



City of Woodland

**COMMUNITY DEVELOPMENT MONTHLY STATUS REPORT
MAJOR PROJECT SUMMARY
November 18, 2008**

PLANNING

SPRING LAKE

Project Description:

Proposed development is comprised of approximately 4,037 dwelling units on 665 acres, 11 acres of neighborhood commercial uses, over 280 acres of public and quasi-public land uses, about 34 acres of park land, and over 100 acres of major streets and roads. Overall residential density will equate to about 6.1 units per acre. The Plan will result in build-out of about 11,270 people.

Status:

Staff is continuing to facilitate discussions with the development community and the Building Industry Association (BIA) in order to work toward innovative and creative solutions that will allow the Plan to move forward when the market rebounds and to position the City so that we are prepared to meet future development demands in a healthy and measured way. Staff has met with individual development interests and the group to hear their comments on possible proposals.

Staff and interested parties met with the City Council Spring Lake Finance Subcommittee on September 29, 2008. Representatives from interested development groups including Russell Ranch, Centex, DR Horton, Meritage Homes, and the BIA actively participated in the discussion. A subcommittee task force was identified to work more closely to develop solutions that fall into short term, medium, and long term categories. Initial short term issues being discussed involve evaluation of MPFP fees and Spring Lake fees as well as a possible development impact fee deferral.

Three applications for residential rezoning have been received and are summarized below. Staff is reviewing applications for completeness. Due to complexity of issues, including possible modification of environmental documents and the settlement agreement, some applications will potentially be fairly complex.

- A minor rezone of R-3 property to combine with an R-15 site to allow a single-family alley loaded site concept, located west of Meikel and south of Banks.
- A proposed downzone of the R-25 site to R-15, located south of Farmers Central and east of Pioneer.

PLANNING (CONT'D)

- A proposed rezone of park, school, R-15 and R-8 properties on the Cal West site to a senior continuation of care project with varying densities, located north of Farmers Central and west of CR101.

In addition, staff has identified other aspects of the plan that may require re-evaluation including timing and location of the 2 acre commercial sites, school site development and changes in park development and timing, and infrastructure development. Staff feels that evaluation of these items should occur in concert rather than evaluated separately. Staff is working to find means to allow development to continue as this provides benefit to the community and existing residents in Spring Lake.

HOUSING ELEMENT UPDATE

Project Description:

The City is required to complete a five-year update to its Housing Element by June 30, 2008. New regulatory requirements are required including an inventory of available sites, energy and sustainability policies, and quantifying housing needs for extremely low income households. City staff has been assisted by a consultant, Willdan, on this project.

Status:

City staff submitted the draft Housing Element to the Department of Housing and Community Development (HCD) on June 24, 2008 and received HCD's review letter on August 22, 2008. City staff and Willdan are revising the Housing Element based on HCD's comments as well as comments submitted by Legal Services of Northern California (LSNC) on August 5, 2008. Staff expects to circulate the revised Draft Housing Element/Notice of Intent to Adopt a Negative Declaration/Notice of Public Hearing (for Planning Commission) late this fall.

REDEVELOPMENT

BUSH STREET PLAZA

Project Description:

Redevelopment of rear courtyard plaza between Bush and Main; First and College.

Status:

An RFQ for design and financial feasibility analysis was released. Ten (10) design teams attended the pre-submittal conference held May 2, 2008. Eight (8) firms

REDEVELOPMENT (CONT'D)

submitted proposals. Staff proceeded with interviews of four (4) firms. Council approved the contract to HLA on October 7, 2008.

FAÇADE GRANTS

Project Description:

Downtown storefront improvement program which will award up to \$30,000 in matching funds per applicant.

Status:

540 Main Street – Sophie’s Furniture has completed a design rendering. They originally did not want to move forward with the program, but they recently showed interest again. They have requested an application. Staff is awaiting a completed application and three construction bids.

CASA DEL SOL MOBILE HOME PARK 621-709 EAST ST.

Project Description:

Rehabilitation of an approximate 12.6 acre mobile home park. This project includes the construction and installation of improvements to infrastructure, including roads, water, and sewer, and the rehabilitation or acquisition of 156 mobile homes for very –low, low and moderate income households. A new 15,000 square foot community center will also be built. Project costs for acquisition and rehabilitation total \$16,628,113.

Status:

The Casa del Sol project decided to eliminate HUD financing from the project and find other sources. RCAC stepped forward and offered to make a \$1 million bridge loan until new private financing could be secured. In addition, after much searching, CHOC was able to secure a California Bank and Trust loan of \$3.5 million.

