

*City of Woodland*

# **2008 Housing Element Update**

**(Policy Document and Background  
Report)**

**Adopted March 24, 2009  
Willdan**

**CITY OF WOODLAND  
HOUSING ELEMENT UPDATE  
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2008-2013**

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HOUSING ELEMENT UPDATE  
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## **INTRODUCTION**

The City of Woodland recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city or county. The housing element is one of the seven mandated elements of the local 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

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.

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.

The City of Woodland Housing Element consists of two documents: Background Report and Policy Document. The Background Report is designed to meet housing element requirements and to provide the background information and analysis to support the goals, policies, programs and quantified objectives in the City of Woodland Housing Element Policy Document.

The Policy Document is divided into the following sections:

### **I. Goals, Policies, and Implementation Programs**

This Housing Element Policy Document includes 4 goal statements regarding the following:

- A. Development of Housing
- B. Maintenance of Housing
- C. Equal Opportunity in Housing

## D. Energy Conservation

Under each goal statement, the Element sets out policies that amplify the goal statement. Implementation programs are listed at the end of each sub-section and describe briefly the proposed action, the City agencies or departments with primary responsibility for carrying out the program, and the timeframe for accomplishing the program. Several of the implementation programs also have quantified objectives listed.

The following definitions describe the nature of the statements of goals, policies, implementation programs, and quantified objectives as they are used in the Housing Element Policy Document:

- **Goal:** Ultimate purpose of an effort stated in a way that is general in nature and immeasurable.
- **Policy:** Specific statement guiding action and implying clear commitment.
- **Implementation Program:** An action, procedure, program, or technique that carries out policy. Implementation programs also specify primary responsibility for carrying out the action and an estimated timeframe for its accomplishment. The timeframe indicates the calendar year in which the activity is scheduled to be completed. These timeframes are general guidelines and may be adjusted based on City staffing and budgetary considerations.
- **Quantified Objective:** The number of housing units that the City expects to be constructed, conserved, or rehabilitated; or the number of households the City expects will be assisted through Housing Element programs and based on general market conditions during the remaining 5½-year/6-year timeframe of the Housing Element (July 1, 2007 to June 30, 2013).

In this document, the term “affordable housing” means housing affordable to extremely low-, very low-, low-, and moderate-income households.

## II. Adequate Sites

This section describes the available site capacity in Woodland to meet housing needs and is broken down as follows:

- A. Description of Criteria for Identifying Housing Sites
- B. Inventory of Vacant and Underdeveloped sites
- C. Inventory of Approved On-Line Sites
- D. Total Residential Holding Capacity vs. Projected Needs by Housing Type and Home Group
- E. Possible Sites for Redesignation

### **III. Public Participation**

This section describes the opportunities the City provided for public participation during the preparation of the updated Housing Element.

### **IV. Consistency with the General Plan**

This section describes the internal coordination between the new Housing Element and the other elements of the existing General Plan.

# I. GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

## A. Development of Housing

### Goal 2.A

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.

### Policies

- 2.A.1. The City shall encourage and assist the construction of a variety of housing types with varying densities and prices, for both sales and rental that are affordable to all income groups, particularly very low income and special needs groups.
- 2.A.2. The City shall continue to approve developments that provide housing for all income groups where consistent with the Housing Element and Zoning Ordinance.
- 2.A.3. The City shall assure that new housing efficiently uses land and causes minimum environmental impact.
- 2.A.4. The City of Woodland shall formulate an overall “scattered site” housing policy for all assisted housing, including publicly and privately financed housing projects.
- 2.A.5. The City shall continue to use the Planned Development Overlay Zone (P-D) to encourage creative solutions to housing design and orientation, consolidation of open spaces and both sensitive and reasonable increases in residential densities.
- 2.A.6. The City shall encourage private builders and developers to participate in federal, state or other programs that assist in providing and maintaining housing affordable to very low income and special needs groups.
- 2.A.7. The City shall participate, whenever eligible, in federal, state or other programs that assist in providing and maintaining housing affordable to very low income and special needs groups.
- 2.A.8. The City shall assist and cooperate with non-profit housing development corporations and self-help housing sponsors.
- 2.A.9. The City shall continue to work cooperatively with neighboring cities, Yolo County and the Sacramento Area Council of Governments (SACOG) to ensure that Woodland plans for its “fair share” of housing needs.
- 2.A.10. 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.

- 2.A.11. The City shall ensure that there is sufficient land zoned for a variety of housing types, residential densities and housing prices that will meet the needs for projected growth while providing flexibility on the identification of housing sites.
- 2.A.12. The City shall allow residential uses over commercial uses in the Central Commercial area.
- 2.A.13. The City shall review homeless needs with Yolo County and other cities in the county and participate in coordinated programs to meet identified needs.
- 2.A.14. The City shall provide emergency housing for the health and safety of Woodland residents.
- 2.A.15. The City shall require, through specific plans, neighborhood design standards and development review, a mix of housing types, densities, designs and prices/rents in each planning area where land is available.
- 2.A.16. The City shall disperse lower, moderate and higher cost housing throughout the City, each planning area and each subdivision where feasible due to the availability of land and adequate service facilities.
- 2.A.17. The City shall assure that residential land use designations are consistent with SACOG household projections by income group.
- 2.A.18. The City shall coordinate Redevelopment Agency infill housing programs with community wide housing needs.

## Implementation Programs

**TABLE 1  
SUMMARY OF QUANTIFIED OBJECTIVES**

<b>Program</b>	<b>ELI</b>	<b>VLI</b>	<b>LI</b>	<b>M</b>	<b>AM</b>	<b>Total</b>
New Construction	8	184	218	99	-	<b>509</b>
Rehabilitation	12	12	20	-	-	<b>44</b>
Conservation / Preservation	144	145	-	-	-	<b>289<sup>1</sup></b>

<sup>1</sup> – total of Section 8 units at-risk of conversion to market rate units to be preserved

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.

Responsibility: Community Development Department  
City Manager  
Planning Commission  
City Council  
Time Frame: ongoing

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, ad defined in Health and Safety Code Section 50093.

Responsibility: Community Development Department  
City Manager  
Planning Commission  
City Council  
Time Frame: ongoing

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.

Responsibility: Community Development Department  
City Council  
Planning Commission  
Time Frame: ongoing

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.

Responsibility: Community Development Department  
Time Frame: annually

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.

Responsibility: Community Development Department  
Planning Commission  
City Council  
Time Frame: annually

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).

Responsibility: Community Development Department  
Redevelopment Agency  
Planning Commission  
City Council  
Time Frame: ongoing monitoring of availability of sites

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.

Responsibility: Community Development Department  
City Manager  
City Council  
Redevelopment Agency Board of Directors  
Time Frame: annually  
Quantified Objective: 21 very low-income units, 27 low-income units, and 5 moderate-income units

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.

Responsibility: Community Development Department  
Redevelopment Agency  
City Manager  
City Council  
Time Frame: annually  
Quantified Objective: 8 extremely low-units, 8 very low-income units, 7 low-income units, and 3 moderate-income units

2.9. The City shall allocate funds for transitional housing and other special-needs housing.

Responsibility: Community Development Department  
City Council  
Time Frame: ongoing  
Quantified Objective: 7 low-income units

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.

Responsibility: Community Development Department  
City Council  
Planning Commission  
Time Frame: ongoing on a case-by-case basis

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.

Responsibility: Community Development Department  
Time Frame: ongoing

- 2.12. The City shall review the HUD Section 8 voucher program administered by the Yolo County Housing Authority and encourage the Housing Authority to raise its payment standard to 110 percent of HUD Fair Market Rent (FMR)

Responsibility: Community Development Department  
Time Frame: ongoing

- 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.

Responsibility: Homeless Coordinator  
Redevelopment Agency  
City Council  
Time Frame: ongoing

- 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.

Responsibility: Community Development Director  
Redevelopment Agency  
Time Frame: ongoing as needed

- 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 multifamily 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 multifamily rental units affordable to very low-income households.

The City shall continue to enforce the 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 multifamily 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.

Responsibility:	Community Development Department
Time Frame:	ongoing
Quantified Objective:	155 very low-income units, 177 low-income units, and 91 moderate-income units

The following table presents an estimation of projects subject to the City's inclusionary housing requirements that are expected to be approved and constructed in Woodland during the current housing element period.

**TABLE 2**  
**ESTIMATED MULTI-FAMILY INCLUSIONARY**  
**HOUSING UNITS**

Project Name	For-Sale/ Rental	Total Units	Very Low- Income Units	Low-Income Units
Eaglewood Apartments*	rental	156	4	36
Acacia Glen Senior Apartments*	rental	41	8	0
505 Community Lane Apartments*	rental	29	3	4
Stonehaven Subdivision	for-sale	86	0	9
Spring Lake Single-Family Housing	for-sale	640 (est.)	0	64 (est.)
Spring Lake Multifamily Housing	rental	180 (est.)	85	95 (est.)
Hutchinson Valley Subdivision	for-sale	22	0	2

\*Pipeline projects subject to Pre 2004 Chapter 6A updates.  
Note: Hutchinson Valley is a single-family project.

**TABLE 3**  
**MULTI-FAMILY PROJECTS COMPLETED SINCE**  
**THE ADOPTION OF CHAPTER 6A**

Project Name	Year Completed	Total Units	Very Low- Income	Low- Income	Mod- Income
Acacia Glen	2003-2005	8	8	0	0
Eaglewood Apartments	2003-2005	40	4	36	0
New Dimensions Multifamily Housing	2004-2005	15	15	0	0
505 Community Lane	2004-2005	7	3	4	0
Heritage Oaks	2005-2006	120	12	108	0
Heritage Village (Monley Cronin)	2005-2006	9	0	9	0
Spring Lake Inclusionary	2006-2007	53	0	53	0
Terracina Apartments	2007-2008	156	85	71	0
<b>Total</b>		<b>408</b>	<b>127</b>	<b>281</b>	<b>0</b>

Notes: Heritage Oaks was a preservation project and single-family units were constructed at Heritage Village.

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.

Responsibility: Community Development Director  
Planning Commission  
City Council

Time Frame: within one-year of Housing Element certification

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.

Responsibility: Community Development Director  
Planning Commission  
City Council

Time Frame: within one-year of Housing Element certification

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 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.

Responsibility: Redevelopment Agency  
Time Frame: annually

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).

Responsibility: Community Development Director  
Planning Commission  
City Council

Time Frame: within one-year of Housing Element certification

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.

Responsibility: Community Development Director  
Planning Commission  
City Council

Time Frame: within one-year of Housing Element certification

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.

Responsibility: Community Development Director  
Planning Commission  
City Council

Time Frame: ongoing as needed

## **B. Maintenance of Housing**

### **Goal 2.B**

To encourage the preservation, maintenance and improvement of existing housing and the replacement of unsafe or dilapidated housing.

### **Policies**

- 2.B.1. The City shall continue rehabilitation of substandard residential units using federal and state subsidies for low and moderate-income households.
- 2.B.2. The City shall continue code compliance by the Building Inspection Division and other appropriate agencies of the Building, Electrical and Fire Codes; and Health and Safety Regulations.
- 2.B.3. The City shall continue to require the replacement of unsafe or dilapidated housing units.
- 2.B.4. The City shall periodically survey housing conditions to identify substandard residential units.
- 2.B.5. 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.

### **Implementation Programs**

- 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.

Responsibility:                      Redevelopment Agency  
Time Frame:                            ongoing  
Quantified Objective:              12 extremely low, 12 very low, and 20 low-income units

- 2.23. The City shall continue to include funds in its operating budget for building code and blight enforcement programs.

Responsibility:                      Community Development Department  
    City Council  
Time Frame:                            ongoing

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.

Responsibility: Community Development Department  
Time Frame: ongoing

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.

Responsibility: Community Development Department  
Code Enforcement  
Building Inspection  
Time Frame: ongoing

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.

Responsibility: Community Development Department  
Time Frame: ongoing

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.

Responsibility: Community Development Department  
Redevelopment Agency  
Time Frame: ongoing  
Quantified Objective: 144 extremely low, 145 very low-income units

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.

Responsibility:                      Redevelopment Agency  
Time Frame:                            ongoing

## **C. Equal Opportunity in Housing**

### **Goal 2.C**

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.

### **Policies**

- 2.C.1. The City shall ensure that all laws and regulations prohibiting discrimination in lending, the sale of homes, and rental practices are enforced.
- 2.C.2. The City shall promote housing programs that maximize equal opportunity and avoid economic segregation.
- 2.C.3. The City shall continue to fund and support the City's Fair Housing Hotline Program.
- 2.C.4. The City shall support housing discrimination case processing and enforcement of Fair Housing laws through the State Department of Fair Employment and Housing.
- 2.C.5. The City shall assess housing programs to assure equal opportunity in housing.

### **Implementation Programs**

- 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.

Responsibility: Fair Housing Specialist  
Time Frame: ongoing

- 2.30. The City shall affirmatively further fair housing by contracting with the Fair Housing Hotline Project provided through Legal Services of Northern California.

Responsibility: Community Development Department  
City Council  
Time Frame: ongoing

- 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.

Responsibility: Community Development Department  
Time Frame: ongoing

- 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.

Responsibility: Community Development Department  
Time Frame: ongoing

- 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.

Responsibility: Community Development Department  
Planning Commission  
City Council  
Time Frame: ongoing

- 2.34. The City shall affirmatively further fair housing by contracting with the Fair Housing Hotline Project provided through Legal Services of Northern California.

Responsibility: Community Development Director  
City Council  
Time Frame: ongoing

- 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.

Responsibility: Community Development Department  
City Council  
Time Frame: ongoing

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.

Responsibility: Community Development Department  
City Council  
Time Frame: FY 2009

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 farmworkers. 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.

Responsibility: Community Development Department  
Time Frame: ongoing

## **D. Energy Conservation**

### **Goal 2.D**

To establish development and construction standards which encourage energy conservation in residential uses.

### **Policies**

- 2.D.1. The City shall require energy-conserving construction, as required by state law.
- 2.D.2. The City shall encourage innovative site designs and orientation techniques, which incorporate passive and active solar designs and natural cooling techniques.
- 2.D.3. The City shall promote a weatherization and retrofit program for existing housing units that fall below current state performance standards for energy efficiency.
- 2.D.4. The City shall promote opportunities for use of solar energy by assuring solar access.
- 2.D.5. The City shall promote energy efficient land use planning by incorporating energy conservation as a major criterion for future decision making.
- 2.D.6. The City shall promote energy conservation through education and outreach programs.

### **Implementation Programs**

- 2.38. The City shall enforce Title 24 provisions of the California Administrative Code for residential energy conservation measures.

Responsibility: Community Development Department  
Time Frame: ongoing

- 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.

Responsibility: Community Development Director  
Building Division  
Time Frame: ongoing

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.

Responsibility: Community Development Director  
Public Works Director  
Building Division  
Time Frame: FY 2009

## II. ADEQUATE SITES

The following section provides an analysis of adequate sites available for affordable housing development in Woodland.

### A. Description of Criteria for Identifying Housing Sites

The City identified all vacant and potentially redevelopable (as of December 2007) residentially designated and commercially designated parcels within the City of Woodland limits and outside of Specific Plan areas. The City provided Willdan with the locations of these parcels along with a citywide parcel database. Willdan also conducted a parcel-by-parcel housing conditions survey (December 2007) and inventoried vacant parcels in the residentially zoned area of the City. The identified vacant/underdeveloped parcels were delineated on top of parcel basemap information in an ArcView GIS (geographic information system). Parcel acreages by land use designation were calculated in the GIS.

Parcels in the inventory fall into five categories:

- 1) Parcels that are vacant and available for development.
- 2) Parcels that are underutilized and are suitable for residential redevelopment. Underutilized parcels are defined as those where a portion of the site is vacant and there is development potential, or where there are older or low-value uses with the potential to be redeveloped within the Housing Element timeframe (i.e., by June 30, 2013).
- 3) Vacant/underutilized parcels that already have a planned project.
- 4) Parcels that are vacant, but are not suitable for residential development.
- 5) Parcels that are underutilized but are not suitable for residential redevelopment.

Parcels in the first two categories are classified as developable. All identified developable land designated for residential use (all residential land use designations in the General Plan) is considered available for residential development. Additionally, land within the Central Commercial (CC) designation is also considered available for residential development. The Land Use Element of the General Plan permits residential uses above the ground floor at densities of 5.0 to 12.0 units per gross acre in the CC designation. The Zoning Ordinance permits single-family dwellings, duplexes, and multifamily units in the C-2 Zone (General Commercial Zone) – which implements the General Commercial (GC) designation – by use permit.

### B. Inventory of Vacant and Underdeveloped Sites

Table 4 provides a summary of estimated developable land within Woodland's City limits for all residential and commercial General Plan land use designations as of January 2008. Also shown are the residential density ranges for each designation and the holding capacity for residential

units based on 80% of maximum density for each designation. The table breaks down the developable land into two categories: 1) vacant parcels and 2) underutilized parcels available for residential development. All land that is summarized in Table 4 is within the city limits and served by a backbone infrastructure for water, sewer, roads, and drainage. 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 holding capacity of 860 residential units on vacant and redevelopable parcels based on current land use designations and development occurring at 80% of maximum densities.

Table A.1 in Appendix A shows the full parcel list from which the data in Table II.4 is derived.

**TABLE 4**  
**SUMMARY OF VACANT AND REDEVELOPABLE LAND INVENTORY**  
**BY GENERAL PLAN DESIGNATION**

GP DESIGNATION	L.U.	ZONE	MAXIMUM DENSITY (UNITS/ACRE)	VACANT ACREAGE	REDEVELOPABLE ACREAGE	TOTAL ACREAGE	RESIDENTIAL HOLDING CAPACITY (UNITS)
CENTRAL COMMERCIAL	CC	CBD	12	N/A	0.18	0.18	2
EAST STREET CORRIDOR SPECIFIC PLAN ESCSP	ESD	ESD	25	2.72	18.33	21.05	421
GENERAL COMMERCIAL	GC	C-2	N/A	1.91	9.1	11.01	N/A
HIGH DENSITY RESIDENTIAL	HDR	R-M	25	7.59	1.82	9.41	188
MEDIUM DENSITY RESIDENTIAL	MDR	R-2	16	2.17	N/A	2.17	28
MEDIUM-LOW DENSITY RESIDENTIAL	MLDR	R-1	12	0.68	0.59	1.27	12
NEIGHBORHOOD COMMERCIAL	NC	C-1	N/A	0.46	N/A	0.46	N/A
NEIGHBORHOOD PRESERVATION	NP	N-P	8	0.33	0.59	0.92	6
SERVICE COMMERCIAL	SC	C-3	N/A	0.46	N/A	0.46	N/A
SPRING LAKE SPECIFIC PLAN	SLSP	R-25	25	5.14	N/A	5.14	103
SPRING LAKE SPECIFIC PLAN	SLSP	R-20	20	6.25	N/A	6.25	100
<b>TOTAL</b>	-	-	-	<b>27.89</b>	<b>30.43</b>	<b>58.32</b>	<b>860</b>

Notes: 1) Vacant/redevelopable parcels in all residential and commercial land use designations are included in this inventory.

2) Numbers for the Residential Holding Capacity have been rounded.

