building Codes and Enforcement

New construction in Woodland including additions must comply with the 2010 California Building Codes (CBC) and the City of Woodland Floodplain Ordinance. The City of Woodland adopted the 2010 CBC with no major revisions, meaning that there are no extraordinary building regulations that would adversely affect the ability to construct housing in Woodland.

With regard to existing residences, the Fire Department inspects all apartment buildings annually to ensure that the units comply with life safety requirements, such as having appropriate smoke detectors and emergency exits. Other than the inspections of apartments, City inspectors will only inspect existing residences in response to complaints of substandard housing or life safety conditions received from the public. In these cases, the City takes enforcement action only in cases where the dwelling in question does not comply with the Uniform Housing Code, which specifies minimum standards for the health, safety, and welfare of residents. These standards are less stringent than the current CBC for new construction.

Existing residences may be remodeled or expanded provided that the existing structure has no obvious sanitary or safety hazards, all building code requirements have been met, and the necessary permits have been issued. Additions must comply with the current building codes.

On/Off Site Improvement Requirements

The City of Woodland requires that developers complete certain minimum site improvements in conjunction with new housing development (Table E-47). Required improvements include the installation of water mains, fire hydrants, sewer mains, storm drainage mains, and streetlights and the construction of streets, curbs, gutters, and sidewalks. These standards are typical of many communities and do not adversely affect the provision of affordable housing in Woodland.

Table E-47: 2008 Lot Improvement Costs for the City of Woodland

Lot Width	Curb & Gutter	Side-walk	Water (lot)	Water (st)	Storm Drain (st)	Sewer (lot)	Sewer (st)	Street Lights	Land-scape	Road	Total
30'(1)	916	999	400	1243	1709	400	1320	983	750	1130	\$9850
50'	1527	1665	667	1243	1709	667	1320	1639	1250	1884	\$13,571
60'	1832	1998	800	1243	1709	800	1320	1967	1500	2261	\$15,430
70'	2137	2331	933	1243	1709	933	1320	2295	1750	2638	\$17,289

Notes: Cost data is derived from the Beeghly Ranch Subdivision which is located in the Spring Lake Specific Plan area and is assumed to represent the average lot improvement costs for a detached single-family development. Costs assume a front setback of 25 feet and a street width of 35 feet.

(1) Small lot product.

(2) Includes easements.

Source: City of Woodland (*Standard Specifications and Details 2007*), 2008.

Development Fees and Other Exactions Required of Developers

Table E-48 indicates the development impact fees for a typical 1,200 square foot single-family home outside of the Spring Lake Specific Plan area, while Table E-49 shows what it would cost inside the SLSP area. A 1,200 square foot home was used for comparison as an example of a modestly-sized three-bedroom home, more likely to be affordable to a wider range of income levels and suitable to a range of household types. The City Council approved an urgency ordinance in December 2008 to allow the deferral of development impact fees (MPFP fees) for residential and non-residential projects and extended through June 30, 2013 for residential projects. This program allows the City to defer seven development impact fees (General City, Library, Police, Water, Roads, Administration, and Storm Drain) for a maximum period of 12 months. The City Council may extend the deferral period. For residential projects, the deferred fees are due at final inspection, but no later than the maximum deferral period, whichever occurs first. Residential deferrals do not incur interest charges. The City Council on May 7, 2013 will consider a City staff recommendation to extend the deferral program for an additional two years.

A comparison of the fees shows a \$37,887 difference between the SLSP area and non-SLSP locations for a typical 1,200 square foot single-family home. This difference is attributable to the payment of the Spring Lake Infrastructure Fee (SLIF) and a Fiscal Deficit Fee at building permit issuance. The comparison of fees does not include the payment of other Spring Lake-related fees (fire operations & maintenance fund fee, habitat education fee, offsite affordable housing fee, and public transit fee), a total of \$2,170, which are due at final map. In addition, the comparison does not include the payment of the Storm Drainage Fee at building permit issuance for areas outside of Spring Lake. The area outside of Spring Lake is divided into 10 different fee zones for payment of the Storm Drainage Fee. The SLIF was established as a financing mechanism for the common, backbone infrastructure required for the SLSP. Significant infrastructure was installed to connect the SLSP area to the existing City infrastructure. Developers who have financed and constructed SLIF facilities are able to take fee credits against nearly 70% of the SLIF fees at building permit issuance. As a result, using

fee credits would reduce the payment of fees due at permit issuance. It should be noted that SLIF credits can be transferred.

Table E-48: Development Impact Fees Outside of Spring Lake Specific Plan Area

<i>City Development Impact Fees for Single-Family Unit</i>	
General City	\$794
Fire	\$1,224
Library	\$49
Police	\$1,047
Wastewater	\$5,744
Water	\$527
Parks & Recreational Facilities	\$6,594
Roads	\$5,292
Major Projects Financing Plan Administration Fee	\$160
Surface Water	\$2,742
Surface Water Administration Fee	\$21
Total Fees Due at Building Permit Issuance	\$24,194
<i>Non-City Development Impact Fees</i>	
Yolo County Facilities & Services Authorization Fee	\$3,141.60
Woodland Joint Unified School District Fees (based on 1,200 square foot home)	
Southeast Area Specific Plan Area	\$6,946.21
All other areas of City (not including Spring Lake Specific Plan Area)	\$3,840

Notes: Total does not include the Storm Drain Facilities Impact Fee which ranges from \$1,487 to \$8,347 per acre for single-family development. Plan Check and Building Inspection Fees not included in table.

Table E-49: Development Impact Fees for Spring Lake Specific Plan Area

<i>City Development Impact Fees for Single Family Unit</i>	
General City	\$794
Fire	\$1,224
Library	\$49
Police	\$1,047
Wastewater	\$5,744
Water	\$527
Parks & Recreational Facilities	\$3,627
Roads	\$5,292
Surface Water	\$2,742
Major Projects Financing Plan Administration Fee	\$158
Total Development Impact Fees	\$21,204
<i>Spring Lake Infrastructure Fees (SLIF) (Due at Building Permit Issuance)</i>	
Roadway*	\$15,601
Water*	\$2,157
Sewer*	\$3,359
Drainage*	\$10,157
Parks	\$6,591
On-going Administration Costs	\$1,512
Total SLIF Fees	\$39,377
<u>Fiscal Deficit Fee (Due at Building Permit Issuance)</u>	<u>\$1,500</u>
Total Fees Dues at Building Permit Issuance	\$62,081
<i>Fees Due at Final Map</i>	
Fire Operations & Maintenance Fund Fee (per unit)	\$771
Habitat Education Fee (per unit)	\$56
Offsite Affordable Housing Fee (applies only to market-rate single family)	\$1,100
Public Transit Fee (per unit)	\$243
Total Fees Due at Final Map (per unit)	\$2,170
Non-City Development Impact Fees	
Yolo County Facilities & Services Authorization Fee	\$3,141.60
Woodland Joint Unified School District Fees (based on 1,200 square foot home)	\$5,688

Notes: *Allowed to be used for SLIF credits. No Storm Drain Development Impact Fees for Spring Lake. Plan Check and Building Inspection Fees not included in table.

Table E-50 lists the development impacts fees for construction of a multi-family development. Similar to fees for single-family developments (Tables E-48 and E-49), the cost is higher within the Spring Lake Specific Plan Area. The total development impact fees within Spring Lake are \$41,653, while those outside are \$18,110. These fees are due at building permit issuance; however, a portion of MPFP fees (General City, Library, Police, Water, Roads,

Administration, and Storm Drain) can be deferred. The difference between the multi-family development impact fees in Spring Lake and outside of Spring Lake is attributable to the payment of the Spring Lake Infrastructure Fee (SLIF) and payment of a Fiscal Deficit Fee at building permit issuance. The comparison of fees does not include the payment of other Spring Lake-related fees (fire operations & maintenance fund fee, habitat education fee, and public transit fee), a total of \$750, at final map. In addition, the comparison does not include the payment of the Storm Drainage, Surface Water, and Surface Water Administration Fees at building permit issuance for areas outside of Spring Lake. The area outside of Spring Lake is divided into 10 different fee zones for payment of the Storm Drainage Fee. For Surface Water, the fees are based on the meter size.

Table E-50: Development Impact Fees for Multi-Family Development

<i>City Development Impact Fees for a Multi-Family Unit in Spring Lake Specific Plan Area</i>	
General City (per unit)	\$662
Fire (per unit)	\$917
Library (per unit)	\$41
Police (per unit)	\$873
Wastewater (per unit)	\$4,788
Water (per unit)	\$323
Parks & Recreational Facilities (per unit)	\$3,022
Roads (per unit)	\$3,862
Surface Water	per project
Major Projects Financing Plan Administration Fee (per unit)	\$127
Storm Drainage Facilities Fee (per unit)	\$0
Spring Lake Infrastructure Fee (per unit)	\$25,988
<u>Fiscal Deficit Fee (per unit)</u>	<u>\$1,050</u>
Total Fees Due at Building Permit Issuance (Spring Lake Specific Plan Area)	\$41,653
<i>Fees Due at Final Map</i>	
Fire Operations & Maintenance Fund Fee (per unit)	\$540
Habitat Education Fee (per unit)	\$40
Public Transit Fee (per unit)	\$170
Total Fees Due at Final Map (Spring Lake Specific Plan Area)	\$750
<i>City Development Impact Fees for a Multi-Family Unit outside of Spring Lake Specific Plan Area</i>	
General City (per unit)	\$662
Fire (per unit)	\$917
Library (per unit)	\$41
Police (per unit)	\$873
Wastewater (per unit)	\$4,788
Water (per unit)	\$323
Parks & Recreational Facilities (per unit)	\$5,494
Roads (per unit)	\$3,862

Table E-50: Development Impact Fees for Multi-Family Development

Major Projects Financing Plan Administration Fee (per unit)	\$127
Surface Water Fee	See below
Surface Water Administration Fee	See below
Storm Drainage Facilities Fee (per acre)	\$2,231 - \$12,521
Total Fees Due At Building Permit Issuance (Outside Of Spring Lake Specific Plan Area, Doesn't Include Storm Drainage Facilities Fee, Surface Water Fee, and Surface Water Administration Fee)	\$17,087
<i>Non-City Development Impact Fees</i>	
Yolo County Facilities & Services Authorization Fee (per unit)	\$2,307.80
Woodland Joint Unified School District Fees	
Areas Outside of Southeast Area Specific Plan & Spring Lake Specific Plan Area (per square foot)	\$3.20
Southeast Area Specific Plan (per unit)	\$2,911.13
Spring Lake Specific Plan Area (per square foot)	\$4.74

Table E-51 identifies the estimated fees and development costs per unit that would be collected for a new 1,200 square foot home and a 156 unit multi-family complex. The single-family home is counted as one unit for comparison. In 2007, the Terracina at Spring Lake Family Apartments development was completed at a cost of \$32 million. The 156unit development provides 85 units for very low-income and 71 units for low-income households.

The total estimated development impact fees per unit for a single-family home inside the Spring Lake area is \$62,801 and the typical estimated cost of development per unit is \$267,318. The estimated development impact fee per a multi-family unit in the Spring Lake Area is \$41,653, and the typical estimated cost of development per unit is \$205,128 (based on the Terracina at Spring Lake Family Apartments). The overall cost of developing a multi-family unit is \$83,338 less than a single-family unit.

Table E-51: Impact Fees and Development Costs Per Unit for Single-Family and Multi-family Developments in the Spring Lake Area

<i>Development Cost for a Typical Unit</i>	<i>New Single-Family</i>	<i>New Multi-family</i>
Total estimated development impact fees per unit	\$62,801	\$41,653
Typical estimated cost of development per unit	\$267,318 ¹	\$205,128 ²
Estimated proportion of fee cost to overall development cost (development impact fees and construction costs) per unit	17.6%	16.3%

Note: Total estimated development impact fees per unit were taken from the total development impact fees due at building permit issuance (Tables E-48 to E-50).

¹ Typical estimated cost of development per unit for New Single-Family was derived from taking \$330,119 from Table E-55 (inside the Spring Lake area), subtracting estimated fees per unit (\$62,801) = \$267,318.

² Typical estimated cost of development per unit for the new multi-family is based on the development cost for Terracina at Spring Lake Family Apartments (2007).

Source: City of Woodland, 2013.

Table E-52 details the Community Development Department’s processing fees for common planning entitlements. One or more of the entitlements would be required to process a residential project.

Table E-52: City of Woodland Planning Fees, 2012

Permits/Entitlements	
Conditional Use Permit	\$3,807
General Plan Petition	\$588
General Plan Amendment	\$5,540
Variance	\$2,075
Zone Change	\$5,340
Site Plan Review (Multi-family)	\$2,287
Design Review (Multi-family)	\$1,186
Design Review (Single Family)	\$363
Design Review (Subdivision >10 units)	\$2,528
Environmental	
Categorical Exemption	\$514
Initial Study	\$6,155
Negative Declaration	\$1,922
Mitigated Negative Declaration	\$3,974
Land Division	
Certificate of Compliance	\$276
Lot Line Adjustment	\$651
Lot Merger	\$942
Tentative Parcel Map	\$3,353
Tentative Subdivision Map	\$8,014 + \$27/lot

Notes: Each fee represents the total processing fee for planning, public works, fire, police, and parks.

Some development projects will be deemed “major projects” and will be charged time and materials.

Major projects include projects requiring an EIR.

Source: City of Woodland Community Development Department, 2013.

Spring Lake Specific Plan Development Fee Reduction

The Spring Lake financing and development plan was set up based on a building unit allocation process and a payback system assuming development would occur in three releases. The intent at the time was to moderate growth and ensure development of key oversized infrastructure while also providing a method to pay back the original developers who had to install much of the early infrastructure. With the economic downturn however, the strategy is not working and has become an impediment to growth.

The City worked with the Spring Lake development community to find ways to facilitate development despite the unavailability of bond financing. To that end, the City Council has approved modifications of the building unit allocation for Spring Lake to facilitate continued

development in Spring Lake. However, cost of infrastructure improvements and the building unit allocation in Spring Lake has functioned as a constraint in the past. Although fees in Spring Lake are a potential constraint on the provision of housing, these fees are necessary to provide the infrastructure that enables development in this area, and the City has taken actions to reduce this constraint to the extent feasible.

Processing and Permit Procedures

Permit Processing

The time required to process a project varies greatly from one entitlement to another and is directly related to the size and complexity of the proposal, as well as the number of actions or approvals needed to complete the process. Table E-53 identifies the typical processing times for most entitlements followed by the reviewing body. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with general plan and zoning designations do not generally require Environmental Impact Reports (EIR)), General Plan Amendments, Rezones, or Variances). Also, certain review and approval procedures may run concurrently. The City also encourages the joint processing of related applications for a single project. For example, a rezone petition may be reviewed in conjunction with the required site plan, a tentative tract map, and any necessary variances. These procedures save time, money, and effort from both the public and private sector and could decrease the costs for the developer by as much as 30%.

Table E-53: Timelines for Permit Procedures (Estimates)

<i>Type of Approval or Permit</i>	<i>Processing Time</i>	<i>Reviewing Body</i>
Site Plan Review	2 - 6 weeks	City Staff (Planning Commission if CUP required and then 8 to 12 weeks)
Zoning Administrator Permit	6 - 8 weeks	Community Development Director
Conditional Use Permit	8 - 12 weeks	Planning Commission
Variance	8 - 12 weeks	Planning Commission
Zone Change	12 - 24 weeks	City Council
General Plan Amendment	12 - 24 weeks	City Council
Architectural/Design Review – minor	2 - 6 weeks	City Staff
Architectural/Design Review – Major	8 - 12 weeks	Planning Commission
Final Subdivision Map	6 weeks	City Council
Tentative Subdivision Map	10 -16 weeks	Planning Commission
Parcel Map	8 -12 weeks	Planning Commission
Negative Declaration	8 - 16 weeks	Planning Commission
Final Parcel Map	6 weeks	Community Development Director/City Engineer
Environmental Impact Report	4 - 6 months	Planning Commission

Source: City of Woodland.

City staff avoids any unnecessary timing constraints on development by working closely with developers to expedite approval procedures. For a typical project, an initial pre-consultation meeting is arranged with the involved departments to discuss the development proposal. The next step in the process usually includes submittal of an application for the proposed

entitlement. The application includes instructions that are meant to simplify the process for the applicant by providing steps on how to proceed. Once staff is satisfied that all required information has been submitted to the City, and the application is consistent Woodland’s General Plan and Zoning Ordinance, an initial study is prepared. During the initial study period, commenting departments will review the project and provide comments. At the same time, planning staff will prepare other documents to expedite the process as previously mentioned. All scheduling, noticing, and correspondence with interested parties usually coincides with this period. After the project is approved, the building department performs plan checks and issues building permits. Larger projects requiring minor use permits are sent to the Community Development Director. Minor use permit hearings are publicly noticed and take place at the discretion of the Community Development Director. Throughout construction, the building department will perform building checks to monitor the progress of the project. This process does not put an undue time constraint on most developments because of the close working relationship between City staff, developers, and the decision-making body. Table E-54 outlines typical approval requirements for a 30-unit subdivision and a 50-unit multi-family project.