Construction on the first phase of the project started June 30, 2008. Bulldozers have cleared the site for the community center and spaces for the 30 new manufactured homes. Framing for the community center has begun. This phase of the project will cost \$5 million dollars and is included in the City’s HUD 108 loan of \$1 million. The remaining lenders will close escrow at the end of October 2008 to provide the balance of funds needed.

CHOC and City staff are planning a Groundbreaking Celebration. The City is managing the offsite improvements associated with this project due to funding requirements (CIP # 06-05). We are currently applying for State approval to commence the construction phase (advertise, bidding, award, construction).

REDEVELOPMENT (CONT'D)

EAST STREET OFF-SITE STREETScape IMPROVEMENTS

Project Description:

Improvements to the east side of East Street between Oak and Gum streets near Casa del Sol. The project includes new curbs, gutters, sidewalks, a new bus turnout, and a bus enclosure.

It also includes landscaping, new street lighting, and fencing. The total project cost is estimated to be \$560,000.

Status: (No Change)

City Council approved release of the bid documents on July 19, 2008. Staff is currently waiting for Caltrans approval of the right-of-way to enable the City to award a contract. In the meantime, staff is attempting to get authorization to award the contract without the right-of-way contingency.

Other Projects (No Change)

Redevelopment staff is looking at feasibility of other projects including a downtown multi-screen theater and East Street incubator project. Staff is seeking a \$3 million dollar grant from the U.S. Economic Development Administration to assist the projects. The pre-application has been submitted.

CDBG PROGRAM ADMINISTRATION

Program Description:

Preparing documentation and project monitoring for CDBG funded activities.

Status:

All projects have been entered into HUD's Integrated Disbursement & Information System (IDIS).

TANA/Hispanic Arts and Culture Center — First CDBG payment reimbursement for architectural services has been completed. On July 10, 2008 an on-site meeting was held between the Housing Authority (project manager) and the Engineering Division to discuss timing of the TANA project with the Lemen Realignment Project. The environmental has been prepared and has been released for comment. There has been difficulty incorporating both UCD and Federal construction requirements in the bid documents. The bid package is currently being reviewed by UCD's legal department. Bids are expected to be released as soon as possible. The subrecipient agreement has been amended to include the FY 09 grant amount; the total project cost is now \$342,875.

Summerhouse — 2007-2008 storage and safety project is now underway. The agreement has been amended. The next step is to get three (3) competitive bids.

REDEVELOPMENT (CONT'D)

Gibson Mansion –Three (3) bids were received; all over the \$20,000 grant amount. The County identified additional funds to complete the project and the construction contract was signed August 19, 2008. Completion was contractually required by September 20, 2008. After contract signing, the contractor has not been responsive. If the contractor does not respond soon, the project will have to be bid out again.

YCCC Project at 166 College – Has received approval from SHPO and their subrecipient agreement has been executed. YCCC requested a 2nd grant extension. It was agreed that they must execute a construction contract by September 2, 2008 and have construction completed by October 1, 2008 to maintain their funding. Construction contracts were submitted to the City on September 2, 2008 maintaining their grant funding. YCCC did meet their construction completion date of October 1, 2008. The remaining work consists of small corrections and reimbursement requests. Two progress payments have been requested.

SADVC Maxwell School Renovation – Renovation will include drywall and carpeting in six (6) therapy rooms, and three (3) offices; ADA ramp and lift. SHPO letter has been sent. Bid documents are being prepared. The bid notice was published on October 6, 2008.

YADHC Building Safety – Project includes repairing/replacing walkway and reproofing at Yolo Adult Day Health Center (20 N Cottonwood). Project site is in floodplain. The eight (8) step process has begun.

YFSA Site Renovation – Project includes exterior painting, renovation of bathroom, security door and safety at Yolo Family Service Agency's offices at 455 First Street. Project site is not in floodplain and the eight (8) step process not necessary. SHPO letter has been sent. The scope of work and bid package is being prepared.

St. John's Emergency Generator- Installation of an emergency generator at Stollwood Convalescent Hospital. The new generator will separate the emergency power of Stollwood Convalescent Hospital from St. John's Retirement Village's emergency power. OSHPAD approval is required. An engineering firm has been selected for the design of the generator.

HOUSING REHABILITATION PROGRAM

Four loan applications have been approved by the Loan Committee this year—one for \$31,390, one for \$42,906, one for \$47,627, and one for \$72,549. The last one was approved for a female-head of household of two senior adults; one is disabled. Staff has also prepared a new Housing Rehabilitation tri-fold marketing brochure. On June 25, 2008, staff submitted an application to CalHOME for Housing Rehabilitation funds for 2008-2009 (\$300,000) and First-Time Homebuyer Funds (\$600,000). Results are expected in the week of October 13-17, 2008.