3) Residential units are allowed within the C-1, 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.

## **C. Inventory of Approved/On-Line Units**

Table 5 inventories parcels that have approved or planned residential units (as of July 2008) in the Southeast Area Specific Plan area, the Spring Lake Specific Plan area, the Downtown Specific Plan area, and other areas. The table lists projected residential units by income group. There is a total capacity of 1,645 approved/on-line units in Woodland, including 398 classified as either very low or low-income.

The largest project, the Reynen & Bardis Subdivision, will add 663 housing units in the Spring Lake Specific Plan area. When the project is completed, 43 very low income (through the Rochdale Grange multifamily project) and 68 low-income units will be available. In the Southeast Area Specific Plan area, 9 low-income units have been approved as part of the 90-unit Gibson-Ogden Subdivision. There are several projects also listed in the Other areas category. The largest contributor of very low- to low-income units (133) in this section of Woodland is the Casa Del Sol Mobile Home Park.

**TABLE 5  
APPROVED/ON-LINE UNITS AS OF JULY 2008**

	Extremely Low Income	Very Low	Low	Moderate and Above	Combined Extremely, Very Low, Moderate, and Above Moderate	Notes
<b>Southeast Area Specific Plan (1)</b>						
Gibson/Ogden	0	0	9	81	90	Approved
Hanson Ranch	0	0	0	24	24	Construction completed for 12 units, 12 units unconstructed.
<b>Spring Lake Specific Plan (6)</b>						
Arbors (Centex Homes: AKA-Beeghly Ranch)	0	0	19	63	82	Design Review pending.
Reynen & Bardis	0	43	68	552	663	Tentative Subdivision Map approved. Final Map pending.
DR Horton (AKA-Solara Ranch)	0	0	10	84	94	Site Plan and Design Review approved.
Rochdale Grange (Neighborhood Partners)	0	See Note	0	See Note	See Note	Site Plan and Design Review approved. (Units – 43 very low and 1 above moderate – included in Reynen & Bardis entry.)
Parkside	0	0	17	145	162	Site grading in progress.
Heidrick Ranch Phase I	0	0	6	33	39	Construction completed for 10 units
<b>Downtown Specific Plan (3)</b>						
Capitol Hotel/Saloon	0	0	0	5	5	Under Construction (residential and commercial uses).
City Center Lofts	0	0	17	153	170	Planning Commission approved project at its June 19, 2008 meeting.
<b>Other</b>						
Maxwell School	0	0	0	8	8	Tentative maps approved. Final Map pending.
3 College Street	0	0	0	2	2	Conditional Use Permit approved. Design Review approval pending.
Castro Apartments	0	0	0	5	5	Approved by Zoning Administrator. Building plans also approved. Property is being marketed.
Hutchinson Valley Lane	0	0	2	20	22	Construction completed for 10 units, 12 units unconstructed.
Arjmand Duplexes	0	0	0	4	4	Building permits pending.
Country Oaks	0	0	4	34	38	Approved Tentative Subdivision Map and Conditional Use Permit. Final Map pending.
Ordonez	0	0	0	1	1	Tentative Map approval. Final Map pending.
Tovar Mixed Use (417 West)*	0	0	0	2	2	Tentative Map approved. Two-year Map Extension of time approved.
Tovar Mixed Use (304 Main)*	0	2	1	7	10	Site Plan and Design Review approved. Applicant to file CUP or meet new downtown parking standards.
Fair Plaza East (35 West Clover Street)	0	14	53	1	68	Senior complex to be rehabilitated.
Casa Del Sol	0	94	39	23	156	Mobile home park proceeding with rehabilitation project financing. Construction on Phase I of the project began in June 2008.
<b>Total</b>	<b>0</b>	<b>153</b>	<b>245</b>	<b>1,247</b>	<b>1,645</b>	

Source: City of Woodland Community Development, 2008.

Note: \* Located within the Redevelopment Agency project area.

**TABLE 6  
RESIDENTIAL DEVELOPMENT PROJECTS AS OF JULY 23, 2008**

<b>Project Name</b>	<b>Description</b>	<b>Status</b>	<b>Notes</b>
Mall Expansion Site, NE corner of East Street and Road 24A	Construction of senior, gated community with 247 single-family units. Project will include 25 units for low-income households.	Project applicant submitted a revised tentative subdivision map on August 12, 2008.	Property owner has replaced K. Hovnanian Homes as the project applicant.
Heritage R-15 Site, SW corner of Marston Drive and Meikle Avenue	Rezone of 35,000 square feet from R-3 to R-15 and tentative subdivision map for 98 attached and detached alley-loaded small lot single-family units. Project will include 10 units for lower-income households.	August 8, 2008 project resubmittal was found incomplete.	Project located in the Spring Lake Specific Plan Area.

Source: City of Woodland Community Development, 2008.

## **D. Total Residential Holding Capacity vs. Projected Needs by Housing Type and Income Group**

Table 7 provides a summary of residential holding capacity in Woodland compared to the City's assigned housing need. The figures for total RHNP allocation, units built, units under construction, and net allocation to be met are from Table 7. The figures for approved/on-line units and holding capacity on vacant and redevelopable land are from Tables 4 and 5, respectively.

**TABLE 7  
WOODLAND RESIDENTIAL HOLDING CAPACITY ANALYSIS 2006-2013**

	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Combined Very Low, Low, and Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
<b>Total RHNP Allocation (2006-2013)</b> (see Table I.25)	<b>425</b>	<b>266</b>	<b>238</b>	<b>929</b>	<b>942</b>	<b>1,871</b>
Units Built/Under Construction: July 2007- March 2008	85	71	0	156	44	200
Approved/On-Line Units (see Table II.5)	153	245	23	421	1,224	1,475
Holding Capacity - Vacant and Redevelopable Land (see Table II.4) (1)	-	-	-	-	-	860
<b>Remaining Need (2)</b>	<b>-187</b>	<b>+33</b>	<b>-215</b>	<b>-369</b>	<b>+173</b>	<b>+664 (3)</b>

- (1) Vacant/redevelopable parcels in all residential and commercial land use designations are included in this inventory. Of the commercial designations, only the CC designation permits residential development.
- (2) The deficit of 187 units for the very low income category can be addressed with the R-25 (5.14 acres in size) and R-20 (6.25 acres in size) sites located in the Spring Lake Specific Plan Area (Table 4 of Policy Document and Appendix A of Background Report).
- (3) The net surplus of 664 units is calculated as follows: 860 – 187 (deficit of very low income units) + 33 (surplus of low income units) – 215 (deficit of moderate income units) + 173 (surplus of above moderate income units).

**TABLE 8**  
**WOODLAND RESIDENTIAL HOLDING CAPACITY ANALYSIS 2002-2007**

	Very Low	Low	Moderate	Combined Very Low, Low, and Moderate	Above Moderate	Total
<b>Total RHNP Allocation (2002-2007)</b>	<b>643</b>	<b>389</b>	<b>580</b>	<b>1,612</b>	<b>1,229</b>	<b>2,841</b>
Units Built: January 2002-June 2007	53	161	24	238	1,007	1,245
<b>Net Allocation to be Met: January 2002-June 2007</b>	<b>590</b>	<b>228</b>	<b>556</b>	<b>1,374</b>	<b>222</b>	<b>1,596</b>

Note: Numbers pertain to the 2002-2007 SACOG Regional Housing Need Plan allocation.

As shown in Table 7, the holding capacity of 839 is figured into the total amount of available units. Accordingly, the City can apply its affordable housing ordinance to distribute these units toward the appropriate housing needed. Woodland has a projected remaining capacity need for 187 very low-income houses. The City also has a deficit in the moderate-income housing group. The same idea above could be applied to reduce the shortage.

The Neighborhood Preservation (NP), Medium-Low Density Residential (MLDR), Medium Density Residential (MDR), High Density Residential (HDR), Planned Neighborhood (PN), and Central Commercial (CC) land use designations categories allow multifamily residential development. The MLDR (maximum density of 12 units/acre), MDR (maximum density of 16 units/acre), HDR (maximum density of 25 units/acre), and CC (maximum density of 12 units/acre) designations permit densities that are supportive of affordable multifamily housing.

In compliance with the requirements of Government Code Section 65583(c)(1), the General Plan land use element should provide a sufficient portion of land in the MLDR, MDR, HDR, and CC designations that permit residential development to meet its obligation to provide sites suitable for the production of needed housing affordable to very low-, low-, and moderate-income households.

## **E. Possible Sites for Redesignation**

Implementation Program 2.6 calls for the City to “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 Medium Density Residential (MDR).” The measure also requires the City to “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.”

This section identifies the potential sites that the City will consider for redesignation to meet the Implementation Program 2.6 goal and Woodland’s remaining RHND for the Housing Element planning period. The City of Woodland has identified 90 sites that may be suitable for redesignation or rezoning under Implementation Program 2.6. These sites are listed in Table 9 below and the City will use this list as the pool from which to select sites for redesignation. Full

analysis of development potential and environmental constraints for individual sites will be conducted by the City before redesignation/rezoning.

The Casa Del Sol Mobile Home Park project will result in the rehabilitation of 126 existing units and the installation of 30 additional units. The total cost of the project which also includes infrastructure improvements and the construction of a community center are estimated at \$16,000,000. A 55-year affordability restriction will be placed on all of the units. Of the total number of units (156), 94 will be restricted to very low-income households, 39 restricted to low-income households, and 23 restricted to moderate-income households. When the project is complete, the 126 rehabilitated units can be counted as “preserved units” toward meeting the City of Woodland’s regional housing fair share numbers based on the meeting the conditions of Government Code Section 65583.1(c)(2)(c). Approximately 76 very low, 31 low, and 19 moderate income units will be rehabilitated. In each instance, the number of rehabilitated units for each household income category represents less than 25 percent of the City’s Regional Housing Needs Allocation for the specific household income category.

**TABLE 9  
POTENTIAL SITES FOR REDESIGNATION/REZONING**

APN#	Address	GP	Zoning	Status	Total Acres	Vacant/redevelopable acres	Notes
006-025-041	412-420 MAIN ST	GC	C-2	redevelopable	0.16	0.16	Woodland shopping center; owner is interested in exploring housing options.
006-025-051	402-440 MAIN ST	GC	C-2	redevelopable	4.36	4.36	Woodland shopping center; owner is interested in exploring housing options.
064-140-041	139 W COURT ST	GC	C-2	redevelopable	0.47	0.47	underutilized; parking lot
064-140-081	110 W MAIN ST	GC	C-2	redevelopable	0.58	0.58	underutilized center
064-140-091	112-120 W MAIN	GC	C-2	redevelopable	1.62	1.62	underutilized center
064-140-101	140 W MAIN ST	GC	C-2	redevelopable	0.50	0.50	underutilized
064-140-111	154 MAIN ST	GC	C-2	redevelopable	2.70	2.70	
064-170-051	315 CR 98	GC	C-2	redevelopable	1.05	1.05	Brown's corner; underutilized Future Extension Court (Possibly) determined by Traffic Engineer - if traffic flow increases to warrant extension
064-170-061	362-372 W MAIN & 384-392 W MAIN	GC	C-2	redevelopable	4.60	4.60	Brown's corner; underutilized
064-170-301	no address listed	GC	C-2	redevelopable	0.50	0.50	Brown's corner; underutilized
064-170-481	275 CR 98	GC	C-2	redevelopable	4.92	4.92	underutilized; E 1/2 of site vacant, entire site redevelopable; infill MDR CUP
065-010-141	no address listed - corner of Main & Cottonwood	GC	C-2	redevelopable	1.49	1.49	CalTrans
065-010-201	317 W MAIN ST	GC	C-2	redevelopable	2.22	2.22	old Chevy site; infill MDR CUP
027-560-361	255 W KENTUCKY	LDR	R-1	redevelopable	3.84	3.84	floodplain
066-050-031	616-630 BOURN D	LDR	R-1	redevelopable	1.38	1.38	building on south end
005-720-081	135 WOODLAND AV	MDR	R-M	redevelopable	13.65	4.51	northern 1/3 of site is vacant
063-060-051	no address listed	MDR	ESD	redevelopable	4.51	3.02	east 2/3 of site (around 3 ac.); MDR infill ESD area E (CUP) RFP; Yolo County Housing Authority; Part of Armfield Study Area
063-060-061	C & ARMFIELD	MDR	ESD	redevelopable	2.85	2.85	MDR infill ESD area E (CUP) RFP; Part of Armfield Study Area
066-021-041	534 JOHNSTON ST	NP	ESD	redevelopable	2.17	2.17	LDR infill ESD area A
--	no address listed	SC	ESD	redevelopable	2.75	2.75	(long, narrow railroad parcel north of E Main)
--	no address listed	SC	ESD	redevelopable	2.17	2.17	(long, narrow railroad parcel north of E Main)
005-705-031	470 KENTUCKY AV	SC	C-3	redevelopable	2.64	1.77	2/3 of site; MDR infill; ZAP; proposed duplex project; P.Hanson has talked to proposed applicant
063-060-011	119-123 EAST ST	SC	ESD	redevelopable	1.33	1.33	SC infill MDR (CUP) ESD zone; Possible site for the community center
063-060-081	EAST ST	SC	ESD	redevelopable	1.22	1.22	SC infill MDR (CUP) ESD zone(Community Center); Part of Armfield Study Area
063-060-091	145 EAST ST	SC	ESD	redevelopable	2.15	2.15	SC infill MDR (CUP) ESD zone (Community Center); Part of Armfield Study Area
063-071-041	301 EAST ST	SC	ESD	redevelopable	0.13	0.13	RFP; Part of Armfield Study Area
063-071-051	303 EAST ST	SC	ESD	redevelopable	0.13	0.13	RFP; Part of Armfield Study Area
063-071-061	308 A ST	SC	ESD	redevelopable	0.13	0.13	RFP; Part of Armfield Study Area
063-071-071	306 A ST	SC	ESD	redevelopable	0.12	0.12	RFP; Part of Armfield Study Area
063-071-081	309 A ST	SC	ESD	redevelopable	0.26	0.26	RFP; Part of Armfield Study Area
063-071-091	306 B ST	SC	ESD	redevelopable	0.12	0.12	RFP; Part of Armfield Study Area
063-071-101	308 B ST	SC	ESD	redevelopable	0.14	0.14	RFP; Part of Armfield Study Area
063-071-111	309 B ST	SC	ESD	redevelopable	0.14	0.14	RFP; Part of Armfield Study Area
063-071-121	307 B ST	SC	ESD	redevelopable	0.12	0.12	RFP; Part of Armfield Study Area
063-071-131	306 C ST	SC	ESD	redevelopable	0.12	0.12	RFP; Part of Armfield Study Area
063-071-141	308 C ST	SC	ESD	redevelopable	0.14	0.14	RFP; Part of Armfield Study Area
063-072-011	301 C ST	SC	ESD	redevelopable	0.10	0.10	RFP; Part of Armfield Study Area
063-072-041	309 C ST	SC	ESD	redevelopable	0.13	0.13	RFP; Part of Armfield Study Area
063-072-051	311 C ST	SC	ESD	redevelopable	0.13	0.13	RFP; Part of Armfield Study Area
063-072-061	318 D ST	SC	ESD	redevelopable	0.08	0.08	RFP; Part of Armfield Study Area

APN#	Address	GP	Zoning	Status	Total Acres	Vacant/redevelopable acres	Notes
063-072-081	310 D ST	SC	ESD	redevelopable	0.54	0.54	RFP; Part of Armfield Study Area
063-072-121	305 C ST	SC	ESD	redevelopable	0.14	0.14	RFP; Part of Armfield Study Area
063-072-131	313 C ST	SC	ESD	redevelopable	0.13	0.13	RFP; Part of Armfield Study Area
063-073-011	309 D ST	SC	ESD	redevelopable	0.33	0.33	RFP; Part of Armfield Study Area
063-073-021	311 D ST	SC	ESD	redevelopable	0.22	0.22	RFP; Part of Armfield Study Area
063-073-031	313 D ST	SC	ESD	redevelopable	0.20	0.20	RFP; Part of Armfield Study Area
063-073-041	315.5 D ST	SC	ESD	redevelopable	0.11	0.11	RFP; Part of Armfield Study Area
063-073-051	315 D ST	SC	ESD	redevelopable	0.11	0.11	RFP; Part of Armfield Study Area
063-074-011	317 D ST/1243 A	SC	ESD	redevelopable	0.13	0.13	RFP; Part of Armfield Study Area
063-074-021	1245 ARMFIELD A	SC	ESD	redevelopable	0.12	0.12	RFP; Part of Armfield Study Area
063-074-031	1247-49 ARMFIEL	SC	ESD	redevelopable	0.23	0.23	RFP; Part of Armfield Study Area
063-075-011	1233-35 ARMFIEL	SC	ESD	redevelopable	0.27	0.27	RFP; Part of Armfield Study Area
063-075-021	1237 ARMFIELD A	SC	ESD	redevelopable	0.14	0.14	RFP; Part of Armfield Study Area
063-075-031	1239 ARMFIELD A	SC	ESD	redevelopable	0.14	0.14	RFP; Part of Armfield Study Area
063-075-041	1241 ARMFIELD A	SC	ESD	redevelopable	0.13	0.13	RFP; Part of Armfield Study Area
063-076-011	1223-29 ARMFIEL	SC	ESD	redevelopable	0.54	0.54	RFP; Part of Armfield Study Area
063-076-021	312 C ST	SC	ESD	redevelopable	0.14	0.14	RFP; Part of Armfield Study Area
063-077-011	1211 ARMFIELD A	SC	ESD	redevelopable	0.26	0.26	RFP; Part of Armfield Study Area
063-077-021	1213 ARMFIELD A	SC	ESD	redevelopable	0.13	0.13	RFP; Part of Armfield Study Area
063-077-031	1215 ARMFIELD A	SC	ESD	redevelopable	0.14	0.14	RFP; Part of Armfield Study Area
063-077-041	1219 ARMFIELD A	SC	ESD	redevelopable	0.13	0.13	RFP; Part of Armfield Study Area
063-078-011	315 EAST ST	SC	ESD	redevelopable	0.13	0.13	RFP; Part of Armfield Study Area
063-078-021	1207 ARMFIELD A	SC	ESD	redevelopable	0.42	0.42	RFP; Part of Armfield Study Area
063-078-031	310 A ST	SC	ESD	redevelopable	0.14	0.14	RFP; Part of Armfield Study Area
063-079-011	1229 E MAIN ST/	SC	ESD	redevelopable	0.69	0.69	RFP; Part of Armfield Study Area
065-250-571	W LINCOLN AVE	GC	C-2	vacant	1.15	1.15	
065-280-231	no address listed	GC	C-2	vacant	0.58	0.58	
065-280-401	448 CALIFORNIA	GC	C-2	vacant	0.48	0.48	
027-560-351	W KENTUCKY AVE	LDR	R-1	vacant	2.60	2.60	floodplain
065-370-061	882 W SOUTHWOOD	LDR	R-1	vacant	0.32	0.32	vacant
065-370-071	886 W SOUTHWOOD	LDR	R-1	vacant	0.37	0.37	vacant
066-280-481	1559-63 HUTCHIS	LDR	R-1	vacant	2.90	2.90	
065-221-051	ELIZABETH WAY	MDR	R-M	vacant	0.27	0.27	
065-221-061	ELIZABETH WAY	MDR	R-M	vacant	0.14	0.14	
065-221-071	ELIZABETH WAY	MDR	R-M	vacant	0.14	0.14	
065-221-081	ELIZABETH WAY	MDR	R-M	vacant	0.14	0.14	
065-221-091	ELIZABETH WAY	MDR	R-M	vacant	0.14	0.14	
065-221-101	ELIZABETH WAY	MDR	R-M	vacant	0.14	0.14	
065-221-111	ELIZABETH WAY	MDR	R-M	vacant	0.29	0.29	
065-221-121	CALIFORNIA ST	MDR	R-M	vacant	0.21	0.21	
065-221-131	CALIFORNIA ST	MDR	R-M	vacant	0.25	0.25	
066-021-261	615 EAST ST	MDR	ESD	vacant	0.26	0.26	
005-604-061	317 BEAMER ST	MLDR	R-2	vacant	0.49	0.49	SC MDR-mixed use
005-715-071	224 N FREEMAN S	MLDR	R-2	vacant	0.25	0.25	
006-533-151	PACIFIC ST	NP	N-P	vacant	0.13	0.13	NP LDR infill NP zone
005-703-041	N WALNUT ST	SC	C-3	vacant	0.48	0.48	
063-090-191	1216 E BEAMER S	SC	ESD	vacant	0.22	0.22	
063-090-291	25 EAST ST	SC	ESD	vacant	0.97	0.97	
066-030-211	MATMOR RD	SC	C-3	vacant	3.22	3.22	SC vacant MDR infill (CUP)
066-030-331	MATMOR RD	SC	C-3	vacant	1.03	1.03	SC vacant MDR infill (CUP)

Note: This table includes all sites classified as vacant or redevelopable in Table A.1 in the Housing Element Background Report, including sites already designated MDR.