Table E-54: Typical Processing Procedures by Project Type

	<i>Subdivision</i>	<i>Multi-family Units</i>
	Tentative Subdivision Map	Site Plan
	Final Map	-
	Initial Study	Initial Study
		Design Review
	Site Plan Review	Variance
	Design Review	Negative Declaration
Estimated Total Processing Time	6 months	6 months

Source: City of Woodland.

Second-Unit Ordinance

Woodland’s Second-Unit Ordinance includes guidelines for residents who wish to construct a second-unit on their property. In accordance with State law, applications are reviewed ministerially, and approved at the staff level. The ordinance set forth criteria for the application of second units including the definition of a second-unit, the maximum allowable square footage, and the development standards for these units. Criteria for second units include:

- No more than one additional dwelling unit is allowed on any one legal lot or parcel.
- Second units must conform to setback requirements of the zoning district applicable to primary residence.
- The second dwelling unit shall incorporate the same or similar architectural features as the primary residence.
- One on-site parking spot (uncovered) is required per unit.

These criteria are comparable to the requirements for other residential uses, and do not represent a constraint on the production of second units.

Residential Design Guidelines

The City of Woodland's Community Design Standards (adopted in 1998 and updated in 2004) were prepared to aid designers, the public, and decision-makers by expressing the community's shared vision for the level of quality and attractiveness expected from new development. The City's Community Design Standards include specific design objectives that serve as standards by which staff evaluates residential development. Residential projects must obtain approval from the Planning Commission or City staff depending on the project. Figures E-4 and E-5 illustrate the City's design review process. Figure E-4 lists the steps for projects that require a discretionary permit, such as a conditional use permit. Figure E-5 lists the process for projects that require only building permit approval. As with all other development-related matters in Woodland, design review is handled by the Community Development Department. Anyone considering a development project is instructed to make an appointment to discuss the project and design standards with a member of the Community Development Department staff. The staff member will help explain the City's development procedures and determine if design review is required. The staff member can also provide an approximate timetable for the processing of the project and describe any other permits or approvals that may be required.

Design review is not a separate process apart from other discretionary approvals such as site plan review or a conditional use permit. To the extent allowed by the City's codes and ordinances, any additional planning or building permits are processed concurrently.

The guidelines include objective parameters for both single-family and multi-family projects including emphasizing entryways, deemphasized garages, using appropriate window forms, varying roof styles, and emphasizing the appropriate use of trim, materials, and colors where appropriate. Multi-family projects are required to use a variety of materials and colors with architecture variations. Staff works closely with the architects to ensure designs conform to existing guidelines.

One of the goals of the City's design review process is to preserve and enhance buildings and districts that have historical value by virtue of its architecture, historic association, or age. For example, when converting a Victorian house to offices, it would be unacceptable to replace wood-sash windows with modern materials such as aluminum, and signage would need to respect the style of the building and neighborhood.

Design review approval typically takes 2-6 weeks for minor projects and 8-12 weeks for major projects, which require more of staff's time. Major building projects, such as large scale commercial or subdivisions over 100 units require hearings before the Planning Commission and can take 8-12 weeks. The Commission meets twice a month. The purpose of the review is to determine compliance with adopted design guidelines that are intended to enhance the appearance and value of property and the livability of neighborhoods. These design standards do not represent a constraint to development.

Reasonable Accommodation

Persons with disabilities normally have a number of housing needs that include accessibility of dwelling units; access to transportation, employment, and commercial services; and alternative living arrangements that include on-site or nearby supportive services. Woodland ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations) and federal requirements for accessibility.

The City’s Municipal Code includes Section 25-21-85, “Reasonable Accommodation for Persons with Disabilities.” The Code establishes a process and provides criteria for reviewing reasonable accommodation requests for persons with disabilities. Section 25-21-85 states “A request for reasonable accommodation may include a modification or exception to the rules, standards, and practices for the site, development, and use of housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.”

Woodland implements and enforces Chapter 11, of the 2010 California Building Code. The City provides information to all interested parties regarding disabled accommodations within the zoning ordinance, the permitting processes, and the application of relevant building codes for housing for persons with disabilities.

Zoning and Other Land Use Regulations

As part of Woodland’s previous housing element update, the City conducted a comprehensive review of its zoning laws, policies and practices for compliance with fair housing laws. The City has not identified any zoning or other land-use regulatory practices that could discriminate against persons with disabilities and impede the availability of such housing for these individuals.

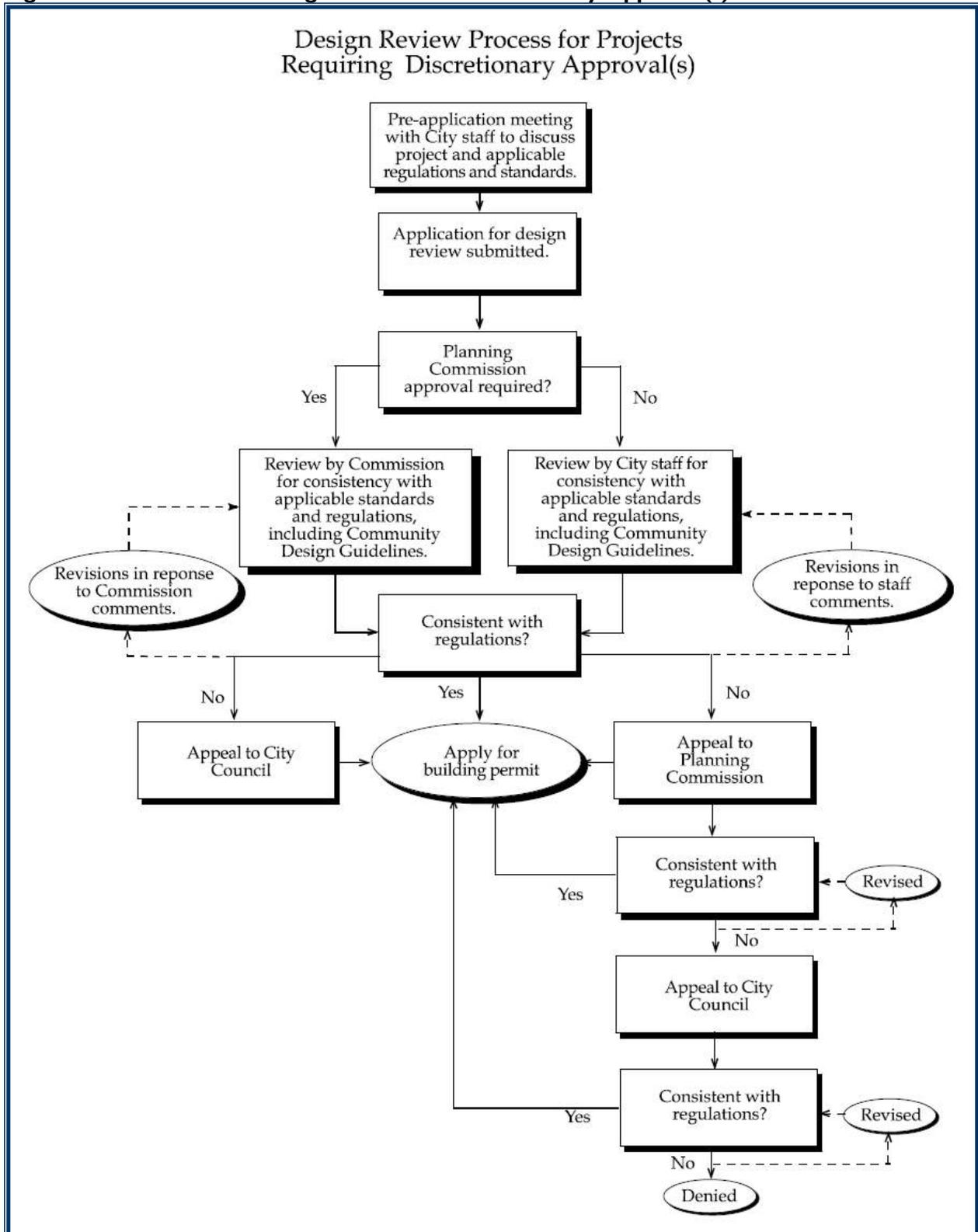
The City permits housing for special needs groups—which includes the disabled—without regard to distances between such uses or the number of uses in any part of the City. The Land Use Element of the General Plan does not restrict the siting of special needs housing.

The Woodland Zoning Ordinance provides the following definition of “family.”

One (1) or more persons occupying a premise and living as a single housekeeping unit, as distinguished from a group occupying a boarding house, lodging housing, or hotel, as herein defined.

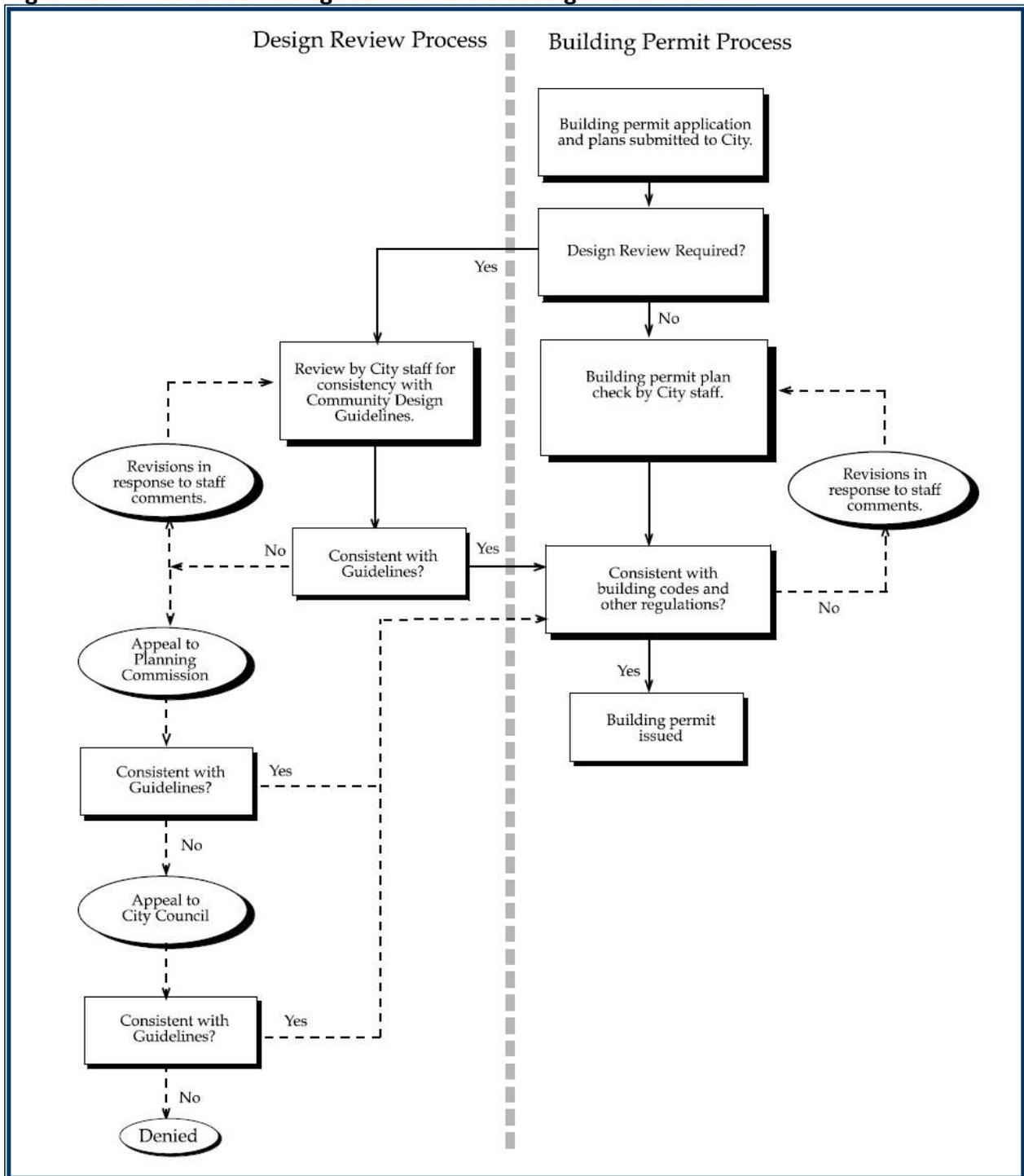
The Zoning Ordinance’s definition of family does not constrain housing for persons with disabilities.

Figure E-4: Woodland’s Design Review for Discretionary Approval(s)



Source: City of Woodland.

Figure E-5: Woodland’s Design Review and Building Permit Process



Source: City of Woodland.

As discussed above, the City allows group homes of six or fewer persons by right, as required by State law. The City does not require a CUP or other special permitting requirements for group homes of six or fewer persons. The City does; however, require a CUP for “Residential Care Homes” that house more than six mentally disordered or otherwise handicapped persons or dependent and neglected children in the R-1, R-2, N-P, R-M, and ESD zones. To remove this constraint, the City will need to amend its zoning code to permit a “Residential Care Home” that allows more than six guests in its R-M zone.

POTENTIAL NON-GOVERNMENTAL CONSTRAINTS

Availability of Financing⁶

The availability of financing for residential development and home mortgages in Woodland is partly a function of local conditions but mostly dependent on the nationalized home mortgage market. Since the start of the Great Recession in October 2008, the federal government has largely assumed responsibility for the American home mortgage market. Banks and other for-profit financial services companies lend money to homeowners, but mostly based on guarantees and other support the government provides through Fannie Mae, Freddie Mac, and other government institutions. During the turmoil of 2009 – 2010, home loans were difficult to obtain as lenders tightened credit requirements. Refinancing was even more difficult for homeowners with high interest fixed loans or adjustable / indexed rates. This credit tightening contributed to the home foreclosure crisis.

Fannie Mae and Freddie Mac guaranteed nearly 70 percent of new mortgages in 2012, accounting for \$5 trillion, or about half, of the nation’s mortgage market. Most of the balance (21 percent) is financed by the Federal Housing Authority and the Department of Veteran's Affairs. The large presence of these federal agencies, in combination with the Federal Reserve’s ongoing efforts to keep interest rates low, means that home mortgage rates have been at historic lows for several years, reaching the mid-3 percent range in late 2012 and early 2013 for 30-year fixed home loans to buyers with good credit ratings and significant down payments. Homebuyers with good credit and the ability to make a down payment have better access to home loans compared to the period between 2008 and 2011.

On the homebuilding side of finance, the near collapse of the nation’s financial system in 2008 meant that commercial credit for residential construction nearly shut down. The greatest barrier to increased commercial lending for residential development in recovering markets is that banks, because of federal restrictions, are limited in their ability to lend money for land development. These restrictions have impacted small and medium-sized builders that depend on commercial credit in contrast to larger, publicly held companies that raise funds in equity markets.

Nevertheless, financing for home builders is slowly improving. During the timeframe of this Housing Element, both home loans and commercial lending for residential development is

⁶ Sources for this section include Jesse Eisinger, We’ve Nationalized the Home Mortgage Market. Now What? ProPublica, Dec. 18, 2012; and CNBC at www.cnbc.com/id/48690097/US_Home_Builders_Begin_to_See_Credit_Thaw

expected to become more readily available but will remain an impediment to accommodating the region's housing needs.

Land Costs

A search of residential land for sale in late March 2013 found a range parcel sizes and costs. The cost of undivided land for a five-acre parcel zoned residential was \$290,000 (\$58,000 / acre). Another lot of 0.45 acres was listed for \$300,000. Buildable lots subdivided for single-family homes with stubbed out utilities ranged in cost from \$59,000 to \$99,000 for lots sizes ranging from 7,000 square foot to quarter-acre parcels. Individual lots of approximately one acre ranged in cost from \$118,800 to \$122,400.⁷

Development Costs

Required Site Improvement Costs (Finished Lots)

Upon securing the raw land, a residential developer would have to make certain site improvements to "finish" the lot before a home could actually be built on the property. Such improvements would include the installation of water mains, fire hydrants, sewer mains, storm drainage mains, and street lights and the construction of streets, curbs, gutters, and sidewalks. In addition, the developer is required to provide a deposit for street trees pursuant to the City fee schedule for a lot's street frontage. Site improvement costs for a single-family lot in Woodland are estimated at \$25,000 to \$30,000. This estimate does not include the cost of land.

Construction Costs

According to the City, construction costs in the region have increased over the past several months due to increases in building materials costs. However, labor costs in general have actually remained stable. In 2013, construction costs (including materials and labor) range from \$100 to \$150 per square foot (\$120,000 - \$180,000) for a typical 1,200 square foot single-family home in Woodland.