REDEVELOPMENT (CONT'D)

HOUSING MONITORING

The Greens Apartments wants to negotiate new terms for their elderly parking agreement and are now considering purchasing adjacent lots to provide the number of parking spaces required by code and therefore terminate the agreement. The owner has been told that staff's concern is where the seniors and families live in accordance with the proposed new parking lot. The owner of the Greens Apartment requested approval from the Planning Division of the proposed new parking lot to satisfy his parking requirement. Paul Hanson, CDD Planner, explained to the owner that the proposed lot was not adjacent to the parcels requiring the parking and would therefore not satisfy the parking requirements. The property owner has not responded to staff comments.

SALE OF SPRING LAKE HOMES

Project Description:

RDA's assistance with the sale of Spring Lake affordable homes.

Status:

Currently, there are five (5) affordable units available. Fifteen (15) are in contract and staff is preparing loan documents. Staff closed six (6) units in September 2008.

Developer	Unsold Units	Final Affordable Expiration Date
Centex Stonehaven	1	12/15/08
Centex Coventry	4	12/15/08

KB Homes requested a lottery for mid-October 2008 for more units. Six (6) homes are scheduled to close in October 2008. The new homebuyer consulting firm is now under contract — NeighborWorks of Sacramento, CA. Approximately 13 families attended the September 2008 orientation and ten (10) are registered for the October 23, 2008 orientation.

Advertising Effort: placed announcements on the City Website and in the e-newsletter. Delivered 30 fliers to Costco, 50 fliers to Target, and 50 fliers each to eight (8) schools in the Woodland Unified School District for employees. Email sent to Yolo County employees. There were ten (10) ads printed in the Sacramento Bee, the Daily Democrat and the Vacaville Reporter between May 2008 and the end of June 2008. Also, in September 2008 the second round of utility bill inserts were distributed for a total of 14,000. In response, 32 residents sent back the surveys. Of those, ten (10) were interested in buying homes. About 13 asked for assistance with default and foreclosure issues.

REDEVELOPMENT (CONT'D)

INCLUSIONARY HOUSING PROGRAM

Project Description:

These are affordable housing units made available for sale under the requirement of homes for low and moderate income families.

Status:

An orientation was held on October 23, 2008. Staff will continue to hold these orientations monthly.

ROCHDALE GRANGE

Project Description:

Construction of a 44 unit very-low income apartment complex by Neighborhood Partners in Spring Lake. The land was dedicated to the project by Reynen and Bardis to fulfill a portion of their Inclusionary Housing requirement in Springlake.

Status:

This project has been delayed because permanent financing was not secured in time to meet the requirements of the HOME application. As a result, the City will be unable to apply for HOME funds until this project has been completed. It is likely that only the 2009 application round will be missed and that the City can apply for HOME funds again in 2010. Staff is awaiting word from the Tax Credit Allocation Committee as to whether or not it was awarded tax credits. Staff is also coordinating with HCD the final few items needed to get approval to disburse the HOME Funds.

555 Matmor/Wasatch

Project Description:

This is a new acquisition /rehabilitation project of a 192 unit apartment complex. This project has continued to be a draw on City resources due to the numerous police calls it generates. Staff is working closely with an affordable housing developer to purchase and rehabilitate the complex and lower the number of police calls to the site.

Status:

The developers and RDA staff are making every effort to secure Housing Authority project-based Section 8 vouchers for this project. It is anticipated that this project might be done with little or no City subsidy. Staff is working with the developer to try to secure a purchase and sale agreement from the current owner.

BUILDING INSPECTION

RITE AID Ashley and Main

Project Description:

Rite Aid located at the southeast corner of Ashley and Main.

Status:

Permit has been issued and grading has started.

210 LINCOLN (this is the house that has been on blocks for over two years)

Project Description:

This structure was put up on blocks and work on the site was initiated prior to approval of the plan. The work was stopped and the house has been sitting for two (2) years.

Status: (No Change)

The foundation work is complete. The Building Division is monitoring the site work on a daily basis.

PLAN REVIEW: CURRENT PROJECTS

Project Description:

The following *large scale* projects are currently in plan review:

1. The Best Buy Tenant Improvement.
2. Comfort Suites hotel on Freeway Drive.
3. New Carl's Jr. Restaurant.
4. In-N-Out Restaurant
5. Rite Aid at Sixth and Main.
6. CHW Healthcare West, Burns Building OSHPD-3 Clinic Remodel
7. Chapa De Indian Health OSHPD-3 Clinic Remodel
8. Woodland Joint Unified School District Tenant Improvement, 435 6th Street
9. Pet Extreme Shell Building at Gateway Center
10. Famous Footwear Tenant Improvement at Gateway Center

The following *large scale* projects were reviewed and issued a building permit in October 2008:

1. Burlington Coat Factory
2. Michael's Store Tenant Improvement

CODE ENFORCEMENT

Project Description:

Updates on sub-standard dwellings and possible demolitions.