### III. 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, prior to actually beginning 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. The Housing Element contract was awarded by the City Council at their November 6, 2007 hearing, in which a City Councilmember took the item off the consent calendar at this well attended and televised meeting, to clarify a number of concerns for the public, identify the process, and explain the City’s desires to continue to meet its fair share of the provision of affordable housing.

Following the City Council hearing a meeting was held on November 8, 2007 with key City staff who administers housing programs, work with stakeholders, and will be directing the preparation of the Housing Element update. On December 19, 2007 City staff met with HCD staff to review the existing Housing Element, new legislation, and how best to approach addressing the housing needs of Woodland’s citizens. Site visits were conducted to evaluate housing conditions, vacant/underutilized sites, and new housing projects within the City and Redevelopment Agency.

The public workshop was held on February 26, 2008 at the Woodland Library (which is accessible to individuals with mobility impairments). Because of the large Hispanic population working and residing in the City, the City wanted to make access to the public workshop as convenient and welcoming as possible. Therefore, notices were prepared in both English and Spanish. Additionally, a Spanish language interpreter attended the workshop to assist residents in understanding the purposes of the workshop and to relay their input. Because future public hearings before the Planning Commission and City Council will be held at night, the City intentionally scheduled this public workshop for late afternoon. This late afternoon workshop allowed for workers to come by the library on their way home from work, community members to attend after school was out and prior to sports/music activities, and it allowed for the stakeholders to come as part of their respective work days, rather than come back at night after working all day.

The businesses and organizations invited by the City included public service providers, churches, developers, apartment managers, and non-profit housing advocates. More than 100 notices were provided to interested groups and individuals. These notices were sent out via direct mail two weeks in advance of the workshop, provided via an email notice one week in advance of the

workshop, and noticed in the local newspaper. The public workshop notice was also posted at City Hall one week prior to the workshop.

The public workshop was attended by Woodland residents, Planning Commission representatives, Planning Commission Housing Subcommittee members, representatives from St. John's Retirement Village/Stollwood Convalescent Hospital, Yolo Community Care Continuum, Yolo Association of Realtors, Sacramento Valley Organizing Committee, and a City Councilmember. This workshop was conducted early in the housing Element update process to obtain input from the community and housing advocates on their concerns, share ideas on housing types, and discuss preliminary findings.

Brochures identifying the City's Housing Rehabilitation Assistance Program and other Affordable Housing Programs were made available at the workshop. Also available and handed out to workshop participants were a Service Provider Survey and a Workshop Comments Survey. Following the workshop, the City received completed surveys from the following: Yolo County Housing Authority, Housing Now (seeks affordable and accessible housing for people who are developmentally disabled), Community Housing Opportunities Corporation (affordable housing in multifamily, senior apartments, and a mobile home park), St. John's Retirement Village/Stollwood Convalescent Hospital (senior assisted living and convalescent skilled nursing services), Yolo Community Care Continuum (mental health services for low income adults), and United Christian Centers of the Greater Sacramento Area (services to the homeless and chronically poor of Yolo County).

Summary comments from these surveys and the public workshop included:

- ❖ There are long wait lists for affordable rental properties.
- ❖ The number of services being accessed has increased.
- ❖ Demand for affordable housing has increased 25% over the past 5 years.
- ❖ Demand for housing services has increased 25% over the past 5 years.
- ❖ The cost to provide affordable housing continues to increase.
- ❖ The cost to provide housing services is high.
- ❖ The demand for housing for seniors, both affordable and market rate is high.
- ❖ The City should adopt an Inclusionary Housing Ordinance.
- ❖ The City should establish a trust fund financed by a fee on commercial development.
- ❖ The City should conduct an annual analysis of the existing housing stock to keep an updated database for rehabilitation and preservation programs.

Following receipt of the surveys and the public workshop, the Planning Commission, at its April 3, 2008 meeting, received a report on the Housing Element from City staff. Staff presented an update on the input received from the public workshop and the status of the update. The City Council at its May 15, 2008 meeting also received a report on the Housing Element from staff. All Planning Commission and City Council meetings are noticed, published on the City's website, and televised; allowing the public additional access to the Housing Element process.

On July 17, 2008 City staff met with representatives from Legal Services of Northern California. Comments and concerns were discussed along with how to incorporate changes into the Housing Element programs and policies that will address Legal Services comments.

The Planning Commission Housing Committee also met with City staff on July 17, 2008. At this meeting City staff reviewed the status of the Housing Element, public comments received thus far, and comments from Legal Services of Northern California. Committee members provided comments to City staff on the Housing Element and reviewed different housing program opportunities available to the City and Redevelopment Agency for consideration as part of this update process. The City Council Affordable Housing Subcommittee met with staff on August 27, 2008. At the meeting, subcommittee members discussed the parcel inventory and asked staff to provide a copy of the Draft Housing Element to a representative of the California Building Industry Association. The Planning Commission at its November 6, 2008 meeting received a report on the Housing Element from staff.

The information received throughout the public participation process has been incorporated into different sections of the 2008-2013 Housing Element.

Upon completion of the draft Housing Element, the draft Housing Element was placed on the City's website prior to being submitted to HCD. The draft was also submitted to HCD for review and comment.

Public hearings are held on the housing element before both the Planning Commission and City Council. Notification is published in the local newspaper in advance of each hearing, and direct notices are mailed to interested groups and individuals. Public hearings are televised, allowing greater access to individuals unable to attend in person. A copy of the Housing Element was placed on the City's website and a copy was made available at the Community Development Department.

## **IV. CONSISTENCY WITH THE GENERAL PLAN**

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.

The Housing Element proposes one modification to the Land Use and Community Design Element. Implementation Program 2.6 in the Housing Element calls for the City to “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).” The City of Woodland has identified 90 sites that may be suitable for redesignation under Implementation Program 2.6. These potential sites are shown in Table 9.

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.

# CITY OF WOODLAND HOUSING ELEMENT UPDATE BACKGROUND REPORT 2008-2013

## INTRODUCTION

The City of Woodland was incorporated in 1871, and is the county seat of Yolo County. Woodland is located approximately 20 miles northwest of Sacramento along Interstate 5. The City occupies an area of approximately 14.5 square miles, and according to 2007 census data, has a population of 54,060. Historic buildings can be found throughout Woodland, and are testament to the City's historical background.



The community is known for its agriculture, which plays an important role in the local economy. Due to its proximity to major transportation nodes, Woodland has also become increasingly important as a manufacturing and distribution center.

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 mobilehomes, and shall make adequate provision for the existing and projected needs of all economic segments

of the community”. This report is an update of the Housing Element previously adopted by the City of Woodland in 2003.

The assessment and inventory must include all of the following:

- Analysis of population and employment trends, documentation of projections, and a quantification of the locality's existing and projected housing needs for all income levels. Such existing and projected needs shall include the locality'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 of the handicapped, 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.

The Background Report of the Housing Element identifies the nature and extent of the City’s housing needs. By examining these needs, the City can provide a response to how they will meet these needs in the Policy Document. In addition to identifying housing needs, the Background Report also presents information on the setting in which the needs occur. Additionally, it provides a better understanding of the community and facilitates planning for housing.

# **I. HOUSING NEEDS ASSESSMENT**

## **A. Demographic and Employment Characteristics and Trends**

The existing 2003 City of Woodland Housing Element was an update to the Housing Element previously adopted in 1991. The analysis in the 2003 Housing Needs Assessment relied primarily on 2000 U.S. Census data. Because detailed mid-2000 Census data will not be available during the 2008-2013 Housing Element Update process, this update has been based on 2000 Census data, while at the same time, every attempt has been made to include newer census from other reliable sources. Along with Census data, this section also summarizes population, housing, and employment data published by the California Department of Finance (DOF), and the Sacramento Area Council of Governments (SACOG).

The data for Woodland is presented whenever possible, alongside comparable data for Yolo County and the State of California. This facilitates an understanding of Woodland's characteristics by illustrating how the City is similar to, or differs from, the county and state in various aspects related to demographic characteristics and housing conditions and needs.

### **1) General Demographic and Employment Characteristics and Trends**

The purpose of this discussion is to establish the baseline population and employment characteristics for the City of Woodland.

Table I.1 compares Woodland with Yolo County and California from 2000-2007, for a variety of population and household variables, including total population, median age, total households, and average household size (for the population in households).

Woodland's population grew at an average annual rate of 1.37 percent during the 2000 to 2007. This is lower than the 2.02 percent and 1.53 percent annual average population growth rates for Yolo County and California, respectively, during this same time period.

Woodland's median age in 2007, of 25, was lower than the California median of 33.8 years, and lower than the Yolo County median of 32 years.

A household is defined as a person or group of persons living in a housing unit, as opposed to persons living in-group quarters such as dormitories or prisons. Woodland's household growth rate was slightly lower than its population growth rate from 2000 to 2007, a result of increasing average household sizes.

Average household size is a function of the number of people living in households divided by the number of occupied housing units in a given area. In Woodland, the 2007 average household size was 2.75 persons, slightly lower than the statewide average of 2.93 persons, and higher still

than the County average of 2.67 persons. Average household size in Woodland decreased from 2.78 to 2.75 from 2000 to 2007.

Table I.1  
Population and Household Trends for Woodland, Yolo County, and California, 2000-2007

	City of Woodland			Yolo County			California		
	2000	2007	Average Annual Growth Rate: 2000-2007	2000	2007	Average Annual Growth Rate: 2000-2007	2000	2007	Average Annual Growth Rate: 2000-2007
Population	49,151	54,060	1.37%	168,660	193,983	2.02%	33,871,648	37,662,518	1.53%
Median Age	32.4	25.0	-	29.5	32.0	-	33.3	33.8	-
Total Households	16,751			59,375			11,502,870		
Household Population	48,361	52,862	1.28%	161,145	185,009	2.00%	33,051,894	36,798,383	1.55%
Group Quarters Population	790	1,378	8.27%	7,515	8,974	2.57%	819,754	864,135	.76%
Persons Per Household	2.89	2.75	-	2.71	2.67	-	2.87	2.93	-
Housing Units	17,120	18,963	1.47%	61,587	71,755	2.21%	12,214,549	13,312,456	1.24%

Source: Sacramento Area Council of Governments (SACOG), 2007.

Source: State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2007, with 2000 Benchmark. Sacramento, California, May 2007.

Note: All figures have been rounded.

Table I.2 compares 2000 Census data for a variety of demographic characteristics including age, sex, and race and ethnicity for Woodland and Yolo.

In 2000, the proportion of Woodland’s population ranging from 20-24 was only 6.7 percent as opposed to 12.3 percent for Yolo County. Yolo County also had a younger median age of 29.5 compared to 32.4 for Woodland.

Females and males accounted for 51 percent and 49 percent, respectively, of the population in Woodland in 2000. These percentages are almost identical for Yolo County, differing by only 0.1 percent in both categories.

In terms of race, both Woodland and Yolo County have approximately the same percentage of whites at 71 and 72 percent. Woodland’s 2000 Asian population was 5.0 percent, substantially lower than the 11.7 percent in the County. The Hispanic population of 38.8 percent in Woodland was moderately higher than the 25.9 percent in Yolo County.

**Table I.2**  
**Woodland and Yolo County**  
**Age, Sex, and Race and Ethnicity 2000**

2000					
Woodland			Yolo County		
Age distribution	Number	Percent	Age distribution	Number	Percent
Under 5	3,958	8.1%	Under 5	10,964	6.5%
5-9	4,204	8.6%	5-9	12,264	7.3%
10-14	4,074	8.3%	10-14	12,177	7.2%
15-19	3,786	7.7%	15-19	17,219	10.2%
20-24	3,293	6.7%	20-24	20,797	12.3%
25-34	7,174	14.6%	25-34	23,677	14%
35-44	7,704	15.7%	35-44	23,866	14.2%
45-54	6,241	12.7%	45-54	20,301	12%
55-59	2,014	4.1%	55-59	6,647	3.9%
60-64	1,537	3.1%	60- 64	4,966	2.9%
65-74	2,430	4.9%	65-74	8,056	4.8%
75-84	1,925	3.9%	75-84	5,753	3.4%
85+	811	1.7%	85+	1,973	1.2%
<b>Total</b>	<b>49,151</b>	<b>100.0%</b>	<b>Total</b>	<b>168,660</b>	<b>99.9%</b>
Median Age	32.4	-	Median Age	29.5	-
<b>Sex</b>			<b>Sex</b>		
Male	24,099	49.0%	Male	82,451	48.9%
Female	25,052	51.0%	Female	86,209	51.1%
<b>Race/ Ethnicity<sup>3</sup></b>			<b>Race/Ethnicity<sup>3</sup></b>		
White	34,885	71%	White	121,479	72%
Black or African American	859	1.7%	Black or African American	4,378	2.6%
American Indian and Alaska Native	1,282	2.6%	American Indian and Alaska Native	3,752	2.2%
Asian	2,453	5%	Asian	19,737	11.7%
Native Hawaiian and Other Pacific Islander	231	0.5%	Native Hawaiian and Other Pacific Islander	1,069	0.6%
Some other race	11,983	24.4%	Some other race	27,596	16.4%
<b>Total</b>	<b>49,151</b>	<b>100.0%</b>	<b>Total</b>		
Hispanic	19,084	38.8%	Hispanic	43,707	25.9%

Source: U.S. Census Bureau, Summary File 1 (SF 1) and Summary File 3 (SF 3).

Note: Race alone or in combination with one or more other races<sup>3</sup>.

Note: All figures have been rounded.

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 I.2A, Woodland had a larger percentage of family households (73.6 percent) than Yolo County (63.1 percent). Additionally, it also had less non-family households equaling 26.7 percent of the total units, compared to the County's 36.9 percent.

Table I.2A  
Woodland and Yolo County Household Type 2000

Woodland			Yolo		
Household Type			Household Type		
Families	12,308	73.6%	Families	37,468	63.1%
Non-Families	4,418	26.4%	Non-Families	21,907	36.9%
<b>Total</b>	<b>16,726</b>	<b>100.0%</b>	<b>Total</b>	<b>53,375</b>	<b>100%</b>

Source: U.S. Census Bureau, Summary File 1 (SF 1) and Summary File 3 (SF 3).  
Note: All figures have been rounded.

Table 1.2B shows the rate of home ownership in Woodland was 58.5 percent in 2000, slightly higher than the 53.1 percent in Yolo County.

Table I.2B  
Woodland and Yolo County Housing Tenure 2000

Woodland			Yolo		
Household Tenure			Household Tenure		
Owner	9,799	58.5%	Owner	31,506	53.1%
Renter	6,952	41.5%	Renter	27,869	46.9%
<b>Total</b>	<b>16,751</b>	<b>100.0%</b>	<b>Total</b>	<b>59,375</b>	<b>100%</b>

Source: U.S. Census Bureau, Summary File 1 (SF 1) and Summary File 3 (SF 3).  
Note: All figures have been rounded.

Table I.3 shows the DOF-estimated population and housing units in Woodland for each year from 1997 to 2007.

Table I.3  
Department of Finance Yearly Estimates – Woodland Population and Housing Units, 1997-2007

	Population			Housing Units		
	#	Change	% Change	#	Change	% Change
<b>1997</b>	43,912	-	-	16,271	-	-
<b>1998</b>	44,456	544	1.2%	16,500	229	1.4%
<b>1999</b>	45,207	751	1.7%	16,770	270	1.6%
<b>2000</b>	46,300	1,093	2.4%	17,016	246	1.5%
<b>2001</b>	50,824	4,524	9.8%	17,750	734	4.1%
<b>2002</b>	51,367	543	1.1%	17,798	48	.27%
<b>2003</b>	51,639	272	.53%	17,874	76	.43%
<b>2004</b>	52,581	942	1.8%	18,117	243	1.3%
<b>2005</b>	53,355	774	1.5%	18,446	329	1.8%
<b>2006</b>	53,016	-339	-.6%	18,584	138	.7%
<b>2007</b>	54,060	1,044	2.0%	18,963	379	2.0%

Source: State of California, Department of Finance, E-4 Population Estimates for Cities, Counties and the State, 2001-2007, with 2000 Benchmark. Sacramento, California, May 2007.  
Note: All figures have been rounded.

Table I.4 shows the distribution of 1999 households according to their 1998 incomes for Woodland, Yolo County, and California. Woodland has slightly higher income distributions than

Yolo County and California, with large proportions of its respective households clustered in the income range of \$35,000 to \$74,999 per year. Woodland and the County differed from the State slightly, having lower proportions of households in the highest household income categories.

In 1999, Woodland had a median household income (\$44,449) that was \$3,635 higher than in Yolo County, and \$3,044 less than in California. However, according to the 2008 State Income Limits, the median income for a family of four in Yolo County was \$71,000.