Total Housing Development Costs

As shown in Table E-55, the total of all housing development costs discussed above for a typical entry-level single-family home (1,200 square feet), including land, site improvements, construction costs, fees and permits (as shown in Tables E-48 to E-50). This figure does not include developer profit, marketing, or financing costs.

⁷ Source: <http://template.metrolistmls.com/sacramentobee>, March 24, 2013 search.

Table E-55: Estimated Single-Family Housing Development Costs

¹ Finished Lot Price	\$25,000 - \$30,000
Land Costs Spring Lake Specific Plan Area	\$86,667
Land Costs Remaining Areas	\$61,667 - \$66,667
Total Construction Cost	\$150,000 - \$180,000
Total Development Impact Fees Spring Lake Specific Plan Area +Yolo County Development Impact Fees	\$62,801 + 3,141.60 = \$65,942.60
Total Development Impact Fees Remaining Areas + Yolo County Development Impact Fees	\$24,194 + 3,141.60 = \$27,335.60
Permit Fees (Plan Check & Building Inspection)	\$2,592
Developer Fees (School) Spring Lake Specific Plan Area	\$5,688
Developer Fees (School) Southeast Specific Plan Area	\$6,946.21
Developer Fees (School) All Other Areas of City	\$3,840
Spring Lake Area Total Development Cost	\$335,890 - \$370,890
Southeast Area Total Development Cost	\$273,541 - \$313,541
Remaining Areas Total Development Cost	\$270,435 - \$310,435

Notes: Prices based on a new 1,200 square foot single-family residence with 450 square foot garage. Total Housing Development Costs for the Southeast Specific Plan Area and other areas of the City do not include the Storm Drainage Fee which ranges from \$1,487 to \$8,347 per acre for single-family development; the Spring Lake Specific Plan Area does not pay the fee.

¹ Finished Lot Price does not include cost of land.

² Total numbers have been rounded off to the nearest dollar.

Source: City of Woodland Community Development Department, Remax Reality.

E.5 Evaluation of Existing Programs

EFFECTIVENESS OF THE ELEMENT

The following section reviews and evaluates the City's progress in implementing the 2009 Housing Element. Table E-56 presents the difference between projected housing need and actual housing production. Table E-57 contains a review of the results and effectiveness of programs, policies, and objectives from the previous Housing Element planning period which covered the period of 2008 to 2013.

Table E-56: Woodland Progress towards RHNA 2006-2013

	Very Low	Low	Moderate	Combined Very Low, Low, and Moderate	Above Moderate	Total
Total RHNA Allocation (2006-2013)	425	266	238	929	942	1,871
Units Built/Under Construction	85	71	0	156	44	200
Approved/On-Line Units	278	245	23	546	1,224	1,770
Total Units Built or Approved	363	316	23	702	1,268	1,970

Source: City of Woodland Community Development (March 5, 2013)

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Table E-57: Evaluation of Existing City of Woodland Housing Element Policies

<i>Program</i>	<i>Action</i>	<i>Responsibility</i>	<i>Timeframe</i>	<i>Objective (quantified/qualified)</i>	<i>Result</i>	<i>Evaluation</i>	<i>Should the City Continue As-Is, Modify, or Remove this Program and Why?</i>
2.1	The City shall continue to cooperate with and advise developers in the use of the P-D Planned Development Overlay Zone to reduce housing costs by utilizing various techniques such as: zero lot lines, cluster development, private streets, higher densities, mixed uses, parking and setback variations and other innovative approaches. The City shall establish guidelines to promote alternative land use development.	Community Development Department, City Manager, Planning Commission, City Council	Ongoing		The City continues to work with developers on the use of Planned Development Overlay Zones to reduce housing costs.	While residential construction slowed significantly during the planning period, and the overall program success cannot be measured, the City continues to work with developers on this program.	The City should continue this program. During the General Plan update, guidelines to promote alternative land use development will be established to encourage innovative designs to reduce overall housing development costs. Established Guidelines will enhance and improve the program.
2.2	The City shall continue to cooperate with and advise developers in the use of the City's Density Bonus Incentive Program as contained in §25-21-25 of the Zoning Ordinance. Bonus incentives are available to developers for including lower income units in their projects. Housing projects with 5 or more units are eligible by reserving 10 percent of the total number of proposed units for lower-income households; 5 percent of the total number of proposed units for very low-income households; a senior citizen housing development, as defined in Sections 51.3 and 51.12 of the Civil Code; or at least 10 percent of the total dwelling units in a condominium project as defined in subdivision (f) of the Civil Code Section 1351 or in a planned development as defined in subdivision (k) of Civil Code Section 1351, for persons and families of moderate, and defined in Health and Safety Code Section 50093.	Community Development Department, City Manager, Planning Commission, City Council	Ongoing		No additional bonus incentive projects have been constructed since the Terracina Spring Lake Family Apartments in 2008.	While no additional bonus incentive projects have been constructed since Terracina in 2008, it is a viable option for the development of affordable units.	The City should continue this program and provide a one page fact-sheet to advise developers regarding its availability and applicability.
2.3	The City shall continue to cooperate with Yolo County, other cities in the County, developers and builders and with financial institutions to secure tax-exempt mortgage revenue bonds.	Community Development Department, City Council, Planning Commission	Ongoing		No projects were funded with tax-exempt mortgage revenue bonds this housing period. The City continues to work with developers on the use of this funding option for the delivery of affordable housing units.	Residential construction slowed significantly during the planning period and the overall program success should not be measured as a failure due to the housing collapse. Several affordable projects were partially funded with tax-exempt mortgage revenue bonds during the previous cycle and bonds are considered a viable financing option.	This program has been successful in providing funding for affordable rental housing projects in the past. The City should continue this program and actively work with affordable housing developers interested in multi-family housing bonds.

Table E-57: Evaluation of Existing City of Woodland Housing Element Policies

Program	Action	Responsibility	Timeframe	Objective (quantified/qualified)	Result	Evaluation	Should the City Continue As-Is, Modify, or Remove this Program and Why?
2.4	The City shall annually review its eligibility for various federal and state programs that will provide rehabilitation and maintenance assistance for 258 low-income units and special needs groups. The City shall submit applications for programs for which the City is eligible, as appropriate.	Community Development Department	Annually		<p>City of Woodland CDBG funding allocations during the period of FY 2008-2009 through FY 2012-2013 have included the City's First Time Homebuyer Assistance Program for low-income households, a foreclosure prevention program with Legal Services of Northern California (LSNC), the City's CDBG Owner-Occupied Rehabilitation Program, the Fair Housing Hotline operated by LSNC (multiple funding years), the Yolo Wayfarer Center emergency shelter (multiple funding years), New Dimensions Supportive Housing for mentally ill adults (multiple funding years), the Sexual Assault and Domestic Violence Center emergency shelter (multiple funding years), Short Term Emergency Aid Committee (homeless prevention), Yolo County Care Continuum supportive housing rehabilitation (mentally ill adults), Habitat for Humanity Yolo County's Heidrick Ranch duplex build (payment of development fees), and Summer House accessible entrance (developmentally disabled adults).</p> <p>Quantified results are listed below in other program accomplishments.</p>	The program has been effective to support rehabilitation and maintenance assistance for existing affordable housing stock.	The City should continue this program and will submit applications for funding programs as appropriate.
2.5	The Planning Commission shall hold a meeting each year to review the Housing Monitoring Report and make a report to the City Council.	Community Development Department, Planning Commission, City Council	Annually		<p>Housing staff continues to monitor affordable projects and has produced semi-annual reports for the Planning Commission and City Council.</p> <p>Due to limitation of staff availability there have been gaps in formal annual Housing Monitoring Reports. Formal reports for two public meetings are a challenge to prepare annually with staff constraints.</p>	An annual report with two public meetings may be too onerous for the City staff. The housing report information can be conveyed by a less time consuming method such as a staff memorandum or "report card".	The City should continue the annual evaluation component of this program, but the program should be modified to allow for flexibility of how the information is presented. Staff can prepare a report or memo to the Planning Commission and the City Council on an annual basis.

Table E-57: Evaluation of Existing City of Woodland Housing Element Policies

Program	Action	Responsibility	Timeframe	Objective (quantified/qualified)	Result	Evaluation	Should the City Continue As-Is, Modify, or Remove this Program and Why?
2.6	The City shall accommodate development of at least an additional 34 units at densities that will facilitate production of housing affordable to moderate-income households by redesignating sufficient vacant land as Medium Density Residential (MDR: 8-16 units/gross acre). If, at any time, the supply of sites zoned for multi-family housing falls below the quantity of land required to accommodate the City's remaining need for sites to accommodate higher density multi-family housing during the Housing Element planning period, the City shall initiate redesignations and rezonings to provide additional land. The City shall ensure that future sites designated for higher-density housing are large enough to provide for economies of scale in construction and are located near transit stops or arterial streets by maintaining an inventory of potential sites that meet those criteria. Procedures to increase residential densities in the Spring Lake Specific Plan shall be reviewed for possible city-wide application. The Redevelopment Agency will also consider rezones from commercial districts to mixed-use districts to allow for residential densities. Where feasible and appropriate, the City shall also consider the redesignation of vacant land as High Density Residential (HDR: 16-25 units/gross acre).	Community Development Department, Redevelopment Agency, Planning Commission, City Council	Ongoing Monitoring of Availability of Sites	Accommodate development of at least an additional 34 units at densities that will facilitate production of affordable to moderate-income households by redesignating sufficient vacant land as MDR 8-16 units per acre.	City has sufficient amount of vacant land zoned for moderate-income housing with 32.7 acres of R-15 sites in Spring Lake, providing capacity to accommodate 34 moderate-income households. The City has sufficient multi-family zoning in the Spring lake Specific Plan area to meet its remaining RHNA need during the Housing Element planning period.	Due to the slowdown in development during this housing period, the supply of sites for multi-family did not fall below the quantity of land needed to accommodate the City's RHNA. The Spring Lake Specific Plan project contains vacant land at densities that can accommodate production of 34 moderate-income units. The program has been an effective safeguard to facilitate accommodation.	The specific rezoning portion of this program has been completed. This program should continue, with modifications to reflect the revised land inventory for the 2013-2021 RHNA period.
2.7	The City shall seek financial assistance from and cooperation with the City of Woodland Redevelopment Agency to provide financing to assist housing construction of very low-income units, low-income units, and moderate-income units that serve families and special needs groups using its 20 percent housing set-aside funds, HOME, CalHome, and other Federal and State funding sources.	Community Development Department, City Manager, City Council, Redevelopment Agency Board of Directors	Annually	21 very low-income units, 27 low-income units, and 5 moderate-income units	The Redevelopment Agency was dissolved by February 2012 and associated RDA housing funds are no longer available. RDA low-moderate incoming housing funds were not used in FY 2010-11. The City actively pursues applications to augment the affordable housing stock of Woodland. The program has contributed to: <ul style="list-style-type: none">• 29 VLI units in Casa Del Sol Mobile Home Park• YCH Crosswood Apartment acquisition of 48 affordable units• 43 VLI and LI units in the Rochdale Grange housing project (completed in 2011). The City was award an \$800,000 HOME grant in 2011 to assist lower income first time homebuyers	Program will be less effective because the RDA has been dissolved and the 20 percent RDA funds are no longer available. The City will not be able to provide staff resources to fill the role of the former Redevelopment Agency and therefore the scope of the program should be smaller during the 2013-2021 planning period.	The City should modify this program to remove references to the Redevelopment Agency and associated funding, but should continue to submit applications for appropriate programs as staff time permits.

Table E-57: Evaluation of Existing City of Woodland Housing Element Policies

Program	Action	Responsibility	Timeframe	Objective (quantified/qualified)	Result	Evaluation	Should the City Continue As-Is, Modify, or Remove this Program and Why?
2.8	The City shall allocate CDBG funds for the provision of extremely low-income, very low-income units, low-income units, and moderate-income housing units. The City shall support the Redevelopment Agency in the identification of sites, the establishment of partnerships, and the pursuit of CDBG funds.	Community Development Department, Redevelopment Agency, City Manager, City Council	Annually	8 extremely low-units, 8 very low-income units, 7 low-income units, and 3 moderate-income units	29 VLI units at Casa Del Sol were added using in part CDBG funds. The City allocated CDBG funds for First Time Homebuyer loans in the amount of \$19,900 and three housing rehabilitation loans in the amount of \$88,988.	The CDBG funds contributed to construction of 29 VLI units and funded two different housing loan programs during this housing period. The program currently references provision of units which does not reflect the flexibility the City needs to address its housing program needs and/or funding availability year to year.	The City should continue this program with modifications to remove references to the Redevelopment Agency. The City should continue to allocate CDBG funds for the provision of ELI, VLI, LI, and moderate-income housing units or to fund housing programs.
2.9	The City shall allocate funds for transitional housing and other special-needs housing.	Community Development Department, City Council	Ongoing	7 low-income units	The City provided CDBG funds for operations of the New Dimension Supportive Housing, for the purchase of an emergency generator to serve the St. John's Retirement Village, and for the operations of the Sexual Assault and Domestic Violence Center's Shelter program.	The City was able to provide improvements to existing housing programs, but it did not meet the goal of providing 7 additional low-income units with this program. The program currently references funding transitional housing or special-needs housing which does not reflect the flexibility the City needs to address its housing program needs and/or funding availability year to year.	The City should continue this program, with modifications to include funding for transitional housing and other special-needs housing programs in addition to funding units serving these populations.
2.10	The City shall continue to implement §6A-3-30 (Affordable Housing - Incentives) of its Municipal Code that states that the City Council may, after review by the Planning Commission, grant incentives to developers of affordable housing that it deems appropriate, including but not limited to the following: 1) waiver and/or deferral of all or a portion of City development fees; 2) waiver or modification of City development standards; or 3) assistance in obtaining such federal, state, or local financing and/or subsidies.	Community Development Department, City Council, Planning Commission	Ongoing on a case-by-case basis		In July 2011, the City Council approved up to \$910,000 in funding assistance through its Spring Lake Affordable Housing fund for the Mutual Housing at Spring Lake affordable housing project. The project will result in 101 rental units for very low and low income households. To date, 62 of the 101 units have been constructed. During this planning period, 156 units have been built or existing units preserved for people with very low- and low-incomes.	The affordable Housing Incentives provide a menu of possible inducements to meet inclusionary housing requirements which has successfully facilitated the construction of affordable units. The success of the program is limited by the development of market rate units.	The City should continue this program.
2.11	The City shall continue to facilitate the provision of emergency shelter beds through its participation in the countywide Homeless Coordination Project that provides services to the homeless in Yolo County. The Project includes Homeless Coordination and the Cold Weather Shelter.	Community Development Department	Ongoing		The City has maintained its contract with the Yolo County Homeless Coordinator. The City participates in events hosted by the Homeless Coordinator, such as the annual Yolo County Homeless Summit and semiannual homeless count that is	The program has been successful in terms of efficiently sharing resources and services with Yolo County.	The City should continue this program.

Table E-57: Evaluation of Existing City of Woodland Housing Element Policies

Program	Action	Responsibility	Timeframe	Objective (quantified/qualified)	Result	Evaluation	Should the City Continue As-Is, Modify, or Remove this Program and Why?
					required by HUD for Continuum of Care assistance. Along, with Yolo County, the City has adopted the "One at a Time: Ending and Preventing Homelessness in Yolo County (2010-2020)" 10-year plan to end homelessness.		
2.12	The City shall review the HUD Section 8 voucher program administered by Yolo County Housing and encourage the Housing Authority to raise its payment standard to 110 percent of HUD Fair Market Rent (FMR)	Community Development Department	Ongoing		No action was taken.	With CDD staff positions eliminated due to budget cuts, staff time was not available to address the work program. It is unlikely that staff will have time to champion this program during the next planning cycle.	The City should not continue this program.
2.13	The City shall continue to contract for the services of Yolo County's Homeless Coordinator. Program to be funded through the General Fund and Housing Monitoring Funds.	Homeless Coordinator, Redevelopment Agency, City Council	Ongoing		The City has maintained its contract with the Yolo County Homeless Coordinator. The City participates in events hosted by the Homeless Coordinator, such as the annual Yolo County Homeless Summit and semiannual homeless count that is required by HUD for Continuum of Care assistance. Along, with Yolo County, the City has adopted the "One at a Time: Ending and Preventing Homelessness in Yolo County (2010-2020)" 10-year plan to end homelessness. CDBG funds were allocated for early literacy activities for children at Wayfarer Center.	General Fund funding as a funding source is not absolute, but the City recognizes the benefit of the program and its success in terms of efficiently sharing resources and services with Yolo County.	The City should continue this program and modify the reference that the funding source may include, but is not limited to General Fund and Housing Monitoring Funds.
2.14	The City shall require relocation assistance in compliance with State law to tenants relocated as a result of removal of housing by the City or the RDA.	Community Development Director, Redevelopment Agency	Ongoing as needed		N/A	No housing was removed by the City (or Redevelopment Agency).	The program should continue, but should be modified to remove the reference to RDA.
2.15	The City shall continue to enforce the provisions of its Affordable Housing Ordinance (Chapter 6A of the Municipal Code) that require that 10 percent of all new for-sale units in any residential project consisting of eight or more units shall be affordable to low-income households. For multi-family rental projects with ten or more units, 10 percent of all new units shall be affordable to low-income households, and an additional 20 percent shall be affordable to very low-income households. In the alternative, a developer may elect to make 25 percent of the multi-family rental units affordable to very low-income households. The City shall continue to enforce the	Community Development Department	Ongoing	155 very low-income units, 177 low-income units, and 91 moderate-income units	The Spring Lake "offsite" fee of \$1,100 per market rate unit has yielded 74 affordable units dispersed throughout the City. Approved Standard Pacific and Pulte Homes subdivisions will yield 20 low income and 4 moderate units of which 3 low income have been provided.	This program has made progress in implementing this program, but has not reached the quantified objective because the success of the program is limited by the development of market rate units, and housing development occurred at a slower rate than projected. The program yields affordable units when new housing	The City should continue to implement this program.