BUILDING INSPECTION (CONT'D)

Status: (No Change)

429 West Street - The property owner has received a demolition permit and the house has been removed.

ENGINEERING

PARKSIDE

Project Description:

Residential Subdivision on Prudler Sievers Property.

Status: (No Significant Change)

The Developer has notified staff that they are not proceeding with the project. Staff is working with the Developer to prepare the site for winter weather & SWPPP compliance.

SPRING LAKE IMPLEMENTATION

Project Description:

Proposed development will be comprised of approximately 4,037 dwelling units on 665 acres, 11 acres of neighborhood commercial uses, over 280 acres of public and quasi-public land uses, about 34 acres of park land, and over 100 acres of major streets and roads. Overall residential density will equate to about 6.1 units per acre. The Plan will result in build-out to accommodate approximately 11,270 residents.

Status: (No Significant Change)

Staff continues to work with development community in the review of the Capital Improvement Program. Staff continues to work with the development community in evaluating alternate financing mechanisms.

RITE AIDE I (East and Main St.)

Project Description:

Construction of a Rite Aide at the northwest corner of the intersection of East and Main Streets.

Status:

Public improvement plans are complete. Staff has discussed the vault relocation with the developer. PG&E vault location and railroad coordination issues have been resolved. Staff is working with Developer on funding splits and reimbursement agreement is scheduled for Council meeting of October 21, 2008.

ENGINEERING (CONT'D)

RITE AIDE II (Ashley and W. Main St.)

Project Description:

Mixed Commercial site at the south east corner of intersection of Ashley and West Main Street.

Status:

An encroachment permit has been issued. Construction expected to start in October 2008.

Subdivision Ordinance Update

Project Description:

Comprehensive update of Chapter 21 of the municipal code which hasn't been updated in fifteen (15) years.

Status:

Draft revised ordinance completed. Staff has circulated the draft revised ordinance to firms that work in development in the City of Woodland and did not receive any comments. On June 19, 2008 the Planning Commission recommended approval of the changes. The revised ordinance was introduced for a first reading at City Council on October 7, 2008 and was reviewed for adoption at the October 21, 2008 City Council meeting.

Dumars Rebuild

Project Description:

Site construction and frontage improvements at 203 East Street; for the replacement of commercial landscaping business.

Status:

Site plan review has been completed. Staff had a follow up meeting with the applicant. Staff is reviewing the SWPPP and coordinating with the Lemay Avenue realignment Capital Project.

Rochdale Grange

Project Description:

Affordable multi family project within Spring Lake.

Status: (No Change)

Staff is working with the applicant to define public improvements.

ENGINEERING (CONT'D)

School Site

Project Description:

Elementary School within Spring Lake.

Status: (No Change)

Staff is working with the applicant to define public improvements.

Gibson & Ogden

Project Description:

Residential Subdivision in the Southeast area.

Status: (No Change)

Public Improvement plans have been submitted. The first plan check is underway. Applicant has also requested abandonment of PUE.

Merrit Murphy

Project Description:

Residential Subdivision in the Spring Lake Area.

Status:

Public Improvement plans have been submitted for fourth plan check and have been returned.

Standard Specification Update

Project Description:

Updating Engineering Standard Specifications to reflect current desires and practices.

Status:

Staff is identifying areas for revision.

Capital Improvement Project Execution

Engineering staff is managing/designing 24 projects (aggregate \$20± million), indirectly involved in 25 PW managed CIPs (aggregate \$13± million), and assisting with CIPs managed by Parks and Finance (IS) Departments. For detailed summary of all Capital projects, please see the separate document "Monthly Capital Project Status Report."

Major Development Project Inspection (public improvements)

- Springlake TOC Villages \1A, 2, & 3 (KB Homes) – punch lists have been issued, inspecting for final acceptance.
- Springlake TOC Village 4 (Centex) – greenbelt construction underway.
- Gateway – punch lists issued, inspecting for final acceptance.
- Rite Aid Site at Main & 6th – no activity since on-site grading; construction starting soon.

ENGINEERING (CONT'D)

- Rite Aid Site at Ashley & Main – grading of the site has begun.
- Parkside – Storm Water permit follow-up to prevent off-site erosion.
- Beeghly Ranch 1 & 2 – punch lists items are completed; final acceptance pending.

Encroachment Permit Inspection

168 Permits have been issued so far this year. Two (2) permits are active from 2007, 110 permits have been closed, and 51 permits (issued 2008) are active.