Table I.4  
Household Income Distribution for Woodland, Yolo County, and California, 1999

	Woodland		Yolo County		California	
	Households	Percent	Households	Percent	Households	Percent
Less than \$10,000	1,221	7.3%	6,810	11.5%	967,089	8.4%
\$10,000 to \$14,999	849	5.1%	4,006	6.7%	648,780	5.6%
\$15,000 to \$24,999	2,154	12.9%	7,871	13.3%	1,318,246	11.5%
\$25,000 to \$34,999	2,080	12.4%	7,027	11.8%	1,315,085	11.4%
\$35,000 to \$49,999	3,199	19.1%	9,273	15.6%	1,745,961	15.2%
\$50,000 to \$74,999	3,790	22.7%	10,660	18.0%	2,202,873	19.1%
\$75,000 to \$99,999	1,896	11.3%	5,999	10.1%	1,326,569	11.5%
\$100,000 to \$149,999	1,177	7.0%	5,109	8.6%	1,192,618	10.4%
\$150,000 to \$199,999	198	1.2%	1,515	2.6%	385,248	3.3%
\$200,000 or more	162	1.0%	1,088	1.8%	409,551	3.6%
<b>Total Households</b>	<b>16,726</b>	<b>100.0%</b>	<b>59,358</b>	<b>100.0%</b>	11,512,020	100.0%
Median Household Income	44,449	-	40,769	-	47,493	-

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P30, P32, P33, P43, P46, P49, P50, P51, P52, P53, P58, P62, P63, P64, P65, P67, P71, P72, P73, P74, P76, P77, P82, P87, P90, PCT47, PCT52, and PCT53.

Source: www.huduser.org, Income limits are based on FY 2008 Fair Market Rent (FMR) areas.

Note: All figures have been rounded.

Table I.5 shows the projected employment by major sector for Woodland and Yolo County during 2005-2030. It also shows the number of jobs per household for each area.

Table I.5  
Employment by Major Sector for Woodland and Yolo County, 2005-2030

<b>Woodland</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030<sup>a</sup></b>	<b>Projected Average Annual Change 2005-2030</b>
Retail	5,361	5,854	6,260	7,009	7,359	7,965	1.6%
Office	4,161	5,338	6,808	8,458	9,493	11,667	4.2%
Medical	2,096	2,206	2,384	2,695	2,815	3,030	1.5%
Education	1,586	1,685	1,828	1,986	2,088	2,237	1.4%
Manufacturing	3,488	4,580	5,365	5,945	6,375	7,412	3.1%
Other	7,942	8,572	9,281	10,198	10,878	11,768	1.6%
<b>Total Jobs</b>	<b>24,634</b>	<b>28,235</b>	<b>31,926</b>	<b>36,291</b>	<b>39,008</b>	<b>44,079</b>	<b>2.3%</b>
Total Households	18,775	20,372	21,964	24,326	25,878	28,039	1.6%
Total Jobs/Household Ratio	1.3	1.4	1.5	1.5	1.5	1.6	-
<b>Yolo County</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030<sup>a</sup></b>	<b>Projected Average Annual Change 2005-2030</b>
Retail	14,370	17,548	19,255	22,037	23,721	27,414	2.5%
Office	23,937	29,660	34,714	41,488	46,979	55,833	3.4%
Medical	4,403	5,072	5,602	6,445	6,862	7,824	2.2%
Education	24,464	26,660	28,860	31,510	34,109	37,103	1.7%
Manufacturing	11,390	14,320	16,554	18,720	20,580	23,994	3.0%
Other	31,291	33,973	35,643	37,779	39,813	42,334	1.2%
<b>Total Jobs</b>	<b>109,855</b>	<b>127,233</b>	<b>140,628</b>	<b>157,979</b>	<b>172,064</b>	<b>194,502</b>	<b>2.3%</b>
Total Households	68,907	75,555	82,642	90,380	97,062	106,550	1.7%
Total Jobs/Household Ratio	1.6	1.7	1.7	1.7	1.8	1.8	-

Source: Sacramento Area Council of Government (SACOG), 2006.

Note: <sup>3</sup>Data for 2030 are extrapolated using the projected average annual growth rate between 2005 and 2025.

Note: Data for all geographies are based on projections reported for SACOG minor zones. These figures do not completely align with published jurisdiction-level SACOG data. However, growth rates in both data sets do correlate. Though the discrepancies in the two data sets remain unexplained, the minor zone data is used in this analysis to enable the study of specific geographies within unincorporated Yolo County, with an emphasis on growth trends rather than absolute numbers.

Note: All figures have been rounded.

Woodland had a total of 24,634 jobs in 2005 and is projected to have 19,445 more by 2030. The total projected annual change for job growth rate in Woodland from 2005 to 2030 is 2.3 percent and this mirrors the job growth rate for Yolo County during the same period. However, the projected job growth outpaces household growth in Woodland as the growth of households during the 2005 – 2030 period is estimated to grow at a rate of 1.6 percent per year. The ratio of total jobs to households’ annual growth rates increased from 1.3 during 2005, and to 1.6 during in 2030. This is comparable to Yolo County’s ratios of 1.6 in 2005 and 1.8 in 2030.

The industry sectors in Woodland with the highest projected growth rates from 2005 to 2030 are office and manufacturing. It was interesting to find the same trend occurring in Yolo County,

with office jobs increasing annually at 3.4 percent, and manufacturing at 3.0 percent. Medical and education had the lowest percentages of annual growth rate during this same period.

Woodland's office, manufacturing, and other (includes industries such as construction; transportation, communications, and utilities; finance, insurance, and real estate (FIRE); and government) sectors are projected to have greater shares of total employment than in Yolo County during 2005-2030. In contrast, retail, medical, and education sectors are projected to have lesser shares of employment in Woodland than in Yolo County as a whole.

## **2) Potential Population Change and Job Growth Impacts on Housing Need**

Table I.6 is the Sacramento Area Council of Governments (SACOG) summary of projected population, households, housing units, and employment for Woodland and Yolo County during the 2005-2030 period.

As shown in the table, SACOG projects Woodland's population to more than double from 2005-2030, and have an average annual change of 3.3 percent. Compared to Yolo County's annual population change of 1.7 percent, Woodland is projected to grow at a much higher annual rate, with a difference of 1.6 percent.

From 2005-2030, Woodland is expected to have 9,264 additional households, increasing at 1.6 percent per year. Yolo County households are projected to increase by 1.7 percent annually, slightly higher than that of Woodland.

The projected annual average growth rate for employment in Woodland during 2005-2030 is 2.3 percent. Yolo County's is expected to increase by the same percentage.

Table I.6  
Summary of Population, Employment, and Housing Projections for  
Woodland and Yolo County, 2005-2030

	Woodland						Projected Average Annual Change 2005-2025
	2005	2010	2015	2020	2025	2030 <sup>3</sup>	
<b>Population</b>	40,032	48,408	57,730	66,937	77,103	90,832	3.3%
<b>Households</b>	18,775	20,372	21,964	24,362	25,878	28,039	1.6%
<b>Housing Units</b>	19,333	20,979	22,689	25,127	26,728	28,982	1.6%
<b>Total Employment</b>	24,634	28,235	31,926	36,291	39,008	43,758	2.3%
<b>Jobs/Household Ratio</b>	1.3	1.4	1.5	1.5	1.5	1.6	-
	Yolo County						Projected Average Annual Change 2005-2025
	2005	2010	2015	2020	2025	2030 <sup>3</sup>	
<b>Population</b>	191,218	209,035	227,126	247,897	266,334	291,471	1.7%
<b>Households</b>	68,907	75,555	82,642	90,380	97,062	106,550	1.7%
<b>Housing Units</b>	70,899	77,745	85,120	93,100	100,004	109,814	1.7%
<b>Total Employment</b>	109,855	127,233	140,628	157,979	172,064	193,164	2.3%
<b>Jobs/Household Ratio</b>	1.6	1.7	1.7	1.7	1.8	1.8	-

Source: Sacramento Area Council of Government (SACOG), 2006.

Note: <sup>3</sup>Data for 2030 are extrapolated using the projected average annual growth rate between 2005 and 2025.

Note: Data for all geographies are based on projections reported for SACOG minor zones. These figures do not completely align with published jurisdiction-level SACOG data. However, growth rates in both data sets do correlate. Though the discrepancies in the two data sets remain unexplained, the minor zone data is used in this analysis to enable the study of specific geographies within unincorporated Yolo County, with an emphasis on growth trends rather than absolute numbers.

Note: All figures have been rounded.

The following is a description of impact of demographic trends on housing types needed in Woodland and a description of housing demand and any special needs associated with the types of employment growth projected.

According to the Bay Area Economics' 1998 *Housing and Strategic Analysis Plan* for the Woodland Redevelopment Agency, Woodland's strong tendency towards family households has resulted in the continuing demand for larger single-family housing units. Since the income distribution shown in Table I.4 is comparable to the surrounding region, demand for housing will be representative of the demand for housing found throughout the region.

According to the Bay Area Economics report, Woodland has not historically attracted commuter households because of the availability of housing that is just as affordable, but closer to other employment centers in the region. However, recent trends indicate that a small number of new homebuyers commute to jobs in Davis, the Sacramento area, and the Sacramento International Airport.

## B. Existing Housing Needs

### 1) Housing Stock Characteristics and Conditions

Table I.7 presents comparative data on the housing stock in Woodland, Yolo County, and California for 2000 and 2006. The table breaks out the total housing stock in each area according to the type of structures in which units are located, total occupied units, and vacancy rate.

As shown in the table, the majority of housing in Woodland during 2006 was single-family detached housing, which accounted for 62.2 percent of all units. This is a slightly larger proportion of the total in the State overall, where only 57.3 percent of all units are single-family detached. With 57.5 percent of single-family detached units in 2006, Yolo County has a higher proportion of single-family detached units than the State, but slightly lower than Woodland.

Multifamily units make up the next largest segment of Woodland's housing stock, comprising approximately 27.1 percent of the total. This proportion of multifamily units is slightly lower than that in both Yolo County and the State. The proportion of mobilehome units is also less than found in Yolo County and in the State overall.

Table I.7 also shows the number and percentage of occupied units and the percentage of vacant units. 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 a 2.16 percent vacancy rate in 2006, compared to 3.84 percent in Yolo County and 5.87 in California.

Table I.7  
Housing Stock by Type and Vacancy  
for Woodland, Yolo County and California, 2000-2006

DOF Estimates		Total	Single- family		Multifamily		Mobile Homes	Occupied	Vacant %
			Detached	Attached	2 TO 4	5 Plus			
<b>Woodland</b>									
Units	2000	<b>17,016</b>	10,637	1,168	948	3,668	595	16,305	4.18%
Percentage		<b>100.0%</b>	62.5%	6.9%	5.6%	21.6%	3.5%	95.8%	-
Units	2006	<b>18,584</b>	11,563	1,313	1,149	3,878	681	18,183	2.16%
Percentage		<b>100.0%</b>	62.2%	7.1%	6.2%	20.9%	3.7%	97.8%	-
<b>Yolo County</b>									
Units	2000	<b>61,550</b>	34,226	4,294	4,298	15,062	3,670	59,262	3.72%
Percentage		<b>100.0%</b>	55.6%	7.0%	7.0%	24.5%	6.0%	96.3%	-
Units	2006	<b>70,542</b>	40,542	4,996	4,727	16,592	3,685	68,088	3.48%
Percentage		<b>100.0%</b>	57.5%	7.1%	6.7%	23.5%	5.2%	96.5%	-
<b>California</b>									
Units	2000	<b>12,242,576</b>	6,853,693	840,801	1,012,613	2,950,373	585,096	11,335,419	7.41%
Percentage		<b>100.0%</b>	56.0%	6.9%	8.3%	24.1%	4.8%	92.6%	-
Units	2006	<b>13,140,388</b>	7,533,408	949,741	1,051,594	3,018,657	586,988	12,368,706	5.87%
Percentage		<b>100.0%</b>	57.3%	7.2%	8.0%	23.0%	4.5%	94.1%	-

Source: California Department of Finance (DOF), City/County Population and Housing Estimates, 2006.

Note: All figures have been rounded.

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 2000 Census data shown in Table I.8, 1.5 percent of Woodland's 2000 housing stock was approximately nine or fewer years old. The 2007 California Department of Finance estimate of 18,963 housing units in Woodland (see Table I.1) represents an increase of 1,947 units over the 2000 figure of 17,016. These housing units added to the 2,719 housing units built from 1990 to 2000 and represent a total of 6,113 units built from 1980 to 2000 (note: this calculation does not account for demolished units). An estimated total of 15.8 percent of Woodland's housing stock was 18 years old or less in 2000.

The City's Community Development Department contracted with Willdan to conducted a housing conditions survey (December 2007) as a part of the City's Housing Element update and pursuant to State Housing Law AB 2348 (Mullin) 2004. Of the parcels surveyed, staff rated most residential areas to be in sound condition. The majority of the existing house stock was considered to be in good to fair condition with about 24 percent of those houses with conditions ranging from poor to needs improvement. These conditions were based on criteria such as the foundation, siding, windows, roof, etc. Upon completion of this survey these conditions were given a numerical total based on the amount of worked needed to be done with categories ranging from; Excellent/Good (1-10) Average/Fair (11-20), Poor/Needs Improvement (21-30) and finally Needs Immediate Improvements (31-Above). The survey covered the entire city, which supplements the Census information and provides a snapshot of housing conditions in the City (see Table I.8A).

In addition to the housing age data, information at the bottom of Table I.8 indicates that nearly all Woodland housing units (99.6 percent) had complete plumbing facilities in 2000.

Table I.8  
Woodland Housing Stock Conditions, 2000

<b>Age of Structure</b>		
<b>Year Structure Built</b>	<b>All Housing Units</b>	<b>Category as Percentage of Total</b>
1999 to March 2000	265	1.5%
1995 to 1998	1,204	7.0%
1990 to 1994	1,250	7.3%
1980 to 1989	3,394	19.8%
1970 to 1979	4,485	26.2%
1960 to 1969	2,469	14.4%
1940 to 1959	2,624	15.3%
1939 or earlier	1,410	8.2%
<b>Total</b>	<b>17,101</b>	<b>100.0%</b>
<b>Plumbing Facilities</b>		
	<b>All Housing Units</b>	<b>Category as Percentage of Total</b>
Units With Complete Plumbing Facilities	17,101	99.6%
Units Lacking Complete Plumbing Facilities	75	0.4%
<b>Total</b>	<b>17,176</b>	<b>100.0%</b>

Source: Census Bureau, Census 2000 Summary File 3.

Note: All figures have been rounded.

Table I.8A  
Woodland Housing Stock Conditions, 2007

Condition	Condition #	Amount of Housing	Total
<b>Excellent/Good (1-10)</b>	1	266	
	10	515	781
<b>Average/Fair (11-20)</b>	11	109	
	15	72	
	16	28	
	20	47	256
<b>Poor/Needs Improvement (21-30)</b>	21	17	
	25	45	
	26	6	
	30	14	82
<b>Needs Immediate Improvements (31-Above)</b>	31	2	
	35	19	
	36	4	
	40	3	
	41	1	
	45	4	
	5	142	
	50	1	
	6	63	
	65	1	
	75	2	242

Source: Willdan Housing Survey, 2007

## 2) Overpaying

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. The Comprehensive Housing Affordability Strategy (CHAS) provides detailed information on housing needs by income level for different types of households. Detailed CHAS data that is based on the 2000 U.S Census is displayed in the tables below.

Table I.9 lists income ranges and the percentage of those incomes that Woodland's owners and renters pay toward housing costs.

Table I.9  
2000 Housing Cost as a Percentage of Household Income

OWNER-OCCUPIED UNITS						
Income Range	Total Households	% of Total Households	Less than 20% of HH Income	20-29% of HH Income	30-34% of HH Income	35+% of HH Income
Less than \$10,000	256	2.9%	0	22	0	205
\$10,000-19,999	465	5.3%	106	108	12	239
\$20,000-34,999	1,003	11.5%	391	94	70	448
\$35,000-49,999	1,612	18.5%	447	408	226	531
\$50,000 -74,999	2,559	29.3%	844	1,021	420	274
\$75,000-99,999	1,519	17.4%	914	523	34	48
\$100,000+	1,306	15.0%	793	166	17	13
Subtotal	8,720	99.9%	3,495	2,342	779	1,758
RENTER-OCCUPIED UNITS						
Income Range	Total Households	% of Total Households	Less than 20% of HH Income	20-29% of HH Income	30-34% of HH Income	35+% of HH Income
Less than \$10,000	881	12.60%	9	64	28	674
\$10,000-19,999	1,419	20.40%	55	109	105	1,107
\$20,000-34,999	1,914	27.50%	275	779	306	510
\$35,000-49,999	1,354	19.40%	586	581	78	70
\$50,000 -74,999	1,014	14.60%	783	200	0	7
\$75,000-99,999	244	3.30%	15	0	0	0
\$150,000+	140	2.00%	0	0	0	0
Subtotal	6,966	99.80%	1,723	1,733	517	2,368

Source: U.S. Census, 2000.

Note: "Not Computed" households are not included.

Table I.9A lists the total number of owner (2,303) and renter (4,408)-occupied households whose incomes were less than 80% of the Area Median Income (AMI) in 2000. The second column lists the total number of owner (2,537) and renter (2,885)-occupied units paying 30% or more of their incomes to housing costs. Column three lists the percentages of households paying 30% or more of their incomes on housing (29.1% owner occupied and 41.4% renter-occupied).

Table I.9A  
 Percentage of Low-Income Households in  
 Woodland Overpaying for Housing in 2000

<b>Owner-Occupied Units</b>		
Households with incomes less than 80% AMI	Paying 30% or More of HH Income	Percent Paying 30% or More of HH Income
2,303	2,537	29.1%
<b>Renter-Occupied Units</b>		
Households with incomes less than 80% AMI	Paying 30% or More of HH Income	Percent Paying 30% or More of HH Income
4,408	2,885	41.4%

Source: U.S. Census, 2000 and CHAS Data, 2000.  
 Note: AMI (Area Median Income).

CHAS also provides a comprehensive listing of housing costs and related housing burdens that have a direct impact on the incomes of owners and renters. Table I.9B shows that in 2000, of Woodland's 1,300 extremely low-income renters, 85.1% experienced some type of overcrowding and/or had incomplete kitchens or plumbing facilities. Additionally, 69.5% had a cost burden of over 50%. In this same income category, of the 499 owners, 78% had some type of housing problem and 53.1% had a cost burden that was over 50%. Of the City's very low-income renters, 83.7% had some sort of overcrowding or other housing related problem, while 17.4% had a cost burden of more than 50%. There were 434 owners in this same income category and 65% experienced housing problems.

Table I.9B  
2000 Household Income and Cost Burden for  
Woodland's Renters and Owners

	Total Renters	Total Owners	Total Households
<b>Household Income &lt;=30% MHI</b>	1,300	499	1,799
% with any housing problems	85.1%	78.0%	83.1%
% Cost Burden >30%	83.2%	71.9%	80.1%
% Cost Burden >50%	69.5%	53.1%	65.0%
<b>Household Income &gt;30% to &lt;=50% MHI</b>	1,402	434	1,836
% with any housing problems	83.7%	65.0%	79.2%
% Cost Burden >30%	73.3%	53.7%	68.7%
% Cost Burden >50%	17.4%	32.0%	20.9%
<b>Household Income &gt;50% to &lt;=80% MHI</b>	1,706	1,370	3,076
% with any housing problems	57.0%	58.0%	57.4%
% Cost Burden >30%	31.5%	48.2%	38.9%
% Cost Burden >50%	1.6%	19.4%	9.6%

Source: CHAS Data, 2000.