Table E-57: Evaluation of Existing City of Woodland Housing Element Policies

Program	Action	Responsibility	Timeframe	Objective (quantified/qualified)	Result	Evaluation	Should the City Continue As-Is, Modify, or Remove this Program and Why?
	provisions of the Southeast Area Specific Plan that require corner lots to provide split-lot duplex housing with an overall goal of providing 10 percent of the for-sale units affordable to moderate-income households. 25 percent of multi-family units shall be affordable to low-income households with 10 percent reserved for very low-income households. To the extent the affordable housing requirements in the Southeast Area Specific Plan differ from the requirements of Chapter 6A, the provisions of the specific plan shall govern. The City shall enforce the provisions of the Spring Lake Specific Plan that require that 10 percent of the units in a for-sale residential project shall be affordable to low-income households. For multi-family rental projects, 20 percent of the units shall be affordable to very-low income households, and 10 percent of the units shall be affordable to low-income households. In the alternative, a developer may make 25 percent of the units affordable to very-low income households. To the extent the affordable housing requirements in the Spring Lake Specific Plan differ from the requirements of Chapter 6A, the provisions of the specific plan shall govern.					development occurs.	
2.16	The City shall amend Chapter 25 of the Municipal Code to permit transitional and supportive housing as a residential use and only subject to those requirements that apply to other residential uses of the same type in the same zone as required by Senate Bill 2, which took effect in 2008.	Community Development Director, Planning Commission, City Council	Within one-year of Housing Element Certification		On March 3, 2013, the City Council approved a zoning amendment to the Woodland Municipal Code to include transitional and supportive housing as residential uses, only subject to those restrictions that apply to other residential uses of the same type in the same zone.	Program was completed successfully.	The objective of this program has been achieved. The program should not be continued.
2.17	The City shall amend East Street Specific Plan to allow emergency shelters as a permitted use in the Mixed Use Residential/Commercial (Area C) and the General Commercial (Area E) Areas of the East Street Corridor Specific Plan (ESCSP). Emergency shelters will be subject to the same development and management standards as other permitted uses in the Areas C and E of the ESCSP. Sufficient land is available for at least 1 emergency shelter and objective standards to regulate emergency shelters shall be developed as provided for under SB 2.	Community Development Director, Planning Commission, City Council	Within one-year of Housing Element Certification		On March 3, 2013, the City Council approved a zoning amendment to the East Street Corridor Specific Plan to allow Emergency Shelters as permitted uses in Areas C and E. Sufficient land is available for at least 1 emergency shelter and objective standards are provided to regulate emergency shelters.	Program was completed successfully.	The objective of this program has been achieved. The program should not be continued.
2.18	The City shall contact non-profit builders and agricultural stakeholders to identify suitable and available sites for the development of migrant and seasonal farm worker housing in the Multiple-Family Residential Zone (R-M), the Duplex Residential Zone (R-2), and the Agricultural Zone (A-1). In addition, the City shall amend zoning consistent with Health and Safety Code Section 17021.5 and 17021.6 to further facilitate housing for farm workers. Other programs to facilitate the development of affordable housing may include fee waivers and reduced development standards.	Redevelopment Agency	Annually		The City Council approved funding of up to \$910,000 for the Mutual Housing at Spring Lake affordable rental project on July 20, 2011. The project also received funding through the Serna Farm worker Housing Grant Program and will include units reserved for households employed as agricultural workers. To date, 62 of	The program has had moderate success and provides opportunity for the development of farm worker housing. In addition, new FEMA floodplain maps were issued in 2011 that have removed a large section of the City out of the floodplain making additional land available for the possibility of farm	The City should continue this program, with modifications to propose an amendment to the zoning code to make the code consistent with Health and Safety Code Sections 17021.5 and 17021.6 during the comprehensive zoning update.

Table E-57: Evaluation of Existing City of Woodland Housing Element Policies

Program	Action	Responsibility	Timeframe	Objective (quantified/qualified)	Result	Evaluation	Should the City Continue As-Is, Modify, or Remove this Program and Why?
	Financial and technical assistance will be sought from HCD's Office of Migrant Services, the Joe Serna Jr. Farm worker Housing Grant Program, the California Tax Credit-Allocation Committee's Farm worker Housing Assistance Program, and the USDA Rural Development Program.				the units have been constructed.	worker housing at the time the of the General Plan and comprehensive zoning update. The zoning code was not amended to be consistent with Health and Safety Code Sections 17021.5 and 17021.6 due to limited staff availability.	
2.19	The City shall consider options to allow Residential Care Homes with more than six mentally disordered or otherwise handicapped persons or dependent and neglected children as a permitted use in the Multiple-Family Residential Zone (R-M).	Community Development Director, Planning Commission, City Council	Within one-year of Housing Element Certification		No action.	Due to staff decreases and budget reductions, the City will address this program at the time of the General Plan and comprehensive zoning update in 2013-2014. The program cannot be evaluated at this time.	The program should continue, but should be modified to indicate that the City will address this objective during the on-going General Plan and comprehensive zoning update.
2.20	The City shall amend Chapter 25 of the Municipal Code to allow single-room occupancy (SRO) in the A2, A3, and E2 Districts of Downtown Specific Plan (DSP). Development standards will be established that will allow and encourage the construction of new SROs.	Community Development Director, Planning Commission, City Council	Within one-year of Housing Element Certification		No action.	Due to staff decreases and budget reductions, the City will address this program at the time of the General Plan and comprehensive zoning update in 2013-2014. The program cannot be evaluated at this time.	The substance of this program should be addressed during the on-going General Plan and comprehensive zoning update, but the program should be revised to include a focus on pursuing funding for this type of housing, also known as "efficiency units," as well as compliance with the Land Use and Community Design Element policies.
2.21	The City shall provide flexibility on the identification of sites for accommodating its Regional Housing Needs Plan (RHNP) Allocation. A rezone request of a site counted towards meeting the City's RHNP Allocation shall include findings that justify the rezone and identify an adequate replacement site(s) that will provide the minimum number of units by income level for accommodating the City's RHNP Allocation and is developable during the term of the Housing Element planning period.	Community Development Director, Planning Commission, City Council	Ongoing as needed		N/A	No rezone actions governed by this program were undertaken. The program effectiveness cannot be evaluated at this time.	The program should continue, with modifications to reflect the new RHNA allocation sites and the General Plan and comprehensive zoning update in process.
2.22	The City shall continue rehabilitation and replacement (where required) of substandard residential units using the CDBG program and other available government programs, continue to provide information to all residents regarding available home rehabilitation programs, and increase public awareness of self-help and rehabilitation programs through outreach programs.	Redevelopment Agency	Ongoing	12 extremely low, 12 very low, and 20 low-income units	The City provided CDBG funds for two housing rehabilitation projects in FY 2008 – 09.	The City provided funding for housing rehabilitation, but did not meet the quantified objective of 12 ELI, 12 VLI, and 20 LI units.	This program should be continued, with modifications to reflect the absence of redevelopment funding.
2.23	The City shall continue to include funds in its operating budget for building code and blight enforcement programs.	Community Development Department, City	Ongoing		The City has a half-time code enforcement officer. Code enforcement actions have been	The City continues to include operating funds for code	The City is implementing this program. The program should

Table E-57: Evaluation of Existing City of Woodland Housing Element Policies

Program	Action	Responsibility	Timeframe	Objective (quantified/qualified)	Result	Evaluation	Should the City Continue As-Is, Modify, or Remove this Program and Why?
		Council			reduced as a result of staff budget reductions. The Community Development Department has requested funding as part of the FY 2013-14 budget to increase code enforcement to a full-time position.	enforcement, but at a lower level.	continue.
2.24	The City shall review its eligibility for Federal and State home repair, renovation, and replacement programs annually and apply for programs, as appropriate.	Community Development Department	Ongoing		The City provided CDBG funds for two housing rehabilitation projects in FY 2008 – 09.	The City continues to fund repair, renovation, and replacement programs.	The City is implementing this program. The program should continue.
2.25	The City shall continue to periodically update the status of housing conditions to determine the need for housing rehabilitation and the removal of unsafe units.	Community Development Department, Code Enforcement, Building Inspection	Ongoing		The City employs a half-time code compliance officer. A housing conditions study was prepared as part of the 2008 Housing Element Update.	The City continues to include operating funds for code enforcement to monitor housing conditions, but at a lower level.	The City is implementing this program. The program should continue.
2.26	The City will commit assistance to the renovation and rehabilitation of existing mobile home parks in the East Street Corridor through a rezone to eliminate their non-conforming status, for the purposes of preservation and maintenance of affordable housing for very low-, low-, and moderate-income households.	Community Development Department	Ongoing		The City has completed the rehabilitation/renovation and the rezoning of the 156-unit Casa del Sol mobile home park. The City worked closely with the Community Housing Opportunities Corporation (CHOC) to close the final financing for the project. The final funding for the project, a HOME loan, was approved for CHOC in 2011 and 30 new coaches (residential units) were installed during the same year. To date, the new coaches have been rented to lower income houses with the exception of manager’s unit and two coaches that remain vacant.	The City has successfully completed this program.	This program should not be continued.
2.27	The City will contact property owners of units at-risk of converting to market rate housing within one year of affordability expiration to discuss the City’s desire to preserve complexes as affordable housing. Participation from agencies interested in purchasing and/or managing units at-risk will be sought. Funding assistance, which can be leveraged with outside sources by the non-profit or for-profit developer to either transfer ownership, or provide rent subsidies to maintain affordability, shall utilize all available federal, state, and local financing sources. Property owners are required to give a nine-month notice of their intent to opt out of low-income use restrictions. The City will work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.	Community Development Department, Redevelopment Agency	Ongoing	144 extremely low, 145 very low-income units	The City continues to monitor affordable housing projects at-risk of converting to market rate housing and offer assistance to maintain the projects as affordable. The City continues to review HUD’s information on potential opt-outs and attempt to preserve them. In August 2010, the City Council approved a HOME application for an expiring Section 8 project. While the application was not successful, the City continues to work with Yolo County Housing on preserving	287 units in Woodland have been preserved since 2009. YCH preserved affordability at Crosswood Apartments. Cherry Glen is being preserved by another party, Greenery has been preserved with the use Tax Credits and LMSA funding. Another project, New Dimensions, is considered low-risk because it is owned and managed by the nonprofit Community Housing Opportunities Corporation of Davis and is	This program should be continued, but modified to reflect the absence of redevelopment funding.

Table E-57: Evaluation of Existing City of Woodland Housing Element Policies

Program	Action	Responsibility	Timeframe	Objective (quantified/qualified)	Result	Evaluation	Should the City Continue As-Is, Modify, or Remove this Program and Why?
					affordable units.	dedicated to maintaining the affordability of the project.	
2.28	The City shall continue to strive for greater energy conservation in residential development. Through the Redevelopment Agency, CDBG monies are available for energy efficiency work through their housing rehabilitation program for lower-income households. Additionally, the City will continue to provide information to all residents regarding available home rehabilitation programs, and increase public awareness of self-help and rehabilitation programs through outreach programs.	Redevelopment Agency	Ongoing		<p>The Rochdale Grange project was completed in 2011 and includes solar panels on the Community Center to help supply energy to the complex. Also through the City's CDBG housing rehab program, energy efficiency upgrades are encouraged. These include installing dual paned windows, new insulation and other items that can positively affect energy consumption.</p> <p>The new homes being built by Standard Pacific in Spring Lake are required to have a minimum of 5% of their homes have solar. The Pulte development of 79 homes which is under construction intends to offer solar on 100% of their homes.</p>	The City is making progress in implementing this program.	This program should continue, but should be modified to reflect the absence of redevelopment funding.
2.29	The City shall continue to distribute Fair Housing brochures and booklets indicating what the Fair Housing laws are and where advice, assistance and enforcement activities can be obtained. The City will provide this information to any person who feels they have been discriminated against in acquiring housing within the City and to any housing provider who requests such information. Information will be made available at the City's website and at the City's Homebuyer Education Seminars.	Fair Housing Specialist	Ongoing		Information such as Fair Housing brochures are published in English and Spanish and are on display at the Fair Housing kiosk located at the City's Community Development Department office.	The City is making progress in implementing this program.	This program should continue.
2.30	The City shall affirmatively further fair housing by contracting with the Fair Housing Hotline Project provided through Legal Services of Northern California	Community Development Department, City Council	Ongoing		Legal Services of Northern California is contracted by the City to provide the Fair Housing Hotline Project. Quarterly updates are reported by Legal Services of Northern California.	The City is making progress in implementing this program.	This program should continue.
2.31	The City shall facilitate an Annual Fair Housing Open House for rental property owners and various social services organization and agencies to discuss mechanisms to evaluate tenant applications according to fair housing law.	Community Development Department	Ongoing		Legal Services of Northern California, Yolo County Housing, and the City jointly held a Fair Housing Workshop in April 19, 2012. Speakers from Legal Services and California Department of Fair Employment and Housing provided an overview of State fair housing laws, disability discrimination, reasonable accommodations and modifications, and legal rights for	The City has participated in an open house, in 2012.	This program should continue.

Table E-57: Evaluation of Existing City of Woodland Housing Element Policies

Program	Action	Responsibility	Timeframe	Objective (quantified/qualified)	Result	Evaluation	Should the City Continue As-Is, Modify, or Remove this Program and Why?
					victims of domestic violence and stalking in voucher housing to housing tenants, landlords, and other interested individuals and organizations.		
2.32	The Community Development Department shall refer fair housing complaints to the Fair Housing Hotline Project provided through Legal Services of Northern California and State Department of Fair Employment and Housing for resolution	Community Development Department	Ongoing		Fair housing issues are referred to the Fair Housing Hotline Project for housing.	The City is making progress in implementing this program.	This program should continue.
2.33	The City shall initiate a change to the General Plan and Zoning Ordinance to allow for additional mobile home units to be located in a mobile home park.	Community Development Department, Planning Commission, City Council	Ongoing		No action was taken in FY 2010-11.	No actions governed by this program were undertaken. The program effectiveness cannot be evaluated at this time.	The program should continue, with modifications to reflect the new General Plan and comprehensive zoning update in process.
2.34	The City shall affirmatively further fair housing by contracting with the Fair Housing Hotline Project provided through Legal Services of Northern California	Community Development Director, City Council	Ongoing		Legal Services of Northern California is contracted by the City to provide the Fair Housing Hotline Project. Quarterly updates are reported by Legal Services of Northern California.	The City is making progress in implementing this program.	This program should continue.
2.35	The City shall review and amend its Municipal Code as necessary to provide individuals with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. The purpose of this is to provide a process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from the various land use, zoning, or building laws, rules, policies, practices and/or procedures of the City.	Community Development Department, City Council	Ongoing		Reasonable Accommodation for Persons with Disabilities was added to the Municipal Code in 2004 (§25.21.85).	The City is making progress in implementing this program.	This program should continue.
2.36	The City shall develop measures to encourage developers to use barrier-free design in new housing developments. Such measures could include density bonuses, fee reductions or other incentives. The City shall develop and make available information showing recommended barrier-free design features for residential projects.	Community Development Department, City Council	FY 2009		Barrier-free design is governed by accessibility law and incorporated with all designs. All apartments are required to comply with Chapter 11B of the California Building Code. Construction of the Rochdale Grange affordable housing project was completed in 2011 and a number of the first floor units include accessible features. The City Council approved up to \$910,000 in funding for the Mutual Housing at Spring Lake affordable housing project on July 20, 2010. A number of the first floor units planned for the project will include accessible features,	The City is making progress in implementing this program.	This program should continue.