Notes: The following are CHAS definitions: **Any housing problems:** cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities. **Other housing problems:** overcrowding (1.01 or more persons per room) and/or without complete kitchen or plumbing facilities. **Elderly households:** 1 or 2 person household, either person 62 years old or older. **Renter:** Data does not include renters living on boats, in RVs, or in vans. This excludes approximately 25,000 households nationwide. **Cost Burden:** Cost burden is the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

### 3) Housing Utilization – Overcrowding and Tenure

Data on housing overcrowding are available from the 2000 U.S. Census in the form of the number of persons per room in occupied housing units. Table I.10 compares data for Woodland with data for California. Typically, a housing unit is considered overcrowded if there is more than 1.0 person per room.

In total, 92.9 percent of Woodland's occupied housing units had 1.0 or fewer persons per room in 2000 (meaning only 7.1 percent would be considered overcrowded). Of all units in Woodland, 57.8 percent had .50 or less persons per room. These statistics show overcrowding was less of a problem in Woodland than in California overall during 2000, where 13.4 percent of all households had more than 1.0 person per room.

When broken down according to tenure, 23.7 percent of the overcrowded households in Woodland were renters. Only 8 percent (782) of Woodland's owner households had 1.01 or more persons per room, while approximately 23.7 percent (1,649) of the renter households had 1.01 or more persons per room. Statewide, 8.6 percent of owner households and 23.9 percent of renter households had greater than 1.0 person per room. Based on this information, it does not appear that Woodland had an above average need for additional large housing units in 2000.

Table I.10  
Overcrowding by Tenure for Woodland and California, 2000

<b>Owners</b>				
	<b>Woodland</b>		<b>California</b>	
<b>Persons Per Room</b>	<b>Households</b>	<b>% of Total</b>	<b>Households</b>	<b>% of Total</b>
0.50 or less	6,099	62.5%	4,210,011	64.3%
0.51 to 1.00	2,880	29.5%	1,774,210	27.1%
1.01 to 1.50	419	4.3%	278,471	4.3%
1.51 or more occupants per room	363	3.7%	283,545	4.3%
<b>Total</b>	<b>9,398</b>	<b>100.0%</b>	<b>6,262,692</b>	<b>100.0%</b>
<b>Renters</b>				
	<b>Woodland</b>		<b>California</b>	
<b>Persons Per Room</b>	<b>Households</b>	<b>% of Total</b>	<b>Households</b>	<b>% of Total</b>
0.50 or less	2,799	40.2%	2,012,190	40.6%
0.51 to 1.00	2,518	36.1%	1,758,107	35.5%
1.01 to 1.50	683	9.8%	421,839	8.5%
1.51 or more occupants per room	966	13.9%	764,497	15.4%
<b>Total</b>	<b>6,000</b>	<b>100.0%</b>	<b>4,192,136</b>	<b>100.0%</b>
<b>All Households</b>				
	<b>Woodland</b>		<b>California</b>	
<b>Persons Per Room</b>	<b>Households</b>	<b>% of Total</b>	<b>Households</b>	<b>% of Total</b>
0.50 or less	8,898	57.8%	6,222,201	59.5%
0.51 to 1.00	5,398	35.1%	3,532,317	33.8%
1.01 to 1.50	1,102	7.2%	700,310	6.7%
1.51 or more occupants per room	1,329	8.6%	1,048,042	6.7%
<b>Total</b>	<b>15,398</b>	<b>100.0%</b>	<b>10,454,828</b>	<b>100.0%</b>

Source: 2000 U.S. Census

Note: All figures have been rounded.

According to Table I.11, there were 1,400 large families (five or more members) living in family households in Woodland in 2000. This total accounts for 11.4 percent of the total number of family households. In non-family households, no large families with five or six members were present. Of the 4,418 non-family households, 3,540 of the households were occupied by 1 person.

Table I.11  
Number of Persons by Household Type, 2000

	<b>Total</b>	<b>% of Total</b>
<b>Family Households</b>	12,308	-
2 Persons	4,171	33.9%
3 Persons	2,711	22.0%
4 Persons	2,770	22.5%
5 Persons	1,400	11.4%
6 Persons	718	5.8%
7 or more	538	4.4%
<b>Total</b>	<b>12,308</b>	<b>100.0%</b>
<b>Non-Family Households</b>	4,418	-
1 Person	3,540	80.1%
2 Persons	750	17.0%
3 Persons	89	2.0%
4 Persons	28	.6%
5 Persons	0	0%
6 Persons	0	0%
7 or more	11	.2%
<b>Total</b>	<b>4,418</b>	<b>100.0%</b>

Source: 2000 U.S. Census

Note: All figures have been rounded.

Table I.12 shows the number of bedrooms by housing unit in Woodland as of 2000. As indicated, approximately 39 percent of homes in Woodland contain 4 rooms or less.

Table I.12  
Number of Bedrooms by Housing Unit, 2000

	#	% of Total
1 room	441	2.6
2 rooms	1,366	8.0
3 rooms	2,513	14.7
4 rooms	2,342	13.7
5 rooms	3,617	21.2
6 rooms	3,627	21.2
7 rooms	1,697	9.9
8 rooms	973	5.7
9 or more rooms	525	3.1
Median (rooms)	5.0	-
<b>Total</b>	<b>17,106</b>	<b>100.0%</b>

Source: U.S. Census Bureau, Census 2000 Summary File 3.

Note: Data for 0 rooms was not available from 2000 U.S. Census Bureau.

Note: - indicates non-applicable or unavailable data.

Note: All figures have been rounded.

#### 4) Housing Costs Compared to Ability to Pay

Table I-13 gives the definitions for each income level as established by the U.S. Department of Housing and Urban Development (HUD).

Table I.13  
HUD-SACOG - City of Woodland Definitions of Housing Income Limits

**Extremely Low-Income Unit** is one that is affordable to a household whose combined income is at or lower than 30% of the median income for Yolo County as established by the U.S. Department of Housing and Urban Development (HUD). A household of four is considered to be very low-income in Yolo County if its combined income is \$21,300 or less for the year 2008.

**Very Low-Income Unit** is one that is affordable to a household whose combined income is at or lower than 50% of the median income for Yolo County as established by the U.S. Department of Housing and Urban Development (HUD). A household of four is considered to be very low-income in Yolo County if its combined income is \$35,500 or less for the year 2008.

**Low-Income Unit** is one that is affordable to a household whose combined income is at or between 50% to 80% of the median income for Yolo County as established by HUD. A household of four is considered to be low-income in Yolo County if its combined income is \$56,800 or less for the year 2008.

**Median-Income Unit** is one that is affordable to a household whose combined income is the income distribution into two equal groups, one having incomes above the median, and the other having incomes below the median for Yolo County as established by HUD. A household of four is considered to be median income in Yolo County if its combined income is \$71,000 or less for the year 2008.

**Moderate-Income Unit** is one that is affordable to a household whose combined income is at or between 80 % to 120% of the median income for Yolo County as established by HUD. A household of four is considered to be moderate-income in Yolo County if its combined income is \$85,200 or less for the year 2008.

**Above Moderate-Income Unit** is one that is affordable to a household whose combined income is above 120% of the median income for Yolo County as established by HUD. A household of four is considered to be moderate-income in Yolo County if its combined income exceeds \$85,201 for the year 2008.

**Affordable Units** are affordable if households do not pay more than 30% of their gross income for payment of rent (including monthly allowance for water, gas, and electricity) or monthly mortgage. 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.

Source: SACOG 2006-2013 Regional Housing Needs Plan and FY 2008 Income Limits for Yolo County, CA – HUD).

Table I.14 shows the 2008 HUD-defined family income limits for Extremely Low-, Very Low-, Low-, Median, Moderate-, and Above Moderate-Income households in the Yolo, California HUD Metro Fair Market Rent (FMR) Area and from the metropolitan Core-Based Statistical Area (CBSA) which includes Woodland by the number of persons in the household. It also shows maximum affordable monthly rents and maximum affordable purchase prices for homes. For example, a four-person household is classified as Low-Income (80 percent of median) with annual income of up to \$56,800. A household with this income could afford to pay \$1,420 for monthly gross rent (including utilities) or to purchase a \$223,367 house.

Table I.14  
City of Woodland Ability to Pay for Housing for Very Low, Low,  
and Moderate Income Households, and Fair Market Rents

<b>Extremely Low-Income Households at 30% of 2008 Median Family Income</b>						
	<b>Studio</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>	<b>4 Bedroom</b>
Number of Persons	1	2	3	4	5	6
Income Level	\$14,900	\$17,050	\$19,150	\$21,300	\$23,000	\$24,700
Max. monthly gross rent (1)	\$372.50	\$426.25	\$478.75	\$532.50	\$575.00	\$617.50
Max. purchase price (2)	\$58,594	\$67,049	\$75,308	\$83,763	\$90,448	\$97,133
<b>Very Low-Income Households at 50% of 2008 Median Family Income</b>						
	<b>Studio</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>	<b>4 Bedroom</b>
Number of Persons	1	2	3	4	5	6
Income Level	\$24,850	\$28,400	\$31,950	\$35,500	\$38,350	\$41,200
Max. monthly gross rent (1)	\$621.25	\$710.00	\$798.75	\$887.50	\$958.75	\$1,030.00
Max. purchase price (2)	\$97,723	\$111,683	\$125,644	\$139,604	\$150,812	\$162,020
<b>Low-Income Households at 80% of 2008 Median Family Income</b>						
	<b>Studio</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>	<b>4 Bedroom</b>
Number of Persons	1	2	3	4	5	6
Income Level	\$39,750	\$45,450	\$51,100	\$56,800	\$61,350	\$65,900
Max. monthly gross rent (1)	\$993.75	\$1,136.25	\$1,277.50	\$1,420.00	\$1,533.75	\$1,647.50
Max. purchase price (2)	\$156,318	\$178,733	\$200,952	\$223,367	\$241,260	\$259,153
<b>Median-Income Households at 100% of 2008 Median Family Income</b>						
	<b>Studio</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>	<b>4 Bedroom</b>
Number of Persons	1	2	3	4	5	6
Income Level	\$49,700	\$56,800	\$63,900	\$71,000	\$76,680	\$82,360
Max. monthly gross rent (1)	\$1,242	\$1,420	\$1,597	\$1,775.00	\$1,917	\$2,059
Max. purchase price (2)	\$195,446	\$223,367	\$251,288	\$279,209	\$301,545	\$323,882
<b>Moderate-Income Households at 120% of 2008 Median Family Income</b>						
	<b>Studio</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>	<b>4 Bedroom</b>
Number of Persons	1	2	3	4	5	6
Income Level	\$59,640	\$68,160	\$76,680	\$85,200	\$92,016	\$98,832
Max. monthly gross rent (1)	\$1,491	\$1,704	\$1,917	\$2,130	\$2,300	\$2,470
Max. purchase price (2)	\$234,535	\$268,040	\$301,545	\$335,050	\$361,854	\$388,658
<b>Above Moderate-Income Households above 120% of 2008 Median Family Income</b>						
	<b>Studio</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>	<b>4 Bedroom</b>
Number of Persons	1	2	3	4	5	6
Income Level	\$59,641	\$68,161	\$76,681	\$85,201	\$92,017	\$98,833
Max. monthly gross rent (1)	\$1,491	\$1,704	\$1,917	\$2,130	\$2,300	\$2,470
Max. purchase price (2)	\$234,539	\$268,044	\$301,549	\$335,054	\$361,858	\$388,662

Source: HUD FY 2008 Income Limits (February 19, 2008)

Notes: (1) 30% of income devoted to maximum monthly rent, including utilities

Note: All figures have been rounded.

Table I.15 below shows HUD-defined Fair Market Rent levels (FMR) for the Yolo HUD Metro FMR Area for 2008 as well as the FMR rents for 2008. In general, the FMR for an area is the amount that would be needed to pay the gross rent (shelter rent plus utilities) of privately owned, decent, safe, and sanitary rental housing of a modest (non-luxury) nature with suitable amenities. FMRs are estimates of rent plus the cost of utilities, except telephone. FMRs are housing market-wide estimates of rents that provide opportunities to rent standard quality housing throughout the geographic area in which rental housing units are in competition. The rents are

drawn from the distribution of rents of all units that are occupied by recent movers. Adjustments are made to exclude public housing units, newly built units, and substandard units.

Comparing this table to Table I.14, a four-person household classified as Extremely Low-Income (30% of median) with an annual income of up to \$21,300 could afford to pay \$532.50 monthly gross rent (including utilities), while a four-person household classified as Low-Income (80% of median) with an annual income of up to \$56,800 could afford to pay \$1,420 monthly gross rent (including utilities). The 2008 HUD FMR for a 2-bedroom unit is \$1,013.00, which is affordable to the household assuming that such units were available in Woodland. However, a four-person household classified as Very Low-Income (50% of median) with an annual income of up to \$35,500 could afford to pay only \$887.50 monthly gross rent. A FMR 2-bedroom unit would not be affordable to this household. The table below indicates the FMRs by number of bedrooms for Yolo County.

The 2008 FMRs reflect the increase in rental rates in this market and the widening gap between rental rates and the amount that extremely low and very low-income households can afford to pay. The low rental vacancy rate in Woodland, 2.89 percent according to SACOG projections, increases the difficulty of finding an affordable unit.

Table I.15  
Final FY 2008 FMRs by Unit Bedrooms

	<b>Bedrooms in Unit</b>				
	<b>Efficiency</b>	<b>One-Bedroom</b>	<b>Two-Bedroom</b>	<b>Three-Bedroom</b>	<b>Four-Bedroom</b>
<b>Final FY 2008 FMR</b>	\$783	\$829	\$1,013	\$1,476	\$1,570

Source: HUD – Yolo County Metro FMR Area, 2000 Census Base Rent of \$712.00 and a Final FY 2008 2 Bedroom FMR: \$1,013 as of September 24, 2007.

Table I.16 is an abbreviated list of occupations and annual incomes for Woodland residents such as city employees, retired individuals, and minimum wage earners. The table shows the amounts that households at these income levels could afford to pay for rent as well as the purchase prices that they could afford to pay to buy a home.

Table I.16  
Affordable Rents and Housing Prices and  
Incomes for Selected Families and Occupations, for Yolo County and Woodland 2007

Category	Annual Income	Monthly Affordable Rent (1)	Affordable House Price (2)
<b>County of Yolo</b>			
Retail Salesperson	\$25,269	\$632	\$98,662
Maintenance & Repair Workers, General	\$36,070	\$902	\$141,846
Accountant & Auditors	\$62,410	\$1560	\$245,428
Registered Nurse	\$80,849	\$2021	\$317,940
<b>City of Woodland</b>			
Police Officer	\$52,510	\$1313	\$142,013
Police Sergeant	\$88,798	\$2220	\$203,403
Firefighter	\$52,020	\$1301	\$215,344
Fire Chief	\$126,312	\$3158	\$496,724
<b>Two Wage Earners</b>			
Police Officer and Retail Salesperson	\$77,779	\$1944	\$305,867
Firefighter and Maintenance/Repair Worker	\$88,090	\$2202	\$346,415
Fire Chief and Registered Nurse	\$207,161	\$5179	\$857,572
<b>Retired - Average Social Security</b>			
One person household with only SS	\$12,660	\$317	\$49,786
Aged Couple, Both Receiving Benefits- only SS	\$20,664	\$517	\$81,262
<b>Minimum Wage Earners (effective 1/1/07)</b>			
Single Wage Earner	\$14,400	\$360	\$56,628
Two Wage Earners	\$28,800	\$720	\$113,256
<b>SSI (Aged or Disabled)</b>			
One person household with only SSI	\$10,200 <sup>1</sup>	\$255	\$40,112

Source: California State Employment Development Department, 2007. The City of Woodland. Social Security Online, 2008.

Note: All figures have been rounded and are subject to changing State Housing Guidelines.

Note: (1) Assumes 30% of income devoted to monthly rent, including utilities. (2) Assumes loan at 6% interest, 30-year term, .4 percent tax and .4 percent insurance, no debt, and 20 percent down.

Note: 2007 wage figures for Retail, Maintenance, Accountant, and Nurse occupations were not available for Woodland. As a result, Yolo County data was used.

<sup>1</sup>2007 figure was calculated by subtracting 2.3% annual increase from 2008 total monthly payment.

Table I.16A lists HUD's affordable housing prices based on FY 2008 Fair Market Rent (FMR) areas in Yolo County. Income levels are based on a family of four.

Table I.16A  
Affordable Rents and Housing Prices for Yolo County 2008

	Annual Income	Monthly Affordable Rent (1)	Affordable House Price (2)
<b>HUD-Defined Income Groups (4-person HH)</b>			
Extremely Low-income (below 30%)	\$21,300	\$533	\$83,763
Very Low-Income (below 50%)	\$35,500	\$888	\$139,604
Low-Income (below 80%)	\$56,800	\$1,420	\$223,367
Moderate-Income (to 120%)	\$85,200	\$2,130	\$335,050

Source: California State Employment Development Department, 2007. HUD (Income Limit areas are based on FY 2008 Fair Market Rent (FMR) areas).

Note: All figures have been rounded and are subject to changing State Housing Guidelines.

Note: (1) Assumes 30% of income devoted to monthly rent, including utilities. (2) Assumes loan at 6% interest, 30-year term, .4 percent tax and .4 percent insurance, no debt, and 20 percent down.

Note: 2007 wage figures for Retail, Maintenance, Accountant, and Nurse occupations were not available for Woodland so was substituted with Yolo data.

<sup>1</sup>2007 figure was calculated by subtracting 2.3% annual increase from 2008 total monthly payment.

## Background on Housing Market

According to “Locked Out 2008: The Housing Boom and Beyond” (a study done for the California Budget Project), the story of housing in California in recent years is one of both dramatic change and fundamental continuity. Change has been most striking in California’s home sales and prices, which boomed for several years and then sank when demand for homes plunged starting in late 2005. These occurrences eventually give way to a rising wave of foreclosures that could exacerbate the state’s current economic slowdown. Below is an overview of the report.

Home prices have boomed and exceed what many Californians can afford. California’s median home price boomed between 2000 and 2006, more than doubling from \$200,000 in March 2000 to \$470,000 in March 2006. Although the median home price stabilized somewhat beginning in 2006 and began to decline in late 2007, it remains out of reach even for middle-income Californians. The income needed to purchase the median-priced home exceeds the median household income throughout the state and is more than double the median household income in 14 counties, 13 of which are in the San Francisco Bay Area and/or on the coast.

California’s homeownership rate is relatively low, but increased modestly during the housing boom. Fewer than six out of ten California households (58.4 percent) owned their homes in 2006 – compared to more than two-thirds (67.3 percent) of households in the nation as a whole. Despite the rapid escalation in home prices, California’s homeownership rate increased modestly in recent years, from 56.9 percent in 2000 to 58.4 percent in 2006 – a 1.5 percentage point gain. Homeownership rates increased among both young and non-white Californians during this period.

How did Californians manage to buy homes during the housing boom? Increased homeownership was aided by the fact that lenders allowed borrowers to put little or no money down and to provide few or no details about their income and assets. Lenders also promoted a variety of loans that allowed homebuyers to borrow larger sums than they could have with a

conventional fixed-rate loan as well as to qualify for financing despite having credit problems. These loans include Adjustable Rate Mortgages with short-term teaser rates; interest-only loans; and “subprime” loans, which are generally provided to borrowers with weak credit histories and those who choose not to specify their income and assets when they apply for a loan. Subprime loans were often structured as ARMs with low promotional interest rates. Other factors that helped Californians purchase homes during the housing boom include the decline of mortgage interest rates after 2000, the migration of many Californians to less expensive areas of the state, and the substantial income gains of the state’s wealthiest residents during the past decade.