Table E-57: Evaluation of Existing City of Woodland Housing Element Policies

<i>Program</i>	<i>Action</i>	<i>Responsibility</i>	<i>Timeframe</i>	<i>Objective (quantified/qualified)</i>	<i>Result</i>	<i>Evaluation</i>	<i>Should the City Continue As-Is, Modify, or Remove this Program and Why?</i>
2.37	The City shall increase its educational outreach efforts by assuring that all flyers are available in both English and Spanish regarding fair housing issues as related to migrant and seasonal farm workers. Financial and technical assistance may be sought from California Rural Legal Assistance, the Farm worker Justice Fund, the USDA Rural Development Program, and HCD's Office of Migrant Services	Community Development Department	Ongoing		Fair Housing brochures are published in English and Spanish and are on display at the Fair Housing kiosk located at the City's Community Development Department office. In addition, the Fair Housing Hotline Project can accommodate Spanish speakers.	The City is making progress in implementing this program.	This program should continue.
2.38	The City shall enforce Title 24 provisions of the California Administrative Code for residential energy conservation measures.	Community Development Department	Ongoing		The City adopted the 2010 California Building Standards Code and the 2010 California Green Building Code. Fees for Solar projects have been reduced and plan review times have been streamlined.	The City is making progress in implementing this program.	This program should continue.
2.39	The City shall encourage the continued affordability of both rental and ownership housing by encouraging energy conservation in all existing development. The City will make available an informational fact sheet for distribution that will describe the measures that can be instituted in homes for little cost and will save energy and utility expenses.	Community Development Director, Building Division	Ongoing		No action was taken during FY 2010-11.	No actions governed by this program were undertaken. The program effectiveness cannot be evaluated at this time.	The program should continue, with modifications to reflect the new CAP, General Plan and comprehensive zoning update in process.
2.40	The City shall apply its energy conservation policies in the Spring Lake Specific Plan citywide. These policies include but are not limited to the use of energy efficient air conditioners, light-colored roofing materials, photovoltaic energy systems, and Energy Star appliances.	Community Development Director, Public Works Director, Building Division	FY 2009		No action was taken in FY 2010 – 11; however, it should be noted that the California Building Standards Commission approved a "green" building code in July 2008. The code imposes new, increased requirements in the areas of energy efficiency, water conservation, indoor air quality, and moisture control. The code will be phased in between 2009 and 2011 for cities and counties. The requirements of the code are similar to if not more stringent than the energy efficiency provisions of the Spring Lake Specific Plan.	The City has not taken action to implement this program; however, changes in the California Building Code accomplish the goals of this program without action required on the part of the City.	This program should be continued.

PROGRESS TOWARDS RHNA

Table E-56 shows the previous RHNA allocation by income and the units built and under construction in Woodland from January 1, 2006 through June 2013 under the 2009 Housing Element Planning period 2006-2013. A total of 85 units built since 2006 fall into the very low-category, 71 units fall into the low-category, and 44 units fall into the above-moderate category.

In addition, in 2015, the first phase of the Spring Lake Sacramento Mutual Housing project was constructed, which resulted in a total of 62 units – 45 reserved for very low-income households and 16 for low-income households (with 1 manager’s unit) and the final phase qualified for loan and rental assistance through the U.S. Department of Agriculture. Also, the City approved the Mercy Housing project, located near the intersection of Beemer and Cottonwood streets, in March of 2016. This approval changed the zoning from R-1 to HDR in order to 35 units will be for very low-income households, 44 units will be for low-income households, and 1 unit will be for an on-site manager. The City has had two rehabilitation projects with affordability covenants since adoption of the 2013 Housing Element. Cherry Glen Apartments would have expired in 2014 and was renewed for 55 years to provide 5 extremely low-income units, 20 very low-income units, and 18 low-income units. Crosswood Apartments was also at risk of converting, but recorded a new 55-year covenant in 2015 to provide 5 extremely low-income units, 31 very low-income units, and 11 low-income units.

E.6 Other Requirements

PUBLIC PARTICIPATION

State law requires cities and counties to make a “diligent effort” to achieve participation by all segments of the community in preparing a housing element (Section 65583 (c) (6) of the California Government Code). This diligent effort translates into local jurisdictions doing more than issue the customary public notices and conduct standard public hearings prior to adopting a housing element. State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly low-income and minority households that might otherwise not participate in the process. The City continued to solicit public input throughout the update process, beginning with City Council awarding the contract for preparation of the Housing Element, during the development of the Draft Element, during public review of the Draft Element, and during the adoption process.

During preparation of the Woodland Housing Element, the City decided to solicit input early in the process during preparation of the Draft Element. This was done in order to identify issues upfront and then include solutions, policies, and programs in the Draft Element that would address the citizens and stakeholders concerns. Opportunities for public input included the following meetings:

- Feb 7/8, 2013 Stakeholder interviews
- Feb 11, 2013 General Plan website launch

- Feb 21, 2013 Planning Commission #1 (kick-off meeting)
- Mar 7, 2013 Community Housing Forum
- Mar 21, 2013 Community-wide household survey mail-out
- Apr 11, 2013 Community Workshop #1 (community vision)
- Apr 13, 2013 Community Workshop #2 (community vision)
- Apr 30, 2013 General Plan Steering Committee #2 (Housing Element)
- May 16, 2013 Planning Commission hearing on draft Housing Element
- May 21, 2013 City Council hearing on draft Housing Element
- Jun 4, 2013 City Council hearing to direct staff to submit draft to HCD
- June 11, 2013 Joint City Council and Planning Commission Workshop
- Sep, 19, 2013 Planning Commission hearing on the final Housing Element
- Oct 15, 2013 City Council meeting concerning growth alternatives and adoption of the CEQA Negative Declaration and the Housing Element
- Apr 7, 2014 General Plan Steering Committee #3 on growth scenarios
- Apr 27, 2015 General Plan Steering Committee #4 to discussion scenario options
- Jun 9, 2015 General Plan Steering Committee #5 to discussion policy direction
- Jul 16, 2015 Planning Commission hearing #1 concerning development scenarios and growth options
- Jul 23, 2015 Planning Commission hearing #2 concerning development scenarios and recommendations concerning growth amount and location
- Oct 26, 2015 Planning Commission hearing concerning growth amount and location
- Nov 3, 2015 City Council hearing concerning growth amount and location
- May 4, 2016 General Plan Steering Committee #6 on draft general plan goals and policies

The stakeholder interviews and Community Housing Forum included participation by a range of community-based organizations that serve special needs groups and lower-income households, housing developers (including affordable housing developers), the business community (including real estate and finance), and others with an interest in housing policy issues and supportive services for special needs and lower-income populations. The City also distributed a community survey to solicit public input a wide variety of topics, including housing, and created a webpage (Woodland General Plan 2035) to allow the public to stay

informed and provide input during the General Plan Update process (including the Housing Element update).

In addition to these opportunities for community participation in the update to the Housing Element update, the City conducted several public forums during preparation of a technical report⁸ that will inform the adoption of a Climate Action Plan and strategies related to housing, neighborhoods, healthy communities, energy and water conservation, and greater access to community services within a walkable and transit-supportive environment. These strategies will be important to the successful implementation of the Housing Element. Through a webpage created by the City for the Climate Action Plan, the public was invited to provide suggestions for climate action plan strategies. The City also conducted public forums in 2012, including a community-wide public “visioning” workshop on June 12 to introduce the project and gather community input and a Public Strategies Workshop on August 8.

Summary comments from the Housing Forum, subsequent meetings, and other forms of public outreach are included in Appendix B.

A summary of comments from public participation during the early stages of the Climate Action Plan related to housing, neighborhoods, and community health are included in Appendix C.

In addition, the City maintains a list of contacts for community-based organizations whose mission relates to housing and special needs groups, including affordable housing developers and advocates, and has directly provided notification of the revised 2016 Housing Element in order to encourage review and comment. The City will also be holding joint and individual workshops and hearings before the Planning Commission and City Council for the entire 2035 General Plan, including the Housing Element.

The City will pursue a comprehensive zoning code update following adoption of the 2035 General Plan and part of this update is intended to implement Program 2.A.2 of the Housing Element. Public engagement for the zoning code update will build on the comprehensive General Plan Update community participation program. Public outreach for the zoning code update will include a public workshop on the proposed zoning changes and how they implement the General Plan; public notification through multiple means to ensure that property owners, business owners, and residents in the proposed Downtown and Corridor Mixed Use areas, where changes in development capacity are proposed, are notified and provided ample opportunity to comment on the proposed zoning changes; and public hearings before the Planning Commission and City Council.

⁸ City of Woodland Climate Action Plan Technical Report, December 2012.

CONSISTENCY WITH GENERAL PLAN AND POLICIES

State Law requires that the Housing Element be consistent with other elements of the City of Woodland's General Plan. Policies and programs were developed subject to the constraints of the policies and programs contained in the other General Plan elements. Of all the other General Plan elements, the Housing Element is most closely related to the Land Use and Community Design Element in the General Plan because the Land Use and Community Design Element specifies the lands within the City that may be utilized for housing development.

Areas available for residential development along with the range of allowable densities and direction on appropriate housing types are designated through the Land Use Diagram and the land use definitions in the Land Use and Community Design Element, thereby laying the foundation for all other goals, policies, and programs related to the provision of housing. The Land Use and Community Design Element also provides further detail in the implementation of many Housing Element policies. The policies and implementation programs contained under the "Residential Development" and "New Residential Neighborhoods" sections of the Land Use and Community Design Element discuss providing a variety of housing types and encouraging infill development, while preserving the quality and character of existing neighborhoods.

Other elements in the General Plan also discuss policy directions for residential development. For example, the Economic Development Element states "it is crucial that economic development be balanced with adequate housing for city resident workers and that it contributes to the character and quality of life in Woodland." Policy 9.C.4 in the Economic Development Element calls for the City to "actively pursue the creation of significant new housing opportunities within the Downtown Central Business District."

The expression of the community's goals and objectives regarding housing production are embodied in this document. This Housing Element provides an effective framework to address the housing needs and demands for future housing development, rehabilitation, and conservation through its policies and programs.

Relationship to Other City Plans and Policies

The Housing Element identifies priority goals, objectives, policies and action programs for the next eight years that directly address the housing needs of Woodland. The Housing Element goals, objectives, and policies are implemented through other plans and policies as summarized below, including the City's Municipal Code and Specific Plans.

Woodland Municipal Code

The Woodland Municipal Code (WMC) consists of all the regulatory ordinances and certain administrative ordinances of the City, codified pursuant to the provisions of Sections 50022.1 through 50022.8 and 50022.10 of the Government Code. The WMC includes the City's Subdivision Ordinance and Zoning Ordinance.

Specific Plans

Specific plans are customized regulatory documents that provide focused guidance and regulations for a particular area. They generally include a land use plan, circulation plan, infrastructure plan, zoning classifications, development standards, design guidelines, phasing plan, financing plan, and implementation plan. Woodland has four approved specific plans. The specific plan is designed to allow for development in a manner that is compatible with surrounding areas, and the general character of the City of Woodland. These plans are listed below:

- Downtown Specific Plan
- Spring Lake Specific Plan and Design Standards
- East Street Corridor Specific Plan
- Southeast Area Specific Plan

SB 162 and SB 244

SB 162 requires cities and counties to address flood protection issues in their updated Land use, Conservation, Safety, and Housing Element updates. The City is currently undertaking a comprehensive update to its general plan, including its Conservation and Safety Elements. The updated General Plan will meet the requirements of SB 162 related to flood protection and approval of new housing units.

SB 244 requires cities and counties to review and update the elements of their general plans to include data and analysis, goals, and implementation measures regarding unincorporated island, fringe, or legacy communities. Woodland does not have any disadvantaged island, fringe, or legacy communities in the nearby unincorporated area.

PRIORITY FOR WATER AND SEWER

Per Chapter 727, Statutes of 2004 (SB 1087), upon completion of an amended or adopted housing element, a local government is responsible for immediately distributing a copy of the element to area water and sewer providers. In addition, water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. Chapter 727 was enacted to improve the effectiveness of the law in facilitating housing development for lower-income families and workers.

Local public and/or private water and sewer providers must adopt written policies and procedures that grant a priority for service hook-ups to developments that help meet the community's share of the regional need for lower-income housing. In addition, the law prohibits water and sewer providers from denying, conditioning the approval, or reducing the amount of service for an application for development that includes housing affordable to lower-income households, unless specific written findings are made.

As mentioned in the Adequacy of Public Facilities and Infrastructure section, the City of Woodland provides water and sewer services for the area.

E.7 Resources

LIST OF AGENCIES AND ORGANIZATIONS CONTACTED OR CITED

Alta Regional Center

California Housing Partnership Corporation

City of Woodland

Department of Housing and Community Development (HCD)

Department of Housing and Urban Development (HUD)

Elderly Nutrition Program

Legal Services of Northern California, Yolo County Office

Remax Realty

Rural Communities Assistance Corporation

Sexual Assault & Domestic Violence Center of Yolo County

Woodland Joint Unified School District

Woodland Senior Center

Woodland Youth Services

Yolo County Homeless Coordinator

Yolo County Housing

Yolo County Adult Protective Services, In-Home Support Services (IHSS)

Appendix E-I: Parcel Inventory

Table E-I-1: Infill Housing Development Capacity for Sites Where Existing Zoning Allows Housing (Not Including Spring Lake Specific Plan Area – Only Used in Calculating Total Potential Housing Development Capacity, not the Sites Inventory for this Housing Element)

Address	Acres	APN	Existing Land Use	Zoning	Maximum Density under Existing Zoning	Status	Capacity	2035 General Plan LU Designation	Maximum Density	2035 General Plan Capacity
NO ADDRESS	0.46	005-705-007-000	Vacant with utilities	C-1	n/a	Vacant		Corridor Mixed Use	40	14.65
518 #4 CALIFORNIA ST	0.01	065-290-027-000	Condominium	C-2	n/a	Vacant		Medium Density Residential	19.9	0.23
419 GRAND AVE & 419 1/2 GRAND AVE	0.21	006-024-001-000	Vacant with utilities	C-2	n/a	Vacant		Corridor Mixed Use	40	6.65
NO ADDRESS	0.48	065-280-023-000	Vacant with utilities	C-2	n/a	Vacant		Corridor Mixed Use	40	15.38
60 W LINCOLN AVE	1.20	065-250-057-000	Vacant with utilities	C-2	n/a	Vacant		Corridor Mixed Use	40	38.28
384-392 W MAIN ST & CR 98	4.29	064-170-006-000	Parking lot	C-2	n/a	Redevelopable		Corridor Mixed Use	40	137.15
310 W MAIN ST	5.82	064-170-049-000	Vacant	C-2	n/a	Vacant		Corridor Mixed Use	40	186.4
275 CR 98	4.81	064-170-048-000	Retail sales or service	C-2	n/a	Redevelopable		Corridor Mixed Use	40	153.80
326 N WALNUT ST	0.51	005-703-004-000	Vacant with utilities	C-3	n/a	Vacant		Corridor Mixed Use	40	16.21
1225 E OAK AVE	1.17	066-021-027-000	Warehousing	ESD	25	Redevelopable	23.43	Corridor Mixed Use	40	37.49
145 EAST ST	1.25	063-060-010-000	Small food storre	ESD	25	Redevelopable	24.97	Corridor Mixed Use	40	39.96
119-123 EAST ST	1.40	063-060-001-000	Light industrial	ESD	25	Redevelopable	27.97	Corridor Mixed Use	40	44.76
1237 E OAK AVE	1.52	066-021-028-000	Commercial	ESD	25	Redevelopable	30.49	Corridor Mixed Use	40	48.78
534 JOHNSTON ST	2.14	066-021-004-000	Single-family residence	ESD	25	Redevelopable	42.78	Corridor Mixed Use	40	68.45

Appendix E: Housing Element Background Data

1285 LEMEN AVE	4.36	063-060-005-000	Miscellaneous County property	ESD	25	Redevelopable	87.19	Corridor Mixed Use	40	139.50
148 FIFTH ST	0.25	005-162-045-000	Vacant with utilities	N-P	8	Redevelopable	1.57	Low Density Residential	8	1.57
527 WALNUT ST	0.34	006-582-007-000	Non-conforming single-family residence	N-P	8	Redevelopable	2.17	Low Density Residential	8	2.17
1005 COTTONWOOD ST	0.16	065-175-021-000	Single-family residence	R-1	12	Redevelopable	1.51	Low Density Residential	8	1.01
505 CHAPMAN CIR	0.16	065-211-022-000	Single-family residence	R-1	12	Redevelopable	1.58	Low Density Residential	8	1.05
1021 WEST ST	0.27	006-281-030-000	Single-family residence	R-1	12	Redevelopable	2.55	Low Density Residential	8	1.70
10 AMHERST PL	0.33	039-361-005-000	Vacant with utilities	R-1	12	Vacant	3.20	Low Density Residential	8	2.14
882 W SOUTHWOOD DR	0.35	065-370-006-000	Vacant with utilities	R-1	12	Vacant	3.34	Low Density Residential	8	2.23
315 WOODLAND AVE	0.13	005-716-009-000	Single-family residence	R-2	16	Vacant	1.65	Medium Density Residential	19.9	2.06
203 N COLLEGE ST	0.13	005-716-010-000	Single-family residence	R-2	16	Vacant	1.65	Medium Density Residential	19.9	2.06
NO ADDRESS	0.21	005-615-017-000	Vacant with utilities	R-2	16	Vacant	2.68	Medium Density Residential	19.9	3.33
267 PALM AVE	0.22	005-692-061-000	Vacant with utilities	R-2	16	Vacant	2.81	Medium Density Residential	19.9	3.49
269 PALM AVE & 808 KENTUCKY AVE	0.27	005-692-059-000	Vacant	R-2	16	Vacant	3.48	Medium Density Residential	19.9	4.33
NO ADDRESS	0.43	005-540-029-000	Vacant with utilities	R-2	16	Vacant	5.47	Medium Density Residential	19.9	6.81
317 BEAMER ST	0.52	005-604-006-000	Vacant with utilities	R-2	16	Vacant	6.61	Medium Density Residential	19.9	8.22
NO ADDRESS	1.09	066-030-033-000	Vacant	R-M	25	Vacant	21.88	Community Commercial	n/a	n/a
TOTAL	34.47						299.01			989.86

Table E-I-2: Infill Housing Development Capacity, Vacant and Underutilized Sites, 2035 General Plan Downtown Mixed Use and Corridor Mixed Use Land Use Designations

Address	APN	Acres	Status	2035 General Plan LU Designation	Assumed Residential Density	Percent Residential	Capacity
NO ADDRESS	006-143-099-000	0.86	Redevelopable	Downtown Mixed Use	40	0.5	17
NO ADDRESS	006-143-099-000	0.75	Redevelopable	Downtown Mixed Use	40	0.5	17
902-908 COURT ST	005-645-001-000	0.13	Redevelopable	Downtown Mixed Use	80	0.5	4
910 COURT ST	005-645-002-000	0.06	Redevelopable	Downtown Mixed Use	80	0.5	2
317-321 COURT ST	005-182-016-000	0.20	Redevelopable	Downtown Mixed Use	40	0.8	5
436 COLLEGE ST	006-607-010-000	0.20	Redevelopable	Downtown Mixed Use	50	0.8	6
639 FIFTH ST	006-222-014-000	0.17	Redevelopable	Downtown Mixed Use	40	0.8	4
317 ELM ST	005-652-001-000	0.12	Redevelopable	Downtown Mixed Use	80	0.5	4
300 FIRST ST / 520-532 COURT ST	005-211-028-000	1.73	Redevelopable	Downtown Mixed Use	80	1	27
416 COURT ST	005-652-004-000	0.10	Redevelopable	Downtown Mixed Use	80	0.5	3
420 COURT ST	005-652-005-000	0.10	Redevelopable	Downtown Mixed Use	80	0.5	3
327 COURT ST	005-182-015-000	0.20	Redevelopable	Downtown Mixed Use	40	0.8	5
349 COURT ST	005-182-013-000	0.19	Redevelopable	Downtown Mixed Use	40	0.8	5
929 COURT ST	005-642-013-000	0.26	Redevelopable	Downtown Mixed Use	40	0.5	4
NO ADDRESS	006-260-099-000	1.83	Redevelopable	Downtown Mixed Use	40	0.5	28
427-433 COLLEGE ST	006-561-021-000	0.53	Redevelopable	Downtown Mixed Use	80	0.5	16
523 BUSH ST	006-561-020-000	0.32	Redevelopable	Downtown Mixed Use	80	0.5	10
423 WALNUT ST	006-603-001-000	0.12	Redevelopable	Downtown Mixed Use	80	0.6	4
635 FIFTH ST	006-222-009-000	0.14	Redevelopable	Downtown Mixed Use	40	0.8	3
NO ADDRESS	005-651-005-000	0.08	Redevelopable	Downtown Mixed Use	80	0.5	2
1111 PENDEGAST ST	006-264-002-000	0.83	Redevelopable	Downtown Mixed Use	40	0.5	12
659-661 FIFTH ST	006-222-002-000	0.14	Redevelopable	Downtown Mixed Use	40	0.8	3
NO ADDRESS	005-312-004-000	0.17	Redevelopable	Downtown Mixed Use	80	0.5	5
440 COLLEGE ST, A-D	006-607-011-000	0.24	Redevelopable	Downtown Mixed Use	50	0.8	7

Table E-I-2: Infill Housing Development Capacity, Vacant and Underutilized Sites, 2035 General Plan Downtown Mixed Use and Corridor Mixed Use Land Use Designations

Address	APN	Acres	Status	2035 General Plan LU Designation	Assumed Residential Density	Percent Residential	Capacity
435 FOURTH ST	006-572-012-000	0.12	Redevelopable	Downtown Mixed Use	80	0.5	4
456 FIFTH ST	006-572-009-000	0.83	Redevelopable	Downtown Mixed Use	80	0.5	25
446 FIFTH ST	006-572-018-000	0.22	Redevelopable	Downtown Mixed Use	80	0.5	6
317 FOURTH ST	005-645-004-000	0.23	Redevelopable	Downtown Mixed Use	80	0.5	7
916 MAIN ST	006-572-002-000	0.24	Redevelopable	Downtown Mixed Use	80	0.5	7
414-416 MAIN ST	006-607-016-000	0.16	Redevelopable	Downtown Mixed Use	80	0.5	5
605 EAST ST	066-021-030-000	0.40	Redevelopable	Corridor Mixed Use	40	0.3	4
117-131 W MAIN ST	065-280-065-000	2.32	Redevelopable	Corridor Mixed Use	40	0.3	21
641 FIFTH ST	006-222-013-000	0.17	Redevelopable	Downtown Mixed Use	40	0.8	4
439 FOURTH ST	006-572-011-000	0.12	Redevelopable	Downtown Mixed Use	80	0.5	4
1120 LINCOLN AVE	006-143-004-000	0.77	Redevelopable	Downtown Mixed Use	40	0.5	12
917 MAIN ST & 917 1/2 MAIN ST	005-645-008-000	0.52	Redevelopable	Downtown Mixed Use	80	0.5	15
927 MAIN ST	005-645-009-000	0.25	Redevelopable	Downtown Mixed Use	80	0.5	8
1033 MAIN ST	005-645-013-000	0.45	Redevelopable	Downtown Mixed Use	50	0.3	5
339 MAIN ST	005-654-003-000	0.25	Redevelopable	Downtown Mixed Use	80	0.5	7
311 MAIN ST	005-313-001-000	0.80	Redevelopable	Downtown Mixed Use	80	0.5	24
401 MAIN ST	005-653-001-000	0.26	Redevelopable	Downtown Mixed Use	80	0.5	8
413 THIRD ST	006-571-017-000	0.09	Redevelopable	Downtown Mixed Use	80	0.5	3
436 MARTIN WAY & 441 WALNUT ST, A-B	006-603-004-000	0.17	Redevelopable	Downtown Mixed Use	80	0.6	6
316 ELM ST	005-651-008-000	0.10	Redevelopable	Downtown Mixed Use	80	0.5	3
425-429 THIRD ST	006-571-015-000	0.24	Redevelopable	Downtown Mixed Use	80	0.5	7
1101 LINCOLN AVE	006-122-002-000	0.61	Redevelopable	Downtown Mixed Use	50	0.5	11
NO ADDRESS	066-021-026-000	0.28	Redevelopable	Corridor Mixed Use	40	0.3	3
823 PACIFIC ST	006-534-005-000	0.14	Redevelopable	Corridor Mixed Use	40	0.3	1

Table E-I-2: Infill Housing Development Capacity, Vacant and Underutilized Sites, 2035 General Plan Downtown Mixed Use and Corridor Mixed Use Land Use Designations

Address	APN	Acres	Status	2035 General Plan LU Designation	Assumed Residential Density	Percent Residential	Capacity
326 COURT ST	005-312-005-000	0.17	Redevelopable	Downtown Mixed Use	80	0.5	5
NO ADDRESS	005-651-001-000	0.26	Redevelopable	Downtown Mixed Use	80	0.5	8
NO ADDRESS	005-651-002-000	0.09	Redevelopable	Downtown Mixed Use	80	0.5	3
350 COURT ST	005-651-007-000	0.25	Redevelopable	Downtown Mixed Use	80	0.5	7
309 ELM ST	005-652-002-000	0.19	Redevelopable	Downtown Mixed Use	80	0.5	6
438 FIFTH ST	006-572-017-000	0.11	Redevelopable	Downtown Mixed Use	80	0.5	3
443 ELM ST	006-607-008-000	0.13	Redevelopable	Downtown Mixed Use	80	0.5	4
504-506 NORTH ST	005-206-002-000	0.13	Redevelopable	Downtown Mixed Use	50	1	5
1042 NORTH ST	005-643-005-000	0.12	Redevelopable	Downtown Mixed Use	40	1	4
607 EAST ST	066-021-029-000	0.40	Redevelopable	Corridor Mixed Use	40	0.3	4
1225 E OAK AVE	066-021-027-000	1.17	Redevelopable	Corridor Mixed Use	40	0.3	11
1237 E OAK AVE	066-021-028-000	1.52	Redevelopable	Corridor Mixed Use	40	0.3	14
311 C ST	063-072-005-000	0.14	Redevelopable	Corridor Mixed Use	40	0.5	2
213 THIRD ST & 814 NORTH ST	005-204-023-000	2.55	Redevelopable	Downtown Mixed Use	40	0.6	46
NO ADDRESS	006-220-099-000	5.31	Redevelopable	Downtown Mixed Use	40	0.5	80
543 SIXTH ST	006-143-005-000	0.80	Redevelopable	Downtown Mixed Use	40	0.5	12
660 SIXTH ST	006-222-012-000	1.66	Redevelopable	Downtown Mixed Use	40	0.8	40
1060 OAK AVE	006-222-011-000	0.67	Redevelopable	Downtown Mixed Use	40	0.8	16
NO ADDRESS	006-143-099-000	1.15	Redevelopable	Downtown Mixed Use	40	0.5	17
NO ADDRESS	006-143-099-000	1.84	Redevelopable	Downtown Mixed Use	40	0.5	17
617 EAST ST	066-024-017-000	0.37	Redevelopable	Corridor Mixed Use	40	0.3	3
301 SIXTH ST	005-644-017-000	0.63	Approved Major Development Projects	Downtown Mixed Use	50	0.3	7
NO ADDRESS	065-280-043-000	0.24	Underutilized	Corridor Mixed Use	30	0.3	2
154 W MAIN ST	064-140-011-000	2.78	Underutilized	Corridor Mixed Use	40	0.3	25

Table E-I-2: Infill Housing Development Capacity, Vacant and Underutilized Sites, 2035 General Plan Downtown Mixed Use and Corridor Mixed Use Land Use Designations

<i>Address</i>	<i>APN</i>	<i>Acres</i>	<i>Status</i>	<i>2035 General Plan LU Designation</i>	<i>Assumed Residential Density</i>	<i>Percent Residential</i>	<i>Capacity</i>
101 W COURT ST	064-140-006-000	0.54	Underutilized	Corridor Mixed Use	40	0.3	5
315 CR 98	064-170-005-000	0.91	Underutilized	Corridor Mixed Use	30	0.5	10
384-392 W MAIN ST & CR 98	064-170-006-000	4.29	Underutilized	Corridor Mixed Use	30	0.5	48
209 W MAIN ST	065-010-013-000	0.98	Underutilized	Corridor Mixed Use	30	0.3	7
296 W MAIN ST	064-310-026-000	0.56	Underutilized	Corridor Mixed Use	30	0.3	4
300 WEST ST	064-130-035-000	0.45	Underutilized	Corridor Mixed Use	40	0.3	4
9 MAIN ST	005-670-008-000	0.65	Underutilized	Corridor Mixed Use	40	0.3	6
128 COURT ST	005-670-030-000	0.59	Underutilized	Corridor Mixed Use	40	0.3	5
130 COURT ST	005-670-025-000	0.38	Underutilized	Corridor Mixed Use	40	0.3	3
134 COURT ST	005-670-024-000	0.20	Underutilized	Corridor Mixed Use	40	0.3	2
201 W COURT ST	064-310-004-000	0.95	Underutilized	Corridor Mixed Use	30	0.3	6
286 W MAIN ST	064-310-019-000	0.68	Underutilized	Corridor Mixed Use	30	0.3	5
205 W MAIN ST	065-010-014-000	1.73	Underutilized	Corridor Mixed Use	30	0.3	12
49 W MAIN ST	065-250-008-000	0.31	Underutilized	Corridor Mixed Use	40	0.3	3
29 W MAIN ST	065-250-034-000	0.29	Underutilized	Corridor Mixed Use	40	0.3	3
5 W MAIN ST	065-250-035-000	0.45	Underutilized	Corridor Mixed Use	40	0.3	4
647 FIFTH ST	006-222-006-000	0.17	Underutilized	Downtown Mixed Use	40	0.8	4
427 WALNUT ST	006-603-002-000	0.22	Underutilized	Downtown Mixed Use	80	0.6	8
313 FOURTH ST	005-645-003-000	0.28	Underutilized	Downtown Mixed Use	80	0.5	8
920 COURT ST	005-645-005-000	0.28	Underutilized	Downtown Mixed Use	80	0.5	8
926 COURT ST	005-645-006-000	0.28	Underutilized	Downtown Mixed Use	80	0.5	8
937 COURT ST & 937 1/2 COURT ST	005-642-014-000	0.32	Underutilized	Downtown Mixed Use	40	0.5	5
649 FIFTH ST UNIT A	006-222-003-000	0.08	Underutilized	Downtown Mixed Use	40	0.8	2
649 FIFTH ST UNIT B	006-222-004-000	0.08	Underutilized	Downtown Mixed Use	40	0.8	2

Table E-I-2: Infill Housing Development Capacity, Vacant and Underutilized Sites, 2035 General Plan Downtown Mixed Use and Corridor Mixed Use Land Use Designations

Address	APN	Acres	Status	2035 General Plan LU Designation	Assumed Residential Density	Percent Residential	Capacity
649 FIFTH ST	006-222-005-000	0.00	Underutilized	Downtown Mixed Use	40	0.8	0
421 THIRD ST	006-571-016-000	0.11	Underutilized	Downtown Mixed Use	80	0.5	3
400 COURT ST & 301 ELM ST	005-652-003-000	0.21	Underutilized	Downtown Mixed Use	80	0.5	6
431 MARTIN WAY	006-604-001-000	0.32	Underutilized	Downtown Mixed Use	80	0.6	12
432 ELM ST	006-605-001-000	0.44	Underutilized	Downtown Mixed Use	80	0.6	16
913 COURT ST	005-642-002-000	0.26	Underutilized	Downtown Mixed Use	40	0.5	4
NO ADDRESS	005-642-012-000	0.26	Underutilized	Downtown Mixed Use	40	0.5	4
509 LINCOLN AVE	006-562-007-000	0.36	Underutilized	Downtown Mixed Use	50	0.5	7
317 CLEVELAND ST	005-311-002-000	0.22	Underutilized	Downtown Mixed Use	40	1	7
415 FOURTH ST	006-572-016-000	0.21	Underutilized	Downtown Mixed Use	80	0.5	6
637 FIFTH ST	006-222-008-000	0.14	Underutilized	Downtown Mixed Use	40	0.8	3
400 MAIN ST & 419 ELM ST	006-607-015-000	0.48	Underutilized	Downtown Mixed Use	80	0.5	14
1023 CLOVER ST	005-124-031-000	0.18	Underutilized	Corridor Mixed Use	30	1	4
96 RAILROAD ST	005-163-009-000	0.58	Underutilized	Corridor Mixed Use	30	1	13
13 FIFTH ST	005-124-007-000	0.86	Underutilized	Corridor Mixed Use	30	1	19
1230 E MAIN ST	066-011-004-000	0.20	Underutilized	Corridor Mixed Use	40	0.3	2
1245 ARMFIELD AVE	063-074-002-000	0.11	Underutilized	Corridor Mixed Use	40	0.5	2
945 1/2 SIXTH ST	006-551-012-000	0.67	Underutilized	Corridor Mixed Use	40	0.3	6
1239 ARMFIELD AV & 1239 1/2 ARMFIELD AVE	063-075-003-000	0.13	Underutilized	Corridor Mixed Use	40	0.5	2
1225 ARMFIELD AVE	063-076-001-000	0.53	Underutilized	Corridor Mixed Use	40	0.5	8
308 B ST	063-071-010-000	0.14	Underutilized	Corridor Mixed Use	40	0.5	2
309 A ST	063-071-018-000	0.14	Underutilized	Corridor Mixed Use	40	0.5	2
275 CR 98	064-170-048-000	4.81	Underutilized	Corridor Mixed Use	30	0.5	54
450 COTTONWOOD ST	065-010-040-000	0.59	Underutilized	Corridor Mixed Use	30	0.3	4

Table E-I-2: Infill Housing Development Capacity, Vacant and Underutilized Sites, 2035 General Plan Downtown Mixed Use and Corridor Mixed Use Land Use Designations