Home sales have plunged and the state’s median home price has begun to decline. Between 2005 and 2007, August home sales declined by more than half (53.8 percent), falling from 73,285 in August 2005 to 33,887 in August 2007. August home sales in 2007 were at the lowest level since 1992, when California was struggling to recover from a severe recession. Rapid home-price appreciation began to slow significantly in 2006 as home sales plunged. The statewide median home price reached a peak of \$487,500 in May 2007 and then declined to \$402,000 in December 2007, which marked the fifth consecutive month of year-over-year price declines.

Tens of thousands of California homeowners face foreclosure. As introductory mortgage interest rates expire, payments are increasing to unaffordable levels for many homeowners with ARMs, including homeowners with subprime loans. Many homeowners who bought their homes or refinanced their mortgages in 2005 find themselves “locked in” to loans they cannot afford: they are unable to refinance their loans or sell their homes because the amount they owe exceeds the current market value of their home. Research suggests that more than 1 million US homeowners, including more than 190,000 in California, could lose their homes as introductory rates reset to higher levels. The state and federal governments have promoted initiatives to help stem the increase in foreclosures among homeowners with subprime ARMs. However, unless such relief efforts are expanded, the number of foreclosures is likely to increase as California’s homeowners face higher mortgage payments at the same time that credit standards tighten and home prices soften, making it harder to sell a home or refinance to a more affordable loan.

Table I.17 lists the average sale prices for homes in Woodland from September 2007 to August 2008. As indicated in the table, the average sales price decreased from \$383,577 in September/October 2007, to \$260,579 in July/August 2008. The current average sale price as of September 1, 2008 is \$241,774. Although prices have steadily declined, they are still not affordable to 3 out of 4 one-wage workers listed for the City (Table I.16). Additionally, none of the low-income earners listed in Table I.16 can afford homes in Woodland as well.

Table I.17  
Average Sale Prices for Homes in Woodland,  
September 2007 Through August 2008

Periods	AVERAGE SALE PRICE
September/October 2007	\$383,577
November/December 2007	\$317,992
January/February 2008	\$313,514
March/April 2008	\$297,843
May/June 2008	\$264,852
July/August 2008	\$260,579
Current Pending as of 09/01/2008	\$241,774

Source: City of Woodland, 2008.

Note: Based on sales reported to the MLS including new home sales in Spring Lake.

As previously mentioned, foreclosures are occurring around the state and sales for all homes have declined. This is not the case in the City of Woodland however. Table I.17A gives a breakdown of homes sold in the City from August 2007 through August 2008. This period shows an increase of more than 53% in the number of homes sold. The lower average sale prices can also be linked to houses staying on the market for shorter periods of time (only 70 days during 08/31/2007, compared to 90 during 08/31/2008).

Table I.17A  
Statistics on Residential Sales in Woodland,  
August 2007 Through August 2008

	Year to Date 08/31/2007	Year to Date 08/31/2008	Percent Change
Number Sold	238	363	+53%
Median Price	\$367,343	\$270,000	-27%
Average Days on Market (DOM)	91	70	-21%
Average Price	\$394,252	\$276,826	-30%

Source: City of Woodland, 2008.

Note: Based on sales reported to the MLS including new home sales in Spring Lake

Table I.18 indicates rents for multi-family residential developments in Woodland as of August 2007. As indicated, rents vary widely based on the number of bedrooms. In 2007, the mean rent in Woodland was \$700 for a 1-bedroom, while the median was \$718. The mean for a 2-bedroom was \$847 and the median was \$826. Those rents are out of reach for many of the workers and retirees shown in Table I.16. For example, a household with two minimum wage workers earning \$28,800 annually can afford to spend \$720 on monthly housing costs (including utilities). This affordability range only includes 1-bedroom units. The affordability gap for a person, whose only income source is Supplemental Security Income, as is the case with many disabled persons or seniors, is even greater. With SSI as the only source of income, an individual could afford to pay \$255 for monthly housing costs.

Table I.18  
Rental Rates for Apartments in Woodland, 2007

	1-Bedroom	2-Bedroom	3-Bedroom
Mean	\$700	\$847	\$996
Median	\$718	\$826	\$915

Source: City of Woodland, 2007.

## 5) Special Housing Needs

Within the general population, there are several groups of people who have special housing needs. These needs can make it difficult for members of these groups to locate suitable housing. The following subsections discuss these special housing needs of six groups identified in State housing element law (Government Code, Section 65583(a)(7)). Specifically, these include senior households, persons with disabilities households, large households, farm workers, families with female heads of households, and the homeless. Where possible, estimates of the population or number of households in Woodland falling into each group is presented.

### a) Persons with Disabilities

Currently, very little data is available on Woodland's disabled population. Table I.19 presents information derived from the 2000 U.S. Census. (2010 Census data on disabilities are not yet available.)

Table I.19 examines the number of males within each age group that have one type of disability, two types of disabilities, or no disability. A close analysis of the chart reveals an increase in the percentage of males with disabilities with each progressing age group. This is accurate for both one disability and two disabilities.

Table I.19 Sex by Age by Types of Disability for the Civilian Non-Institutionalized Male Population 5 Years and Over, 2000

Male Age	5 to 15 Years		16-20 Years		21-64 Years		65 Years and Older	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total Population of Age Group	4,532	100%	1,897	100%	13,417	100%	1,963	100%
With one type of disability	297	6.6%	187	9.9%	1,691	12.6%	469	23.9%
With two or more types of disability	100	2.2%	100	5.3%	1,428	10.6%	365	18.6%
<b>No disability</b>	<b>4,135</b>	<b>91.2%</b>	<b>1,610</b>	<b>84.9%</b>	<b>10,298</b>	<b>76.8%</b>	<b>1,129</b>	<b>57.5%</b>

Source: Census 2000 Summary File 3 (SF3) – Sample Data.

Note: All figures have been rounded.

Table I.19A examines age groups among females that have one type of disability, two or more types of disabilities, or no disability. Similar to the analysis found in Table I.19A, with increasing age, a greater percentage of disabilities occur.

Table I.19A  
Sex by Age by Types of Disability for the Civilian Non-Institutionalized  
Female Population 5 Years and Over, 2000

Female Age	5 to 15 Years		16-20 Years		21-64 Years		65 Years and Older	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total Population of Age Group	4,492	100%	1,857	100%	13,787	100%	2,908	100%
With one type of disability	162	3.6%	139	7.5%	1,560	11.3%	689	23.7%
With two or more types of disability	60	1.3%	111	6.0%	1,269	9.2%	771	26.5%
<b>No disability</b>	<b>4,270</b>	<b>95.1%</b>	<b>1,607</b>	<b>86.5%</b>	<b>10,958</b>	<b>79.5%</b>	<b>1,448</b>	<b>49.8%</b>

Source: U. S. Census 2000 Summary File 3 (SF3) – Sample Data.

Note: All figures have been rounded.

The statistics for the SSI program also provide information on the number of persons with disabilities who may have housing needs because of their low-incomes. Currently, the Social Security Administration does not provide recipient numbers for the individual City, but instead reports the recipient data by zip code. Consequently, the total numbers might also include SSI recipients that are located outside the city limits. As of 2007, the two zip codes assigned to the City of Woodland are 95695 and 95776, and the total number of SSI recipients was 1,520.

The Alta California Regional Center, which has an office in Woodland, coordinates services for persons with developmental disabilities (mental retardation, cerebral palsy, epilepsy, autism, etc). As of February 2008, there were 238 adult clients in Woodland. There is no information available on their housing arrangements. While some live independently, it is assumed that most are living with parents or other family members.

The “Statewide Independent Living Needs Assessment of 2003-2004” utilized several methods to directly involve people with disabilities, especially those who are unserved or underserved, in the needs assessment process. Disabled participants identified housing as a critical issue, below is two of several concerns voiced to the (SILC study team):

1. Adequate, affordable, 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.
2. Section 8 has provided opportunities for living independently, but participants mentioned several concerns. Waiting times experienced by some were very long. “It takes 2 or 3 years to get in.” Participants mentioned inadequate sizes of the living units, and the difficulty of finding 2 or 3-bedroom units for larger families.

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 April 10, 2008, IHSS was providing support services to 192 disabled persons over the age of 65 in District 1 (Woodland, Winters, Esparto, and Davis), with the majority of the clients in Woodland. According to Yolo County, there are 227 IHSS recipients over 65, and 198 under 65 receiving services 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.

## b) Senior Households

Senior households are defined as households with one or more persons over the age of 65 years. Table I.20 below shows the number of persons over the age of 65 years as well as the number of households in which a person over the age of 65 resides. Approximately 18.7 percent of all households in Woodland included one or more senior individuals, and 10.5 percent of all persons living in Woodland are seniors. Women make up approximately 6.3 percent of the total population, while senior males equal 4.2 percent.

Table I.20  
Number of Seniors, 2000

Number of Persons 65 years and over	5,166
Number of Households with Individuals 65 Years and Over	3,135
Percentage of All Households	18.7%
Seniors as a Percentage of the Total Population	10.5%
Percentage Male	4.2%
Percentage Female	6.3%

Source: 2000 U.S. Census.

Note: All figures have been rounded.

As of 2000, the majority of senior households in Woodland were homeowners as shown in Table I-21. Of all 2000 households headed by a person 65 years or older, 73.4 percent owned their homes and 26.6 percent rented.

Table I.21  
Housing Tenure of Woodland's  
Senior and Non-Senior Households, 2000

Household Type and Tenure <sup>1</sup>	Number	Percent
<b>Senior-Headed Households</b>	<b>3,135</b>	<b>100%</b>
Renter	835	26.6%
Owner	2,300	73.4%
<b>Households Headed by a Non-Senior Person</b>	<b>13,616</b>	<b>100%</b>
Renter	6,117	44.9%
Owner	7,499	55.1%

Source: 2000 U.S. Census.

<sup>1</sup>Based on occupied housing units.

Note: All figures have been rounded.

As shown in Table I-22, of the 835 total senior renter households, 114 (13.7 percent) paid 30 percent or more of their incomes for housing costs. In the homeowners' category, 6.0 percent of senior households were considered below poverty compared to 3.8 percent of non-seniors.

Table I.22  
Housing Tenure and Poverty Level, 2000

Age Category	Total Renters	Households Below Poverty Level Renters		Total Homeowners	Households Below Poverty Level Homeowners	
	Number	Number	Percentage	Number	Number	Percentage
less than 65 years	6,117	1,164	19.0%	7,499	286	3.8%
65 years and over	835	114	13.7%	2,300	139	6.0%
Total	6,952	1,278	18.4%	9,799	425	4.3%

Sources: 2000 U.S. Census. Willdan.

Note: With public assistance income or Social Security income.

Note: All figures have been rounded.

The 2000 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 2006, there were 1,914 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 \$635 as of January 2008, SSI recipients are likely to have difficulty in finding housing that fits within their budgets since they can only afford to pay \$255 a month for rent.

### Information from Service Providers

In March of 2007, the City of Woodland opened its new 51,000 square foot Community and Senior Center that also includes a community park and sports park complex. The Center provides additional recreation and meeting space for the community.



The Center also provides a variety of programs for seniors in the area and provides housing referral information.

The Elderly Nutrition/Meals on Wheels Program promotes the health, well-being and independence of elder adults by providing hot, mid-day meals. ENP served meals to 641 seniors in Woodland last fiscal year (2006/07). This is an unduplicated count, which includes 190 elder adults who received hot, home-delivered meals, and 451 mobile seniors who ate their meals at the Woodland Senior Center. On average the program served 35 seniors per day at the senior center and 81 through home delivery. ENP provides nutritious meals five days a week to many seniors who are at risk in general. The director of the program observed that many seniors are struggling to remain in their current housing. Rents are rising, but most seniors live on fixed incomes. Other expenses, such as medicine and utilities, are increasing as well. Some seniors choose to go without heat or air conditioning to save on bills or save on gasoline costs by not driving. They cannot afford to move to assisted living residences that would provide the additional services needed.

In-Home Supportive Services (IHSS) serves low-income aged, blind, or disabled persons who are unable to perform the activities of daily living and cannot remain safely in their own homes without help. The services provided, such as transportation, shopping, and household management enable these clients to continue to live in their own homes or apartments. As of April 10, 2008, IHSS was providing support services to 192 disabled persons over the age of 65 in District 1 (Woodland, Winters, Esparto, and Davis), with the majority of the clients in Woodland. According to Yolo County, there are 227 IHSS recipients over 65, and 198 under 65 receiving services in Woodland.

Although there are several senior housing developments in Woodland, there are no HUD Section 202 projects, which are targeted to very low-income seniors. In addition, there are no projects with supportive services or assisted-living type projects that serve low- and very low-income seniors who cannot afford to pay the market rates for housing and services

### **c) Large Households**

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.

The U.S. Department of Housing and Urban Development (HUD) defines a large household or family as one with five or more members. According to the 2007 Census, 2,667 households, or 15.9 percent of the total households in Woodland, had five or more members. Approximately 3.3 percent of all households (549) had seven or more members.

Table I.22-1  
Tenure for Large Households, 2000

	<b>1-4 person household:</b>	<b>Percent</b>	<b>5-or-more person household</b>	<b>Percent</b>	<b>Total</b>	<b>Percent</b>
<b>Owner occupied</b>	8,401	86.07	1,360	13.93	9,761	100.00
<b>Renter occupied</b>	5,719	82.10	1,247	17.90	6,966	100.00

Source: Census Bureau (2000 Census SF 3:H17)

#### **d) Farm Workers**

Farm Workers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, in processing plants, and other support activities on a year-round basis. During the workload increases of harvest periods, the labor force is supplemented with seasonal workers, many of whom are hired by a labor contractor. For some crops, farms may hire migrant workers who are defined as those whose travel prevents them from returning to their primary residence every evening.

In 2002, agricultural employment for farm workers working 150 days or more resulted in a payroll of \$7,090 (Yolo County). For those working less than 150 days, earnings were reported to be \$688. According to the U.S. Department of Agriculture, hired farm labor in Yolo County accounted for an annual average of 6,722 jobs. At this same time, a total of 315,336 acres were harvested countywide.

#### **Yolo County Farmworker Data Figures**

Estimating the size of the agricultural labor force is problematic as farm workers are historically undercounted by the census and other data sources. For instance, the government agencies that track farm labor do not consistently define farm labor (e.g., field laborers versus workers in processing plants), length of employment (e.g., permanent or seasonal), or place of work (e.g., the location of the business or field).

Farm workers are typically categorized into three groups: permanent, seasonal, and migrant. Permanent farm workers are typically employed year round by the same employer. A seasonal farmworker works on average less than 150 days per year and earns at least half of their earned

income from farmwork. Migrant farm workers are considered seasonal farm workers who have to travel to the job, and are unable to return to their permanent residence within the same day.

Currently there are 6,722 permanent, seasonal, and migrant farm workers working on 759 farms located in Yolo County. The majority of farms (80.8%) employing less than 10 employees accounted for 25.6% of the farmworker population in 2002 (Table I.22A).

Table I.22A  
Yolo County Permanent and Seasonal Farm Workers (2002)

	<b>Farm Workers</b>	<b>Farms</b>
<b>Farm operations with fewer than 10 employees</b>		
Permanent	799	256
Seasonal (e.g., fewer than 150 days)	923	357
Total	1,722	613
<b>Farm operations with 10 or more employees</b>		
Permanent	2,460	62
Seasonal (e.g., fewer than 150 days)	2,540	84
Total	5,000	146
<b>GRAND TOTAL (FEWER THAN 10 AND MORE THAN 10 EMPLOYEES)</b>	<b>6,722</b>	<b>759</b>

Source: USDA 2002 Census of Farm Workers.

The number of farms and farm workers in Yolo County has increased slightly during the last 10 years (Table I.22B). From 1992 to 2002, farms increased by 8%, while the number of employed farm workers increased by 4.7%.

Table I.22B  
Yolo County Farms and Farm Labor Workers

	<b>1992</b>	<b>1997</b>	<b>2002</b>
Farms	458	457	498
Workers	6,408	6,295	6,722

Source: USDA 2002 Census of Farm Workers.

### Woodland Farm/Ranch Worker Data Figures

Table I.22C lists the names and locations of 17 farms and ranches located near Woodland. Four of the listings have addresses within the City Limits; however, three of them appear to be business offices or mailing locations with the actual farm operations located outside of the City in unincorporated Yolo County. Other information detailed in the table includes the type of farm or ranch, the number of employees, housing availability, and permanent or seasonal worker status.

Counts for the number of employees were obtained from the Employment Development Department (EDD) and then verified by contacting each farm or ranch owners or managers. When contact was not possible, EDD's numbers were assumed current and correct. Further, seasonal status was rated as four or fewer workers, and permanent as more than four workers. These assumptions were chosen for two reasons, 1) it was consistently found that farms and ranches retained fewer workers permanently and had larger numbers employed during harvest (seasonally), and 2) it was of the utmost importance that every person be counted to adequately assess Woodland's farm/ranchworker housing needs.

As of September 2008, there were 17 farms and/or ranches that employed 428 to 470 permanent and seasonal workers located within a few miles from Woodland. The different types of farms and ranches include vineyards, crop farms, a dairy, and other miscellaneous types. With exception of one dairy farmer that provides approximately six housing units to his workers, no

other housing was reported. According to a few of Woodland’s “old-time” farmers and ranchers, stringent laws and expensive fines forced many owners to shut down any kind of housing that was once offered.

Table I.22C  
2008 Woodland Area Farm/Ranch Seasonal and Year Round  
Workers and Available Housing

NAME	LOCATION	TYPE OF FARM OR RANCH	NUMBER OF EMPLOYEES	FARM/RANCH WORKER HOUSING- YES OR NO	PERMANENT & SEASONAL
YOLO VINEYARDS	County Road 95	Grape Vineyards	10-19 employees	N	10-19 permanent
HOWALD FARMS	Howald Dr.	All Other Miscellaneous Crop Farming	10-19 employees	No answer <sup>(1)</sup>	10-19 seasonal
AOKI GEO FARMS INC	State Highway 16	All Other Miscellaneous Crop Farming	1-4 employees	Information was not disclosed <sup>(1)</sup>	1-4 permanent
BEEMAN FARMING CORP	Not listed	All Other Miscellaneous Crop Farming	9 employees	N	9 permanent (approximately 10.5 months)
DANOR FARMS INC	N East St.	All Other Miscellaneous Crop Farming	1-4 employees	Wrong number listed <sup>(1)</sup>	1-4 permanent
DETTLING D SHOP	Cedar Ln.	All Other Miscellaneous Crop Farming	40 employees	N	4 permanent & 36 seasonal
FGH FARMS INC	County Road 97	All Other Miscellaneous Crop Farming	1-4 employees	N	1-4 permanent
GEORGE AOKI FARMS INC	Casa Linda Dr.	All Other Miscellaneous Crop Farming	10 employees	Information was not disclosed <sup>(1)</sup>	10 seasonal
HUFF DON FARMS	Casa Linda Dr.	All Other Miscellaneous Crop Farming	1-4 employees	N	1-4 permanent
JOE MULLER & SONS	County Road 95	All Other Miscellaneous Crop Farming	100 employees	N	25 permanent & 75 seasonal
PAYNE FARMS	County Road 102	All Other Miscellaneous Crop Farming	50 employees	N	50 seasonal
PLOCHER HD DAIRY	County Road 96A	Dairy Cattle and Milk Production	9 employees	Y-2 trailers and 4 houses	9 permanent
CIRCLE G RANCH INC	County Road 24	All Other Animal Production	20-50 employees	N	20-25 permanent & 50 seasonal
TANAKA BROTHERS RANCH	County Road 17	All Other Animal Production	5-9 employees	No answer <sup>(1)</sup>	5-9 seasonal
BARRIOS FARMS INC	County Road 98	Farm Management Services	30 employees	N	30 seasonal
JIM BORCHARD FARMING	County Road 99	Farm Management Services	1-4 employees	No answer <sup>(1)</sup>	1-4 permanent
JOE HEIDRICK ENTERPRISES INC	County Road 24	Farm Management Services	30-50 employees	N	30 permanent & 50 seasonal

Source: Woodland's Area Farm/Ranch Owners and/or Managers & Workers, 2008. EDD, 2008.

(1) EDD information on counts assumed correct. Four or fewer employees are counted as permanent.

## Identification of Needs for 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). While no local surveys are available which document the specific housing needs of farm labor in Yolo County, Statewide surveys provide some insight into the demographic characteristics and housing needs of farm workers. Among the major findings are:

- **Limited Income:** Farm workers typically fall within extremely low-incomes groups. According to the Rural Community Assistance Corporation, three-fourths of California's farm workers earned less than \$10,000 a year in 2000. Only one out of seven earned more than \$12,500 annually.
- **Overcrowding:** Because of their very low incomes, farm workers have limited housing choices and are often forced to double up to afford rents. Local surveys have not been taken of farmworker housing, but a statewide survey indicates that overcrowding is prevalent and a significant housing problem exists among farm workers (California Institute for Rural Studies, 1997).
- **Substandard Housing Conditions:** Many farm workers live in overcrowded conditions and occupy substandard housing, including informal shacks, illegal garage units, and other structures generally unsuitable for occupancy (California Institute for Rural Studies, 1997). Given the importance of agriculture and its labor force, the provision of adequate farmworker housing is a critical issue for the State as many of these workers are believed to be living in poor housing conditions and face the problems of overpayment and/or overcrowding.

## Existing Resources for Farm/Ranchworkers in Woodland

Historically, many migrant agricultural workers resided in farm labor camps throughout Yolo County. It was not uncommon to see rows of housing, mobile homes, or trailers at the job site where workers lived. When contacting Woodland's farm and ranch owners, those that had been in the business for many decades spoke of similar housing types around the City. This scenario was also common throughout California's farming and ranching communities.

As of September 2008, there were no publicly owned farm/ranchworker housing in Woodland. An examination of Table I.22D reveals that only one farm has privately owned housing that farm workers occupy.

Table I.22D  
Woodland Area Privately Owned Farm/Ranchworker Housing

Privately Owned Farm/Ranchworker Housing		
Facility Name	Location	Number of Units
Plocher HD Dairy	Woodland	6

Source: Woodland Area Farm/Ranch Owners and/or Managers & Workers, 2008. EDD, 2008.

The supply of farm/ranchworker housing remains inadequate in Woodland. Based on discussions with local community members, many of the permanent farm/ranchworkers live at the Casa Del Sol Mobile Home Park (Table I.22E). The Casa Del Sol is a 126-unit mobile home park where most of the occupants are farm/ranchworker families; an additional 30 units will be added to the park. As mentioned previously in this report, the Casa Del Sol is an affordable mobile home park, which has been approved for rehabilitation. The park has gained much attention in the media as an alternative way for a community to provide farmworker housing where none exists. The Yolo County Housing Authority operates the Madison Migrant Center, which is located in Madison at 29289 Highway 16, for migrant farm workers and their families. The Center has 88 housing units and is less than 10 miles from Woodland (Table I.22E).

Table I.22E  
Woodland’s Privately Owned  
Farm/Ranchworker Other Housing (2008)

<b>Privately and Publicly Owned Farmworker Housing</b>		
Facility Name	Location	Number of Units
Casa Del Sol Mobile Home Park	Woodland	126
Madison Migrant Center	Madison	88
<b>Total Units</b>		<b>214</b>

Source: Woodland’s Farm/Ranch Owners and/or Managers & Workers, 2008. EDD, 2008.

Table I.22F lists the total number of Woodland’s permanent and seasonal workers and the current inventory of units available for each. There are 112 to 141 permanent farm/ranchworkers and 132 private housing units currently available. (The number of private housing units will increase to 162 during the 2008 – 2013 Housing Element period with the addition of 30 units at Casa Del Sol.) This is equivalent to 1.1 persons per dwelling unit (well below the City’s average of 2.89 per du). The City has 316 to 329 seasonal workers with zero (0) units available. In order to meet the need for these individuals, 118 units must be made available.

Table I.22F  
Identified Farm/Ranchworker Housing Needs (2008)

	<b>Permanent Workers</b>			<b>Seasonal Workers</b>		
	Total Permanent Farm/Ranch workers	Current Inventory of Units Available	Persons Per Dwelling Unit	Total Seasonal Farm/Ranchworkers	Current Inventory of Units Available	Persons Per Dwelling Unit
	112-141	132	1.1 per du	316-329	0	N/A
Actual Units Needed	50 at 2.8 per du			118 at 2.8 per du		

Source: City of Woodland, 2008. Woodland’s Farm/Ranch Owners and/or Managers & Workers, 2008. EDD, 2008.

Note: 2.8 per du unit was taken from Woodland’s average household size of 2.89 per du.

### **Zoning for Farmworker Housing and Programs Related to the Needs of Farm Workers**

Housing for migrant and seasonal/short-term farm/ranchworkers is an urgent need of the City given the large amount of agricultural activity. As of this housing element update, farm/ranchworker housing was not addressed in the City’s zoning ordinance.

For those agricultural workers in the Woodland who are full-time residents, housing needs are best met through the provision of permanent affordable housing. The City has become acutely aware of the need for permanent housing suitable for farm workers, and has over 971 affordable rental units as well as the Casa Del Sol Mobile Home Park (Table II.9). Woodland has established the provision of larger units (3+ bedrooms) as a high priority to address the needs of farmworker families and continues to provide funding support for affordable projects for large families. Where possible these units should be located in town and near services.

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. More than 17,000 units of Section 515 housing in California alone are at-risk of conversion because the property owners can prepay their mortgage and convert to market-rate rents. A loss of any of these units would further worsen housing issues for farm workers. The City will continue to monitor the status of these units and take all necessary steps to ensure that a project remains in or is transferred to an organization capable of maintaining affordability restrictions for the life of the project.

This housing element will include a program to facilitate the provision of additional affordable housing for migrant and seasonal farm workers to address the needs of this group including fee waivers for and reduced development standards for farmworker housing developed in the Multiple-Family (R-M), Duplex Residential (R-2), and Agricultural (A-1) Zones.

The City will also increase its educational outreach efforts on fair housing issues related to frequent housing discrimination faced by farm workers due to their ethnicity and type of employment. The Employee Housing Act will be incorporated into the overall outreach. The City's educational outreach efforts will be aimed at landlords, developers, and farm/ranch workers.

#### **e) Female-Headed Households**

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 a study ("California Boom or Bust") on female wage earners in 2003, "During the economic boom of the late 1990s and continuing through 2002, women in California made important economic gains. Wages increased for female workers across the earnings spectrum, women's employment in higher earning occupations increased, and the share of women with college degrees continued to grow. Still, women earned 83 cents for every dollar earned by men in 2002, and many female workers and their families lacked health and pension coverage."

Table I.22G compares California's median wages for female and male workers from 1989 to 2002 by job title. While women have experienced a slight increase in wage since 1989, they still earn far less than their male counterparts.

Table I.22G  
California Median Hourly Occupational Wages of Women and Men (2002 Dollars)

Industry	1989			2002			Percent Change, 1989 to 2002	
	Median Wage of Female Workers	Median Wage of Male Workers	Female to-Male Median Wage Ratio	Median Wage of Female Workers	Median Wage of Male Workers	Female to-Male Median Wage Ratio	Median Wage of Female Workers	Median Wage of Male Workers
Manufacturing (Non-durables)	\$10.85	\$16.80	64.6%	\$12.00	\$16.40	73.2%	10.6%	-2.4%
Manufacturing (Durables)	\$14.00	\$19.61	71.4%	\$14.42	\$20.00	72.1%	3.0%	2.0%
Services	\$14.00	\$17.51	80.0%	\$15.00	\$18.56	80.8%	7.1%	6.0%
Retail Trade	\$8.40	\$12.27	68.5%	\$10.00	\$12.00	83.3%	19.0%	-2.2%
Finance, Insurance, and Real Estate	\$14.00	\$21.01	66.7%	\$16.73	\$25.62	65.3%	19.4%	22.0%
Transportation and Utilities	\$15.82	\$19.61	80.7%	\$16.65	\$19.00	87.6%	5.2%	-3.1%
Government	\$15.25	\$21.01	72.6%	\$17.31	\$23.08	75.0%	13.5%	9.9%

Source: California Boom or Bust, 2003.

Table I.22H lists percentages for a comparison of females and males earning between \$6.75 and \$7.75 per hour. During 2002, women accounted for a majority of the low-wage work force, but had a higher level of college education than men. Despite these facts, men received more hours of work per week.

Table I.22H  
California's Low Wage Earners  
(2002 Hourly Wages Between \$6.75 and \$7.75)

	Women	Men
Percentage of Low-Wage Workers	52.9%	47.1%
<b>Age</b>		
16 to 19 Years Old	16.2%	16.0%
20 to 24 Years Old	24.6%	25.9%
25 and Older	59.2%	58.1%
<b>Hours of Work</b>		
35 Hours or More per Week	50.7%	69.6%
Less than 35 Hours per Week	49.2%	30.5%
<b>Education</b>		
Less Than High School	35.4%	43.0%
High School	28.0%	25.6%
Some College and Higher	36.6%	31.3%
<b>Race/Ethnicity</b>		
White	36.2%	31.7%
Latino	46.7%	53.1%
Black, Asian, and Other	17.0%	15.2%
<b>Major Industry</b>		
Agriculture, Forestry, and Fisheries	3.8%	16.0%
Manufacturing	10.5%	10.2%
Retail Trade	40.7%	33.9%
Services	36.1%	23.3%
Other	9.0%	16.6%

Source: California Boom or Bust, 2003.

According to other recent studies, single mothers on welfare rarely find full-time, permanent jobs with adequate wages. Recent welfare legislation has focused on child support enforcement. However, full payment of child support only constitutes a small portion of the total cost of raising a child.

### Description of Need

Of the 16,727 households in 1999, females with no husbands present headed 12.3% of the City's homes. Further examination shows that 7.4% had children under 18, and 4.9% had no children under the age of 18. Table I.22I also shows that 6.8% of Woodland's families were living below the poverty level and females headed 422 of those households.

Table I.22I  
1990-1999 Female-Headed Households

<b>Householder Type</b>	<b>Number</b>	<b>Percent</b>
Total Households	16,727	100%
Total Female-Headed Householders (no husband present)	2,062	12.3%
Female Heads with Children under 18 (own children and no husband present)	1,239	7.4%
Female Heads without Children under 18 (no husband present)	823	4.9%
Total Families Under the Poverty Level	1,135	6.8%
Female-Headed Households Under the Poverty Level (no husband present)	422	2.5%

Source: U.S. Census, 2000.

Note: All percentages have been rounded.

The economic problems facing female-headed households have serious policy implications with respect to housing. According to *The Widening Divide*, California has the worst rental affordability problem in the U.S., with a more severe shortage of low-priced units than any other state. Since 1970 there has been a 25% increase in the number of poor renter households paying 50% or more of their income towards rent.

Housing costs are usually the greatest expense for female-headed households. Single female renters often pay rents that exceed their affordability level. During 1999, Woodland's median female-headed household income was \$28,858 (Table I.22J). Affordable rental cost for the City's female median income households was \$721 (as defined by HUD). Woodland's median gross rent for 2000 was \$655. Although the City's gross rent of \$655 is well below the median income affordable rental rate of \$721, as shown in Table I.22J, a large percentage of female-headed households had incomes below the median of \$28,858. According to HUD, those with incomes below the median are classified as having extremely low- or very low-incomes. In 2000, Woodland's extremely low-income female householders could only afford rents of \$278, and the very low-income females could only afford \$463.

Table I.22J  
Woodland's Income Levels for Female Householders

<b>1999 INCOME LEVELS FOR FEMALE HOUSEHOLDER, NO HUSBAND PRESENT</b>		
	<b>NUMBER</b>	<b>PERCENT</b>
Total	2,062	100%
Less than \$10,000	314	15.2%
\$10,000 to \$14,999	217	10.5%
\$15,000 to \$19,999	147	7.1%
\$20,000 to \$24,999	173	8.4%
\$25,000 to \$29,999	238	11.5%
\$30,000 to \$34,999	187	9.1%
\$35,000 to \$39,999	122	5.9%
\$40,000 to \$44,999	165	8.0%
\$45,000 to \$49,999	96	4.7%
\$50,000 to \$59,999	180	8.7%
\$60,000 to \$74,999	103	5.0%
\$75,000 to \$99,999	82	4.0%
\$100,000 to \$124,999	4	0.2%
\$125,000 to \$149,999	0	0.0%
\$150,000 to \$199,999	34	1.6%
\$200,000 or more	0	0.0%
Median Income	28,858	-
Mean Income	33,585	-

Source: U.S. Census, 2000.

Note: All percentages have been rounded.

Historically, mothers receiving welfare benefits have been unable to rent decent housing in the private market. As of 2008, a CalWORKS (formally known as Aid for Dependent Children (AFDC)) family, which receives \$821 (family of 4) per month, is not able to afford the 2008 Fair Market Rent of \$1,013 (2 bedroom) in Yolo County (of which Woodland is a part). Using 30% of the gross income as an affordability threshold, this family could only afford \$246 per month for rent.

The housing need for this special needs group is also documented by the fact that as of April 1, 2008, 412 households in Woodland were receiving rental assistance from the Housing Choice Voucher Program (formerly known as Section 8). According to the Yolo County Housing Authority (YCHA), of this total, female-headed households held approximately 301 of the vouchers. The YCHA administers affordable housing programs for Woodland and other cities, which are funded by HUD. The program subsidizes the balance of the rental cost in excess of 30% of a renter's gross income.

As the owner and landlord of 132 units, the YCHA also provides additional affordable housing in Woodland (Yolano Village). As of April 1, 2008 there were 2,024 households on the waiting list for these units which range from one to four bedrooms.

It has often been reported by different shelters that homelessness amongst families is most severe when headed by a single mother. The decline in welfare benefits, coupled with increases in the cost of living (which includes housing), largely explain the increasing incidence in homelessness among families.

The difficulty that female heads of households have encountered in obtaining affordable housing has often led to homelessness for both them and their children. The Yolo County Homeless & Poverty Action Coalition (HPAC) conducted a count of the homeless on January 30, 2007 and reported 45 women and 41 children where homeless in Woodland.

**Projected Housing Needs for Female-Headed Households**

Based on a household of 2.8 persons per dwelling unit, 736 units are needed to accommodate the 2,062 female-headed households.

Table I.22K  
Summary of Projected Needs for Female-Headed Households

No. of Female-Headed Households	Projected Dwelling Units	Households or Persons / DU
2,062	736	2.8

Source: U.S. Census, 2000.

**Strategies and Programmatic Responses to Meet Projected Needs**

To address both the housing and supportive service needs of female-headed households, additional multi-family housing should be developed that include childcare facilities (allowing single mothers to actively seek employment).

In addition, the creation of innovative housing for female-headed households could include co-housing developments where childcare and meal preparation responsibilities can be shared. The economies of scale available in this type of housing would be advantageous to this special needs group as well as all other low-income household groups. Limited equity cooperatives sponsored by non-profit housing developers are another financing structure that could be considered for the benefit of all special needs groups.

**f) Homeless Persons**

Effective January 1, 2008, *Government Code Section 65583(a)(4) requires the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the need for emergency shelters identified in paragraph (7) of Government Code Section 65583(a), except that each local government shall identify a zone or zones that can accommodate at least one year-round emergency shelter. Government Code Section 65583(c)(1) requires “As part of the analysis of available sites, a jurisdiction must include an analysis of zoning that encourages and facilitates a variety of housing types...including emergency shelters and transitional housing.”*

The City’s existing zoning ordinance does not specifically list supportive housing, transitional housing, or emergency shelters. City approved four facilities in which two did not require a

conditional use permit. As of 2008, the City of Woodland continues to provide both sheltered and transitional housing, which may qualify them, under the HCD's classification, as "Good Actors".

The Yolo County Homeless & Poverty Action Coalition (HPAC) (formerly the Yolo County Homeless Coalition) conducted a count of the homeless on January 30, 2007. The count included a survey component and was a collaborative effort of community volunteers, including homeless and formerly homeless individuals, and HPAC member and partner agencies. The Department of Housing and Urban Development (HUD) requires that a point-in-time homeless count occur within specific guidelines in order to qualify for Continuum of Care Supportive Housing Program (SHP) funding. Yolo County homeless services providers currently receive about \$412,000 annually in SHP funding. The homeless count also provides information that allows service providers to target services to meet the specific needs of the homeless in our communities.

It is important to recognize that this is a point-in-time count or *snapshot*, reflecting those persons identified as homeless on the day of the count during a limited timeframe; it is not an absolute number. Many individuals and families move in and out of homelessness over the course of a year. The Corporation for Supportive Housing estimates that 5 to 10 percent of low-income households in a community may experience homelessness at some point during a 12-month period. Applying this to Yolo County using data from the 2000 U.S. Census, between 1,119 and 2,238 people in the community may experience homelessness over the course of a year.

HUD requires that the following definitions be used in collecting data to complete the application.

- 1) A person is considered *homeless* only when he/she is:
  - living in places not meant for human habitation
  - living in an emergency shelter
  - living in transitional housing for the homeless but originally came from the streets or an emergency shelter
  
- 2) A *chronically homeless person* is:
  - an unaccompanied homeless individual
  - who has either been continually homeless for at least a year, or
  - has had at least four episodes of homelessness in the past three years, and
  - has a disabling condition, including:
    - diagnosable substance use disorder
    - serious mental illness
    - developmental disability, or
    - chronic physical illness or disability such as the co-occurrence of two or more of these conditions

Table I-23 gives combined totals for both the sheltered and unsheltered homeless populations.