Address	APN	Acres	Status	2035 General Plan LU Designation	Assumed Residential Density	Percent Residential	Capacity
183 W MAIN ST	065-280-037-000	2.28	Underutilized	Corridor Mixed Use	30	0.3	15
171 W MAIN ST	065-280-011-000	0.31	Underutilized	Corridor Mixed Use	30	0.3	2
103 W MAIN ST	065-280-047-000	0.59	Underutilized	Corridor Mixed Use	40	0.3	5
217 W MAIN ST	065-010-012-000	0.62	Underutilized	Corridor Mixed Use	30	0.3	4
80 W MAIN ST	064-130-020-000	0.42	Underutilized	Corridor Mixed Use	40	0.3	4
70 W MAIN ST	064-130-019-000	0.45	Underutilized	Corridor Mixed Use	40	0.3	4
420 COMMUNITY LN	065-280-006-000	0.67	Underutilized	Corridor Mixed Use	30	0.3	4
274-278 W MAIN ST	064-310-018-000	0.60	Underutilized	Corridor Mixed Use	30	0.3	4
1264 E GIBSON RD	041-130-007-000	7.28	Underutilized	Corridor Mixed Use	30	0.3	49
1250 E GIBSON RD	041-130-008-000	4.94	Underutilized	Corridor Mixed Use	30	0.3	33
1495 EAST ST	041-130-020-000	0.79	Underutilized	Corridor Mixed Use	30	0.3	5
663 FIFTH ST	006-222-001-000	0.15	Underutilized	Downtown Mixed Use	40	0.8	4
440-444 ELM ST	006-605-003-000	0.22	Underutilized	Downtown Mixed Use	80	0.6	8
901 MAIN ST	005-645-007-000	0.38	Underutilized	Downtown Mixed Use	80	0.5	11
325 MAIN ST	005-313-002-000	0.54	Underutilized	Downtown Mixed Use	80	0.5	16
333 MAIN ST	005-654-001-000	0.26	Underutilized	Downtown Mixed Use	80	0.5	8
405 MAIN ST	005-653-002-000	0.09	Underutilized	Downtown Mixed Use	80	0.5	3
437 FIRST ST	006-563-015-000	0.33	Underutilized	Downtown Mixed Use	50	0.5	6
414-436 FOURTH ST	006-571-006-000	1.18	Underutilized	Downtown Mixed Use	80	0.5	36
201 COLLEGE ST	005-206-001-000	0.14	Underutilized	Downtown Mixed Use	50	1	5
1044 NORTH ST UNIT A & B	005-643-006-000	0.12	Underutilized	Downtown Mixed Use	40	1	4
1046 NORTH ST	005-643-007-000	0.12	Underutilized	Downtown Mixed Use	40	1	4
435-437 WALNUT ST	006-603-003-000	0.22	Underutilized	Downtown Mixed Use	80	0.6	8
443 WALNUT ST	006-603-014-000	0.17	Underutilized	Downtown Mixed Use	80	0.6	6

Table E-I-2: Infill Housing Development Capacity, Vacant and Underutilized Sites, 2035 General Plan Downtown Mixed Use and Corridor Mixed Use Land Use Designations

Address	APN	Acres	Status	2035 General Plan LU Designation	Assumed Residential Density	Percent Residential	Capacity
454 COLLEGE ST	006-607-012-000	0.37	Underutilized	Downtown Mixed Use	50	0.8	11
436 ELM ST	006-605-002-000	0.22	Underutilized	Downtown Mixed Use	80	0.6	8
418-422 MAIN ST	006-607-003-000	0.24	Underutilized	Downtown Mixed Use	80	0.5	7
1109 PENDEGAST ST	006-263-022-000	0.15	Underutilized	Downtown Mixed Use	40	1	4
745 SIXTH ST	006-263-019-000	0.17	Underutilized	Downtown Mixed Use	40	1	5
1219 ARMFIELD AVE	063-077-004-000	0.13	Underutilized	Corridor Mixed Use	40	0.5	2
1236 E MAIN ST	066-011-005-000	0.39	Underutilized	Corridor Mixed Use	40	0.3	3
1238 E MAIN ST	066-011-006-000	0.19	Underutilized	Corridor Mixed Use	40	0.3	2
1006 EAST ST	006-551-014-000	0.89	Underutilized	Corridor Mixed Use	40	0.3	8
313 D ST	063-073-003-000	0.21	Underutilized	Corridor Mixed Use	40	0.5	3
310 D ST	063-072-008-000	0.59	Underutilized	Corridor Mixed Use	40	0.5	9
145 EAST ST	063-060-010-000	1.25	Underutilized	Corridor Mixed Use	40	0.5	19
125 EAST ST	063-060-014-000	1.05	Underutilized	Corridor Mixed Use	40	0.5	16
1032 CLOVER ST	005-163-008-000	0.33	Underutilized	Corridor Mixed Use	30	1	7
565T #A-D, 2-11 & 1223-1225 EAST ST	066-012-022-000	1.20	Underutilized	Corridor Mixed Use	40	0.3	11
801-805 EAST ST	066-111-027-000	4.79	Underutilized	Corridor Mixed Use	40	0.3	43
835 PACIFIC ST	006-534-007-000	0.33	Underutilized	Corridor Mixed Use	40	0.3	3
NO ADDRESS	006-551-015-000	0.89	Underutilized	Corridor Mixed Use	40	0.3	8
1121 A/B-1123 GUM AVE	006-534-008-000	0.62	Underutilized	Corridor Mixed Use	40	0.3	6
302 C ST	063-071-015-000	2.46	Underutilized	Corridor Mixed Use	40	0.5	37
102 EAST ST UNIT B	005-163-017-000	0.60	Underutilized	Corridor Mixed Use	30	1	13
615 EAST ST	066-024-007-000	0.35	Underutilized	Corridor Mixed Use	40	0.3	3
1268 E GIBSON RD	041-130-015-000	1.66	Underutilized	Corridor Mixed Use	30	0.3	11
1280 E GIBSON RD	041-130-006-000	6.40	Underutilized	Corridor Mixed Use	30	0.3	43

Table E-I-2: Infill Housing Development Capacity, Vacant and Underutilized Sites, 2035 General Plan Downtown Mixed Use and Corridor Mixed Use Land Use Designations

Address	APN	Acres	Status	2035 General Plan LU Designation	Assumed Residential Density	Percent Residential	Capacity
1527 EAST ST	041-130-021-000	0.68	Underutilized	Corridor Mixed Use	30	0.3	5
236-238 W MAIN ST	064-310-009-000	0.83	Underutilized	Corridor Mixed Use	30	0.3	6
231 W MAIN ST	065-010-010-000	0.51	Underutilized	Corridor Mixed Use	30	0.3	3
NO ADDRESS	006-025-015-000	0.79	Underutilized	Corridor Mixed Use	40	0.3	7
305 CALIFORNIA ST	064-130-001-000	0.16	Underutilized	Corridor Mixed Use	40	0.3	1
221-225 W MAIN ST	065-010-011-000	0.49	Underutilized	Corridor Mixed Use	30	0.3	3
1224 E GIBSON RD	041-130-002-000	0.75	Underutilized	Corridor Mixed Use	30	0.3	5
1260 E GIBSON RD	041-130-004-000	3.09	Underutilized	Corridor Mixed Use	30	0.3	21
433 ELM ST & 433 1/2 ELM ST	006-607-007-000	0.13	Underutilized	Downtown Mixed Use	80	0.5	4
1040 NORTH ST	005-643-004-000	0.10	Underutilized	Downtown Mixed Use	40	1	3
1107-1111 GIBSON RD	006-462-023-000	0.92	Underutilized	Corridor Mixed Use	40	0.3	8
315 EAST ST	063-078-001-000	0.13	Underutilized	Corridor Mixed Use	40	0.5	2
307 A ST	063-071-017-000	0.14	Underutilized	Corridor Mixed Use	40	0.5	2
306 A ST	063-071-007-000	0.14	Underutilized	Corridor Mixed Use	40	0.5	2
301 EAST ST	063-071-004-000	0.14	Underutilized	Corridor Mixed Use	40	0.5	2
306 C ST	063-071-013-000	0.14	Underutilized	Corridor Mixed Use	40	0.5	2
609 EAST ST	066-021-022-000	0.38	Underutilized	Corridor Mixed Use	40	0.3	3
91-97 W MAIN ST	065-250-032-000	0.67	Underutilized	Corridor Mixed Use	40	0.3	6
210 MAIN ST	006-601-027-000	0.56	Underutilized	Downtown Mixed Use	80	0.5	17
1007 & 1007 1/2 COURT ST	005-643-010-000	0.22	Underutilized	Downtown Mixed Use	40	1	7
1001-075 EAST ST & 1121 EAST ST	066-160-019-000	1.42	Underutilized	Corridor Mixed Use	40	0.3	13
39 FIFTH ST	005-124-037-000	0.70	Underutilized	Corridor Mixed Use	30	1	16
949 SIXTH ST	006-551-016-000	0.82	Underutilized	Corridor Mixed Use	40	0.3	7
310 W MAIN ST	064-170-049-000	5.82	Vacant	Corridor Mixed Use	40	0.8	140

Table E-1-2: Infill Housing Development Capacity, Vacant and Underutilized Sites, 2035 General Plan Downtown Mixed Use and Corridor Mixed Use Land Use Designations

Address	APN	Acres	Status	2035 General Plan LU Designation	Assumed Residential Density	Percent Residential	Capacity
419 GRAND AVE & 419 1/2 GRAND AVE	006-024-001-000	0.21	Vacant	Corridor Mixed Use	40	0.3	2
NO ADDRESS	065-280-023-000	0.48	Vacant	Corridor Mixed Use	40	0.3	4
448 CALIFORNIA ST	065-280-067-000	0.29	Vacant	Corridor Mixed Use	40	0.3	3
335 COURT ST	005-182-014-000	0.19	Vacant	Downtown Mixed Use	40	0.8	5
NO ADDRESS	006-572-005-000	0.05	Vacant	Downtown Mixed Use	80	0.5	2
NO ADDRESS	006-572-006-000	0.22	Vacant	Downtown Mixed Use	80	0.5	7
406 FOURTH ST	006-571-005-000	0.23	Vacant	Downtown Mixed Use	80	0.5	7
613 EAST ST	066-021-025-000	0.28	Vacant	Corridor Mixed Use	40	0.3	3
1237 ARMFIELD AVE	063-075-002-000	0.13	Vacant	Corridor Mixed Use	40	0.5	2
1211 ARMFIELD AVE	063-077-001-000	0.26	Vacant	Corridor Mixed Use	40	0.5	4
417 WEST ST	006-022-001-000	0.21	Vacant	Corridor Mixed Use	40	0.3	2
60 W LINCOLN AVE	065-250-057-000	1.20	Vacant	Corridor Mixed Use	40	0.3	11
407 MAIN ST	005-653-003-000	0.17	Vacant	Downtown Mixed Use	80	0.5	5
819 MAIN ST	005-223-002-000	0.26	Vacant	Downtown Mixed Use	80	0.5	8
823 MAIN ST	005-223-003-000	0.26	Vacant	Downtown Mixed Use	80	0.5	8
435 THIRD ST	006-571-014-000	0.21	Vacant	Downtown Mixed Use	80	0.5	6
433 MARTIN WAY	006-604-002-000	0.16	Vacant	Downtown Mixed Use	80	0.6	6
301 C ST	063-072-001-000	0.10	Vacant	Corridor Mixed Use	40	0.5	2
NO ADDRESS	063-060-006-000	3.03	Vacant	Corridor Mixed Use	40	0.5	45
NO ADDRESS	063-060-012-000	0.94	Vacant	Corridor Mixed Use	40	0.5	14
821 PACIFIC ST	006-534-004-000	0.14	Vacant	Corridor Mixed Use	40	0.3	1
845 EAST ST	066-111-029-000	0.49	Vacant	Corridor Mixed Use	40	0.3	4
116 MAIN ST	006-025-003-000	0.21	Vacant	Corridor Mixed Use	40	0.3	2
428 WALNUT ST	006-601-014-000	0.19	Vacant	Downtown Mixed Use	80	0.5	6

Table E-I-2: Infill Housing Development Capacity, Vacant and Underutilized Sites, 2035 General Plan Downtown Mixed Use and Corridor Mixed Use Land Use Designations

Address	APN	Acres	Status	2035 General Plan LU Designation	Assumed Residential Density	Percent Residential	Capacity
437 MARTIN WAY	006-604-003-000	0.16	Vacant	Downtown Mixed Use	80	0.6	6
441 MARTIN WAY	006-604-004-000	0.16	Vacant	Downtown Mixed Use	80	0.6	6
315 1/2 D ST	063-073-004-000	0.10	Vacant	Corridor Mixed Use	40	0.5	2
309 C ST	063-072-004-000	0.14	Vacant	Corridor Mixed Use	40	0.5	2
NO ADDRESS	005-720-027-000	3.68	Vacant	Corridor Mixed Use	40	1	110
421 CLEVELAND ST	006-601-029-000	0.60	Vacant	Downtown Mixed Use	80	0.5	18
NO ADDRESS	005-644-011-000	0.04	Vacant	Downtown Mixed Use	50	0.3	0
321-327 SIXTH ST & 1119 MAIN ST	005-644-016-000	1.28	Vacant	Downtown Mixed Use	50	0.3	14
601-609 FIFTH ST	006-222-010-000	0.68	Vacant	Downtown Mixed Use	40	0.8	16
TOTAL		154					2,257

Table E-I-3: Land Inventory (Spring Lake Specific Plan Area)

Land Use Category	Reference Name	Maximum Density	Acres	Capacity	APN
R-15		15	0.86	13	042-561-004-000
R-15		15	5.02	75	042-574-001-000
R-15		15	0.04	1	042-580-012-000
R-15		15	3.79	57	041-231-028-000
R-15		15	6.04	91	041-070-037-000
R-15		15	7.54	113	042-030-032-000

Table E-I-3: Land Inventory (Spring Lake Specific Plan Area)

<i>Land Use Category</i>	<i>Reference Name</i>	<i>Maximum Density</i>	<i>Acres</i>	<i>Capacity</i>	<i>APN</i>
R-20	Merrit Murphy	20	4.17	83	042-580-002-000
R-25	Woodland Spring Lake Partnership	25	3.17	79	042-580-046-000
R-25		25	4.81	120	042-030-034-000
R-25	Woodland Spring Lake Partnership	25	1.65	41	042-580-046-000
R-25	Woodland Spring Lake Partnership	25	1.63	41	042-580-046-000
R-25	Woodland Spring Lake Partnership	25	1.18	29	042-580-043-000
R-25	Woodland Spring Lake Partnership	25	1.07	27	042-580-046-000
R-3		3	0.24	1	042-391-007-000
R-3		3	0.22	1	042-391-008-000
R-3		3	0.22	1	042-392-003-000
R-3		3	0.23	1	042-391-003-000
R-3		3	0.22	1	042-391-004-000
R-3		3	0.23	1	042-391-005-000
R-3		3	0.22	1	042-392-002-000
R-3		3	0.22	1	042-391-002-000
R-3		3	0.22	1	042-391-006-000
R-3		3	0.22	1	042-392-001-000
R-3		3	0.24	1	042-391-001-000
R-3		3	0.24	1	042-392-006-000
R-3		3	0.25	1	042-392-007-000
R-3		3	0.22	1	042-363-001-000
R-3		3	0.24	1	042-363-005-000
R-3		3	0.25	1	042-362-007-000
R-3		3	0.20	1	042-362-006-000
R-3		3	46.21	139	042-030-034-000

Table E-I-3: Land Inventory (Spring Lake Specific Plan Area)

<i>Land Use Category</i>	<i>Reference Name</i>	<i>Maximum Density</i>	<i>Acres</i>	<i>Capacity</i>	<i>APN</i>
R-3		3	16.09	48	042-030-034-000
R-4	Woodland Spring Lake Partnership	4	11.18	45	042-580-038-000
R-4	Woodland Spring Lake Partnership	4	6.26	25	042-580-037-000
R-4	Woodland Spring Lake Partnership	4	6.26	25	042-580-040-000
R-4	Woodland Spring Lake Partnership	4	4.37	17	042-580-037-000
R-4	Woodland Spring Lake Partnership	4	0.66	3	042-580-040-000
R-4		4	8.52	34	042-030-032-000
R-4	Woodland Spring Lake Partnership	4	0.52	2	042-580-037-000
R-4	Woodland Spring Lake Partnership	4	3.15	13	042-580-037-000
R-4		4	8.86	35	042-030-032-000
R-4		4	0.68	3	042-030-032-000
R-4		4	3.01	12	042-030-032-000
R-4		4	3.88	16	042-030-032-000
R-5		5	0.66	3	042-580-008-000
R-5	Woodland Spring Lake Partnership	5	6.08	30	042-580-044-000
R-5		5	16.36	82	042-580-001-000
R-5	Merrit Murphy	5	36.14	181	042-580-002-000
R-5		5	21.74	109	041-070-037-000
R-5	Woodland Spring Lake Partnership	5	4.48	22	042-580-046-000
R-5	Woodland Spring Lake Partnership	5	2.92	15	042-580-044-000
R-5	Woodland Spring Lake Partnership	5	3.80	19	042-580-041-000
R-5	Woodland Spring Lake Partnership	5	0.93	5	042-580-041-000
R-5	Merrit Murphy	5	11.53	58	042-580-002-000
R-5	Woodland Spring Lake Partnership	5	7.62	38	042-580-041-000
R-5	Woodland Spring Lake Partnership	5	6.78	34	042-580-046-000

Table E-1-3: Land Inventory (Spring Lake Specific Plan Area)

<i>Land Use Category</i>	<i>Reference Name</i>	<i>Maximum Density</i>	<i>Acres</i>	<i>Capacity</i>	<i>APN</i>
R-8		8	3.51	28	041-243-002-000
R-8	Woodland Spring Lake Partnership	8	7.62	61	042-580-041-000
R-8	Cal West Subdivision	8*	19.65	119	041-070-051-000
R-8		8	8.91	71	042-580-001-000
R-8	Cal West Subdivision	8*	6.43	39	041-070-051-000
R-8	Cal West Subdivision	8*	11.14	67	041-070-052-000
R-8	Woodland Spring Lake Partnership	8	6.78	54	042-580-046-000
R-8	Woodland Spring Lake Partnership	8	5.58	45	042-580-046-000
R-8	Woodland Spring Lake Partnership	8	4.17	33	042-580-044-000
R-8	Woodland Spring Lake Partnership	8	1.31	10	042-580-041-000
R-8	Woodland Spring Lake Partnership	8	6.08	49	042-580-044-000
TOTAL			364.73	2,370	

*Note: APN 042-533-001-000 accommodated the construction of 62 high-density units and is approved for another 39, which are accounted for elsewhere and not on this tabular summary of available sites in the Spring Lake Specific Plan Area. *The Cal West Subdivision properties are approved and the estimate of capacity uses the actual approved number of units, rather than an estimate based on allowable density.*

Appendix E-2: Comment Summary

Housing Forum

March 7, 2013, 4:00-6:00 PM | Woodland City Council Chambers, 300 1st Street

TRENDS AND HOUSING NEEDS

Senior Housing

- Housing is needed to allow Woodland residents to “age in place,” which would allow seniors to stay in the community and would also provide fiscal benefits to City by retaining the tax base.
- Stand-alone, age-restricted housing is needed, stand-alone senior housing is needed, and “active adult” housing is needed (City only has one facility currently).
- Smaller dwelling units with reduced yards are needed for seniors, easier to maintain.
- Senior housing could include townhomes and condominiums, particularly single-story units.
- Active adult housing is also needed (not assisted living). Similar to Heritage Park in Natomas but smaller.

Single Farmworker Housing

- There are family options, but not option for singles (smaller, affordable units, studio apartments, for example).
- Based on the growing season, the need is for year-round, as opposed to seasonal.
- Need locations close to place of work.

Extremely Low-Income Housing

- This type of housing is a need.
- Accommodate those living on Supplemental Security Income (SSI) income, especially individuals.
- The City should also consider ownership opportunities for low income households/individuals.

Entry Level Housing

- Smaller units can help households build equity.

Types of Housing Needed – Compact Housing, Second Units

- Townhomes and condos are needed.
- Compact housing helps to accommodate needs of seniors and lower income households/individuals.
- Need to index housing to income.
- Second units (“in-law” units) could fulfill some of the housing needs (affordable, senior), in particular on properties with larger backyards.
- Mixing: different housing types should be mixed with a fine grain.

Amenities and Housing

- Bike paths, trails, walking paths are needed in areas with housing so people can travel without a car.
- Should have green space near housing – in both existing communities and new developments.
- Higher-density housing is better and more accepted if it has green spaces – could be nearby (not necessarily on-site).
- Parks: linear, especially allows people to walk near home.
- Senior apartments and other apartments should have nearby community gardens.
- City should buffer large roads from homes with open space.
- Recreation: 91% prefer walking near home. Should promote multi-use open space.
- Be smarter about drainage (use naturalized drainage) and also provide in same area walking and habitat. Includes these concepts in both streetside and residential drainage.
- City should have a greenbelt around Woodland for walking.
- Dog parks, swimming, wheelchair and disability accessible; open space should have water. Areas for children to explore and play are important, as well.
- Creating a good place to raise a family results in economic development value because businesses and employees desire those amenities.

Special Needs

- Need supportive housing for people with disabilities

- Need programs paired with housing to serve people with disabilities.
- Transitional Housing is a need and will be in the future. HUD is moving away from transitional to permanent supportive housing.

Larger Family Housing

- There is a limited availability of large family housing. Need some with six bedrooms.

Examples

- Margaret Manor in West Sacramento as an example; income/deed restricted housing project.
- Rossmoor
- Lafayette
- Natomas – Heritage Park
- Metro Square – 25 units per acre – good design; same project in West Sacramento.

Opportunities, Locations for Compact Housing

Downtown

- Downtown housing is a good opportunity. Second-story units above retail.
- Second story units could share parking with retail. Peak periods for residential and nonresidential downtown would not overlap, so this would be an opportunity to make more efficient use of parking. Parking should be considered to avoid major capacity problems.
- Live/work units are another opportunity downtown.
- Living downtown near services has many benefits.

West Main Street

- There are opportunities to repurpose low-performing commercial properties into residential uses. Main Street west of downtown, for example.

Repurposing other commercial areas for compact housing

- Warehouses could also provide residential re-use opportunities.

Spring Lake Specific Plan Area and other new growth areas

- Look for areas throughout the City to include in higher-density housing.

Fees/Funding

- Impact fees: have increased the last 5 years. City should consider fee deferrals until later phases, not just waiving. This could help incentivize development in Woodland vis-à-vis elsewhere.
- Bank financing is an issue.
- Loss of redevelopment eliminates a key method for developing affordable housing. City could consider non-profit entity to do similar actions to RDA; perhaps look at Roseville model. This was funded through multiple millions of dollars, however.
- Local non-profits can help. Local banks may be willing to donate foreclosed properties to non-profits to rehabilitate for low income housing.

Constraints

- City should ensure that zoning code requirements do not inhibit the development of live/work units downtown.
- City should remove regulatory barriers to downtown housing and live/work units.
- Difficult to provide affordable housing when income is \$800 per month.
- City should ensure that process to entitle mixed-use development (housing and commercial) is simple and quick.
- City should ensure process for easements is simple and quick.

Density

- Higher densities need open space and park areas. Include community gardens.
- Mixed densities work well.
- Allow/encourage second units. Especially on the back of long lots with alley access.
- Explore old bungalow courts.
- Consider third stories – need architectural control.
- Allow higher density on blighted or vacant parcels
- Don't concentrate density in one area – spread around city.
- Include linear greenway connections.
- Possible locations for new 30 du/ac default density:
 - Old Willow Springs school site
 - East Street corridor

- Vacant commercial
- Lincoln, Grand, Main Streets area
- County Fair Mall
- County Fairgrounds
- City surplus properties
- Near community center
- Country Oaks site (old tennis court site)
- Woodhaven Lanes (between West Main and Court Streets)
- Ashley near CR 98
- Current County courthouse site

Miscellaneous

- City should look to decrease VMT throughout the City.
- General Plan Update: should look at a Blueprint Alternative.
- City should also be looking at range of housing in areas outside City limits. Consider a separate housing element for the land between the City limits and the Urban Limit Line (ULL).

Need to avoid segregating housing of various types/incomes. Interspersed housing is the best model.

Comments Received after Housing Forum

- **Compact Housing.** Support for smaller-scale housing (including detached, ownership) with a reduced amount of square footage. Smaller-scale housing should start at approximately 400 square feet, with a good design approach. The City should consider whether there are any zoning code constraints, such as those related to lot coverage or allowable land uses, which would adversely affect smaller-scale housing construction.
- **Land Trusts.** Support for the use of land trusts to promote housing development. One approach could be to place land into rotating, long-term, capped-cost leases, which revert to a land trust, under certain conditions. It is possible that there could be tax benefits for this approach and it is possible that some of the low-income housing providers already use such techniques.
- **Senior Housing.** Support for the development of senior housing, including affordable “Del Webb” style senior developments.

- **Second Units.** The City should allow existing property owners to build second units (otherwise known as “in-law” units, “granny” units).
- **Locate Compact Housing near Services.** The City should promote the development of compact housing in areas close to services.
- **Downtown Development.** Mixed-use development should be promoted in the Downtown core, along with bed & breakfast uses (in order to promote tourism).
- **Affordability.** Affordable housing and market-rate housing should be provided with the appropriate balance. Housing should be available both to households and individuals with low incomes, as well as those with high incomes and everything in between. The City should accommodate housing that is affordable to young people.
- **Agricultural Land.** Prime agricultural land should be preserved as the City develops.
- **Sustainable Development.** Both new developments and reuse projects should incorporate principles of conservation and “sustainability.”
- **Zoning.** The City’s zoning ordinance should clearly outline what uses are, and what uses are not allowed in each zoning district. The appeals process should be uniform and streamlined. The City should facilitate review and approval of development applications.

Housing Forum Attendees

- Karen Hulbert (Coldwell Banker)
- Ken Konecny (Coldwell Banker)
- John Murphy
- Liz Johnson
- David Storer (Knaggs Commercial Properties)
- Al Aldrete
- Rodney B Higgins
- Larry Love
- Debbie Bruno
- Chris Holt
- Roger Ashton
- Alysa Meyer
- Marianne Krager (Yolo County Housing)
- Michael Clifford
- Jan Gillette

Stakeholders / Participants

Stakeholders who participated in the General Plan Update stakeholder process on February 7/8 included local affordable housing professionals, Mercy Housing, local business owners, local real estate and housing finance, experts, members of the City's Sustainability Committee and Historic Preservation Commission, a social justice activist, and community residents.

Appendix E-3: Public Comment during Development of the Climate Action Plan

Energy

NEW CONSTRUCTION

- Require greater energy efficiency in new development, including Title 24 building code requirements, site planning, and building orientation.
- Promote greater use of solar energy (solar panels, water heaters, etc.) in new construction.

RETROFITS

- Require older homes to become more energy efficient and consider low-interest loans for upgrades.
- Consider a voluntary assessment district approach to help fund energy efficiency upgrades in older homes.
- Encourage use of trained volunteers and community-based organizations to assist with providing information and education to property owners on energy efficiency upgrades.
- Assist with identifying affordable financing for solar energy installation.

Transportation

WALKING AND BIKING

- Improve bicycle / pedestrian path system.
- Make streets more walkable and bikable (safe routes to school, bike friendly streets, better bicycle and pedestrian connections).

TRANSIT

- Improve transit service to connect homes, schools, shopping, and jobs.
- Improve transit connections to regional systems (Amtrak, Light Rail, etc.).
- Increase transit availability to special needs populations that rely more on transit.

LAND USE

- More mixed-use development where possible and increased development densities (including residential), particularly along major transit routes and in the downtown area.
- Revise commercial zoning to encourage development where residents get “what they need” nearer to home.
- Incentivize high-density residential development in the General Plan Housing Element.
- Encourage infill / redevelopment / centralization—both commercial and housing.
- Create Priority Areas for infill, mixed-use and higher density development within ½-mile walking distance to transit (including housing).

Landscaping and Tree Canopy

- Work with Woodland Tree Foundation to promote the City tree rebate program to increase the number of street trees.
- Be proactive in encouraging homeowners to plant trees in planting strips.
- Require all new home construction to include 2 shade trees per home on the east, west, or south face of the home to provide the most energy savings.
- Focus on maintenance of mature trees that already provide energy benefits vs. planting new trees that will provide no benefit for many years.
- Allow people to remove large, grassy lawns and replace with appropriate low-water using plants and shrubs.
- In all new construction, allow less landscaping to be grass.
- Reduce water usage and energy associated with water by emphasizing native landscaping (drought-tolerant) at city-owned property.

Stakeholders / Participants

An informal “stakeholders planning group” was formed at project initiation to help build community awareness of and participation in the plan development effort and to ensure input from key community groups. Included are the members of the Sustainability Committee and representatives of the Woodland Planning and Historical Preservation Commissions, the Water Utility Advisory Committee, the Chamber of Commerce, the North Valley Hispanic Chamber of Commerce, Historic Woodland Downtown Business Association, Yolo County Board of Realtors, Pacific Coast Producers, Dignity Healthcare, Woodland Community College, Woodland Joint Unified School District, Supervisors Chamberlain and Rexroad, Yolo County Health Council, the League of Women Voters, Tuleyome, Woodland Tree Foundation, and the Springlake Homeowners group.

Appendix E-4: Lower-Income Projects at Less than 30 Units per Acre

Terracina at Spring Lake Apartments

The Terracina at Spring Lake project was completed in 2007 and includes 156 dwelling units on 6.25 acres at 1620 Mickle Avenue, in the R-20 Zone of the Spring Lake Specific Plan Area. Of the 156 units, 85 units are rent-restricted to very low income households for 55 years. The remaining 71 units are rent-restricted to low income households for 55 years.

Table E-4-I: Summary Statistics for Terracina at Spring Lake Apartments

Spring Lake Specific Plan:	Multi-Family Residential (20 units per acre)
Zoning:	R-20 (20 units per acre)
Acres:	6.25
Total Units:	156
Type:	Type V construction of two- and three-story garden style apartments with surface parking.
Year Built:	2007
Actual Density:	25 (Note – project received bonus density)
% of Max. Density:	125%
Affordability:	85 units (<50% AMI) 71 units (51 – 80% AMI)
Land Assemblage:	Master developer HTW West Ventures dedicated the land to the City of Woodland via Affordable Housing Land Dedication Agreement. The City subsequently dedicated the land to USA Properties Fund, the owner of Terracina at Spring Lake Apartments.
Land to Development Cost Ratio:	3.1%
*Per-unit Gap Financing:	\$33,263

**Per-unit Gap Financing represents the City subsidies (HOME grant and HOME program income) and master developer subsidy (land dedication) divided by the number of units.*

Source: City of Woodland 2013

Rochdale Grange Apartments

The Rochdale Grange project was completed in 2011 and includes 44 units on 2.73 acres at 2090 Heritage Parkway, in the R-15 Zone of the Spring Lake Specific Plan Area. Of the 44 units, 43 units are rent-restricted to very low income households for 55 years.

Table E-4-2 Summary Statistics for Rochdale Grange Apartments

Spring Lake Specific Plan:	Multi Family Residential (15 units per acre)
Zoning:	R-15 (15 units per acre)
Acres:	2.73
Total Units:	44
Type:	Type V construction of two-story garden style apartments with surface parking.
Year Built:	2011
Actual Density:	16
% of Max. Density:	107%
Affordability:	43 units (<50% AMI) 1 unit (manager)
Land Assemblage:	The property was sold by One West Bank to the project owner, Neighborhood Partners, LLC, for the amount of \$1.
Land to Development Cost Ratio:	Not applicable, Neighborhood Partners, LLC valued the property at \$0 in its project pro forma.
*Per-unit Gap Financing:	\$90,909

**Per-unit Gap Financing represents the City subsidies (HOME grant and HOME program income) divided by the number of units.*

Source: City of Woodland 2013

Mutual at Spring Lake Apartments

The Mutual at Spring Lake project was awarded tax credits in June and construction of the first 62 units will start this year and be completed by 2015. The project includes 101 dwelling units on 5 acres at the southeast corner of Farmers Central Road and Pioneer Avenue, in the R-25 Zone of the Spring Lake Specific Plan Area. Of the 101 units, a total of 100 units will be rent-restricted to very low and low income households for 55 years. At least 32 of the 100 units will be rent-restricted to very low income households for 55 years.

Table E-4-3 Summary Statistics for Mutual at Spring Lake Apartments

Spring Lake Specific Plan:	Multi Family Residential (25 units per acre)
Zoning:	R-25 (25 units per acre)
Acres:	5
Total Units:	101
Type:	Type V construction of two- and three-story story garden style apartments with surface parking.
Year Built:	2015 (for first 62 units)
Actual Density:	20
% of Max. Density:	80%
Affordability:	32 units (<50% AMI) 68 units (51 – 80% AMI) 1 unit (manager)
Land Assemblage:	Mutual Housing Associates purchased the project site from Pioneer Investors LLC for the amount of \$1,100,000.
Land to Development Cost Ratio:	3.7% (based on construction of initial 62 units)
*Per-unit Gap Financing:	\$9,010 (based on buildout of 101 units)

**Per-unit Gap Financing represents the City subsidy (loan from Spring Lake Off-Site Affordable Housing Fund) divided by the number of units at buildout.
Source: City of Woodland 2013*