Table I-23  
2007 Yolo County Sheltered and Unsheltered Homeless Population Counts

<b>SHELTERED &amp; UNSHELTERED COUNT</b>					
	Rural	Davis	West Sac.	Woodland	<b>Total</b>
Households with Dependent Children	0	10	9	18	<b>37</b>
Number of Persons in these Households	0	27	31	64	<b>122</b>
Households without Dependent Children	7	59	98	115	<b>279</b>
Number of Persons in these Households	9	59	107	117	<b>292</b>
Chronically Homeless Individuals	2	23	48	64	<b>137</b>
Men	5	47	82	95	<b>229</b>
Women	1	21	36	45	<b>103</b>
Gender Unknown	3	1	0	0	<b>4</b>
Children	0	17	20	41	<b>78</b>
<b>Total</b>	<b>9</b>	<b>86</b>	<b>138</b>	<b>181</b>	<b>414</b>

Source: The Yolo County Homeless and Poverty Action Coalition, 2007.

Note: There were no homeless people identified in the City of Winters on the day of the survey so the City is not included.

As shown above, counts for the homeless population is highest in the City of Woodland. Of the 181 total, 18 include households with dependent children. The total number of homeless children is 41. During this survey, there were 64 chronically homeless individuals in the City. West Sacramento had the second highest homeless populations at 138 persons including 20 children.

Table I-23A shows the total amount of homeless population that is unsheltered. Of the three cities and the rural area, West Sacramento has the highest count followed by Woodland and then Davis.

Table I -23A  
2007 Yolo County Unsheltered Homeless Population Counts

<b>UNSHELTERED COUNT</b>					
	Rural	Davis	West Sac.	Woodland	<b>Total</b>
Households with Dependent Children	0	0	0	1	<b>1</b>
Number of Persons in these Households	0	0	0	4	<b>4</b>
Households without Dependent Children	7	33	98	31	<b>169</b>
Number of Persons in these Households	9	33	107	33	<b>182</b>
Chronically Homeless Individuals	2	14	48	13	<b>77</b>
Men	5	28	78	27	<b>138</b>
Women	1	4	29	7	<b>41</b>
Gender Unknown	3	1	0	0	<b>4</b>
Children	0	0	0	3	<b>3</b>
<b>Total</b>	<b>9</b>	<b>33</b>	<b>107</b>	<b>37</b>	<b>186</b>

Source: The Yolo County Homeless and Poverty Action Coalition, 2007.

Note: There were no homeless people identified in the City of Winters on the day of the survey so the City is not included.

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. Table I-23B includes a total count of all the sheltered homeless in Woodland. Among the homeless sheltered are 10 veterans in the City of Woodland, and 4 in Davis. Victims of domestic violence accounted for 56 in Yolo County, with 33 of the total residing in Woodland.

Table I-23B  
2007 Yolo County Sheltered Population Counts

<b>SHELTERED COUNT</b>					
	<b>Rural</b>	<b>Davis</b>	<b>West Sac.</b>	<b>Woodland</b>	<b>Total</b>
Households with Dependent Children	0	4	0	0	<b>4</b>
Number of Persons in these Households	0	13	0	0	<b>13</b>
<b>Households without Dependent Children</b>					
Households without Dependent Children	0	15	0	33	<b>48</b>
Number of Persons in these Households	0	15	0	33	<b>48</b>
<b>Households with Dependent Children</b>					
Households with Dependent Children	0	6	9	17	<b>32</b>
Number of Persons in these Households	0	14	31	60	<b>105</b>
<b>Households without Dependent Children</b>					
Households without Dependent Children	0	11	0	51	<b>62</b>
Number of Persons in these Households	0	11	0	51	<b>62</b>
<b>Chronically Homeless Individuals</b>					
Chronically Homeless Individuals	0	9	0	51	<b>60</b>
Severely Mentally Ill	0	3	5	23	<b>31</b>
Chronic Substance Abuse	0	13	6	72	<b>91</b>
Veterans	0	4	0	10	<b>14</b>
Persons with HIV/AIDS	0	0	0	1	<b>1</b>
Victims of Domestic Violence	0	19	4	33	<b>56</b>
Unaccompanied Youth (Under 18)	0	0	0	0	<b>0</b>
<b>Gender</b>					
Men	0	19	4	68	<b>91</b>
Women	0	17	7	38	<b>62</b>
Gender Unknown	0	0	0	0	<b>0</b>
Children	0	17	20	38	<b>75</b>
<b>Total</b>	<b>0</b>	<b>53</b>	<b>31</b>	<b>144</b>	<b>228</b>

Source: The Yolo County Homeless and Poverty Action Coalition, 2007.

Note: There were no homeless people identified in the City of Winters on the day of the survey so the City is not included.

As the report noted, the City of Woodland supports and funds 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.

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.

Crossroads House: This program, operated by the Woodland Youth Services, provides shelter services to children who are temporarily homeless after being abandoned, neglected, or abused. In 2007, the City committed \$11,000 to this program, which assisted eight children during the 2006/2007 fiscal year.

Short Term Emergency Aid Committee (STEAC): This organization provided assistance through 2005 to 2006 assisting 87 families with moving into long-term housing.

Countywide Homeless Coordinator: The City provides funds annually to support the activities of the Homeless Coordinator. Through 2007 to 2008, the City continued to contract for the services of Yolo County's Homeless Coordinator.

## **C. Projected Housing Needs**

### **1) Regional Fair Share Allocation**

In addition to the existing needs identified in the previous section (e.g., demographics, housing conditions, overcrowding, housing costs, overpayment), the housing element must document projected housing needs and special housing needs.

The Sacramento Area Council of Governments (SACOG) issued its Final Regional Housing Needs Plan (RHNP) and Regional Housing Needs Allocations (RHNA) on February 21, 2008. 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 January 1, 2006 to June 30, 2013 (RHNA) planning period are derived from California Department of Housing and Community Development (HCD) which are 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) for the period from 2005 to 2013, and multiplied that percentage by the overall regional housing needs determination provided by HCD. The allocations for each income group are based on trending each jurisdiction towards a long-term (50-year) regional average in each income category.

As shown in Table I.24, SACOG, in its Regional Housing Needs Allocations (RHNA) figures, allocated Woodland a total of 1,871 housing units for the January 1, 2006 – June 30, 2013 RHNA period, a 7½-year planning period. The allocation is equivalent to an average yearly need of 249 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 213 units or half of the VLI since adequate data was not available for projecting ELI.

Table I.24  
Woodland Regional Housing Needs Allocations  
(RHNA) by Income, 2006-2013

Total	Very Low	Low	Moderate	Above Moderate	Average Yearly Need (7.5 years)
1,871	425*	266	238	942	249
100%	22.7%	14.2%	12.7%	50.3%	-

Source: Sacramento Area Council of Governments (SACOG), Regional Housing Needs Allocations 2006-2013 Allocation, February 21, 2008.

\* The Very Low Income Housing Need includes a subset of Extremely Low Income. The ELI has been calculated at 213 units.

Table I.25 shows the total to 2006-2013 RHNA housing unit count for Woodland, Yolo County, and the entire SACOG region.

Woodland’s RHNA represents 19.6 percent of the Yolo County RHNA (Yolo County and the cities of Woodland, West Sacramento, Winters, and Davis) of 9,522 units. This share is 25 percent of the total Yolo County housing stock in 2006-2013. Woodland’s housing stock represented 1.57 percent of the total 2006 –2013 SACOG Region housing supply. Woodland has been assigned a RHNA equivalent of 1.57 percent of the regional total of new housing units.

Table I.25  
RHNA for City of Woodland, Yolo County,  
and SACOG Region, 2006-2013

Jurisdiction	Regional Housing Needs (Units) Allocation - Current Jurisdictional Boundaries			SACOG MTP 2013 Est. Housing Units				Allocated Growth
	Total	% of County Share	% of Regional Share	Average Yearly Need (7.5 years)	2013 Housing Units (SACOG MTP)	% of County Share	% of Regional Share	% Total Growth: 2006-2013
Woodland	1,871	19.6%	1.57%	249	19,776	25.09%	0.18%	9.4%
Yolo County	9,522	100.00%	8.0%	1,270	78,791	100.00%	7.92%	12%
SACOG Regional Total	118,652	100.00%	100.00%	15,820	994,211	-	100.00%	11.9%

Sources: Sacramento Area Council of Governments (SACOG), Regional Housing Needs 2006-2013 Allocation California Department of Finance.

Table I.26 shows the previous RHNP (RHNA) allocation by income and the units built and under construction in Woodland from January 1, 2002 through June 2007 under the 2003 Housing Element Planning period 2002-2007. A total of 53 units built since 2002 fall into the very low-category, 161 units fall into the low-category, and 937 units fall into the above-moderate category. A total of 125 above-moderate units are under construction. The table also shows the net RHNP allocation to be met after accounting for the built and under construction units. A net total of 3,256 (1,541 + 1,715) additional units need to be built by June 2013 to meet Woodland's RHNP (RHNA).

Table I.26  
Adjusted Woodland Regional Housing Needs Plan by Income

	Very Low	Low	Moderate	Combined Very Low, Low, and Moderate	Above Moderate	Total (Combined + Above Moderate)
<b>Total RHNP Allocation (2002 to 2007)</b>	<b>643</b>	<b>389</b>	<b>580</b>	<b>1,612</b>	<b>1,229</b>	<b>2,841</b>
Units Built: July 2002-June 2003	11	4	11	26	297	323
Units Built: July 2003-June 2004	12	36	0	48	395	443
Units Built: July 2004 to June 2005	18	4	0	22	131	153
Units Built: July 2005 to June 2006	12	117	0	129	69	198
Units Built: July 2006-June 2007.	0	0	13	13	45	58
Under Construction (2):	0	0	0	0	125	125
<b>Net Allocation to be Met: January 2002 – June 2007</b>	<b>590</b>	<b>288</b>	<b>556</b>	<b>1,374</b>	<b>167</b>	<b>1,541</b>
<b>Total RHNP Allocation (2006-2013)</b>	<b>425</b>	<b>266</b>	<b>238</b>	<b>929</b>	<b>942</b>	<b>1,871</b>
Units Built/Under Construction (3): July 2007- March 2008	85	71	0	156	44	200
<b>Net Allocation to be Met: January 2006-June 2013</b>	<b>340</b>	<b>195</b>	<b>238</b>	<b>773</b>	<b>898</b>	<b>1,671</b>

Source: City of Woodland Community Development Department 2008.

Notes: (1) Sycamore Pointe Apartments: 11 very low- and 124 low-income units; Woodmark Apartments: 17 very low-income and 154 low-income units; Lincoln Gardens Senior Apartments, Phase II: 4 low-income units; 102 other above-moderate units

(2) 119 units in Southeast Area (Meyers Homes - 29, Avignon - 30, & Maplegrove - 60); & 6 units in Faria Park (as of January 1, 2002).

(3) 156-unit affordable apartment complex in the Spring Lake Specific Plan area (Terracina Apartments). When completed, 85 very low-income units and 71 low-income units will be available.

## 2) 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 ten-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 tenant's 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), HOME, and redevelopment 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 multifamily properties is 15 years. Density bonus units expire in either 10 or 30 years, depending on the level of incentives. No density bonus property was found with a 10-year affordability term. Also, properties funded through the City of Woodland's redevelopment agency generally require an affordability term of 20 years.

Table I-27 lists all government assisted rental properties in the City. Generally, the inventory consists of HUD, the City of Woodland Redevelopment Agency, and Yolo County multifamily 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.

The California Housing Partnership Corporation provides an inventory of federally subsidized rental units at-risk of conversion. The 2007 update has identified three (3) at-risk assisted

housing developments. The at-risk complexes include Cherry Glen Apartments that has 44 Section 8 units (affordability contract expires November 28, 2012), Crosswood Apartments with 44 Section 8 units (affordability contract expired on September 30, 2007 with a maturity date of February 1, 2011), and Summertree Apartments that has 91 Section 8 units (affordability contract expires November 30, 2008 with a maturity date of January 1, 2040).

Table I-27 lists assisted rental units in the City of Woodland along with their at-risk status. As mentioned above, the City currently has 1,488 affordable housing units. These units include two apartment complexes for the disabled (Summerhouse and New Dimensions). The Leisureville and Casa Del Sol Mobile Home Parks both provide affordable housing to the community. Of the 21 affordable apartment buildings, Cherry Glen, Crosswood, and the Summertree Apartments are currently at-risk. According to the California Housing Partnership Corporation, Crosswood Apartments is due to expire on September 30, 2008.

No other assisted rental units funded through CDBG monies, mortgage revenues bonds, Redevelopment Agency (RDA) funds, density bonus, or California Housing Finance Agency (CHFA) funds were found within the City of Woodland.

**Table I.27  
Assisted Rental Units/ Section 8 and At-Risk Housing**

Assisted Rental Units								
Project Name	Address	Owner/Contact	Total Units	Total Assisted Units	Type	Expiration Date- Restrictive Clause Expiration Date	Subsidy	Type of Conversion Risk
Cherry Glen	762 W Lincoln Avenue		44	44	Family	2012	CHFA Tax-Exempt Bonds, Section 8	At-Risk
Crosswood Apartments	646 3rd Street	FPI Management	48	44	Family	2008	HUD Section 236 Section 8	At-Risk
Hotel Woodland Apartments	436 Main Street	Community Housing Opportunities (CHOC)	76	76	Individuals/ Couples	--	RDA, CDBG, Tax Credits	Not At-Risk
The Greenery	505 W. Cross Street	AF Evans	95	95	Family	Preserved	Tax Credits	Not At-Risk
Terracina Spring Lake Family Apartments		USA Properties/USA Multi-Family Management	156	156	Family	--	HOME	Not At-Risk
Heritage Oaks	186 Muir Street		120	120	Family	--	Tax-Exempt Bonds	Not At-Risk
Eaglewood Apartments	1975 Maxwell Ave	American Property Development	156	40	Family	--	--	Not At-Risk
Skylark Apartments	--	--	29	7	Family	--	--	Not At-Risk
Sycamore Point Apartments	521 Pioneer Ave	--	136	135	Family	--	Density bonus	Not At-Risk
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 Tax Credits Tax-Exempt Bonds	Not At-Risk

Summertree Apartments	555 Community Lane	--	93	91	--	2011	--	At-Risk
Fair Plaza East Senior Apartments	35 West Clover Street	USA Properties	68	67	Senior	--	HELP, Bonds, 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	--	47	14	Senior	--	Section 8 Tax Credits	Not At-Risk
Courtside Towers/Village	320 West Court Street	--	102	102	Senior	--	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
New Dimensions	580 Kentucky Avenue	--	15	15	Persons with Disabilities	--	HUD Section 811 MHP CDBG	Not At-Risk
Stella Senior Apartments – 25 West Lincoln Avenue	--	--	24	24	Senior	--	--	--
Leisureville Mobile Home Park	1313 E Gibson Road	Resident-owned	150	76	--	--	CDBG/HOME	Not At-Risk
Casa Del Sol Mobilehome Park	709 East Street	CHOC	156	156	Family	--	HELP funds Tax-Exempt Bonds CalHOME	Not At-Risk

Source: CA Housing Partnership Corporation, May 2008.  
(1) Rural Development Units, Farmer's Home Section 515.  
-- data that was not yet available or was unattainable.

In order to provide a cost analysis of preserving at-risk units, costs must be determined for rehabilitation, new construction, or tenant-based rental assistance. From 2005 to 2007, the City of Woodland funded the new construction of a multi-family development, and the rehabilitation of an existing multi-family building. The following text and tables discuss these undertakings.

Rehabilitation Costs– The primary factors used to analyze the cost of preserving low-income housing includes acquisition and rehabilitation, along with financing and other related fees. From 2005 to 2006, the Heritage Oaks multi-family building was acquired and rehabilitated at a cost of \$17,500 per unit. The project consisted of 120 units (12 for very low-income households, and 108 for low-income households). Table I.27A gives an estimated per unit preservation cost based on the 120-unit Heritage Oaks Apartments. The total acquisition and rehabilitation cost is \$2,100,000. The total financing cost for a 30-year loan with a 6.5% interest rate would total \$2,678,435. This means that total rehabilitation cost per unit for the Heritage Oaks Apartments was \$39,820.

**Table I.27A  
Rehabilitation Costs**

Fee/Cost Type	Amount
Acquisition and Rehabilitation (Purchase of an existing complex)	\$2,100,000
Financing/Other	\$2,678,435 <sup>(1)</sup>
<b>Total Estimated Cost Per Unit</b>	<b>\$39,820</b>

Source: Yolo County Homes and Land, 2008. Freddie Mac, 2008.

(1) Financing/Other is based on a 30-year loan term with 6.5% interest. A financial calculator tool was utilized for the calculation.

New Construction/Replacement Costs – New construction to replace a similar affordable multifamily building like those listed as at-risk in Table I.27 must include the same number of units and have similar amenities. In 2007, the City of Woodland processed the Terracina at Spring Lake Family Apartments project and the development of the facility cost a total of \$32,000,000 for 156 units (the price did not include land). The Terracina at Spring Lake Family Apartments included 85 very low-income units and 71 low-income units. Table I.27B lists the total cost per unit to construct a new apartment building with 156 units. Comparison of the cost for construction (\$207,443 per unit) to that of rehabilitation (\$39,820 per unit) reveals that the later would be a more cost effective approach toward the preservation of at-risk units. It should be noted however, that at-risk units might also be preserved through tenant-based rental assistance

**Table I.27B  
New Construction/Replacement Costs**

Cost/Fee Type	Cost Per Unit
Acquisition (Land)	\$359,600
Construction and Financing/ Other	\$32,000,000
<b>Total Estimated Per Unit Cost</b>	<b>\$207,443</b>

Source: Yolo County Homes and Land, 2008. The McGraw Hill Companies, 2008.

Based on a 30-year loan term. Acquisition (Land) equals 0.70 acres. At the time of this housing element update, no multi-family parcels were listed for the City of Woodland. As a result, the price of land in Table I.27B is based on a multi-family parcel listed for sale in a nearby city.

Tenant-Based Rental Assistance – This type of preservation largely depends on the income of the family, the shelter costs of the apartment, and the number of years assistance is provided. If a very low-income family with rental assistance earns \$35,500 (approximately 50% of Yolo County’s median 2008 FY Income), then the family could afford \$888 per month for shelter costs. The difference between \$888 and the typical rent for a three-bedroom apartment in Woodland of \$996 would require a monthly assistance of \$108. For comparison purposes, typical affordable housing developments carry an affordability term of at least 20 years, which would bring the total cost to \$25,920 per family.

According to HUD, “The HOME Program allows participating jurisdictions to create flexible programs that provide financial assistance to individual households in order to enable them to rent market-rate units. These rental subsidies are known as "tenant-based rental assistance" or TBRA”.

For the five-year period of this housing element, a total of 179 units are considered high priority at-risk units. The total cost of producing 179 new and comparable units is estimated at \$37,130,566, while rehabilitation is estimated at \$4,127,832. Providing tenant-based rental assistance is estimated at \$4,639,680 for a 20-year period for 179 units.

To address at-risk units, the City will add a program that implements the following: monitoring of at-risk units, insurance of 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.

### ***Preservation Resources***

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. Table I.27C lists 12 non-profit and 13 for-profit organizations that are interested in affordable rental housing in Woodland.

**Table I.27C**  
**Non-Profit and For-Profit Housing Organizations**  
**Interested in Acquiring At-Risk Rental Housing**

<i>NON-PROFIT</i>		
ACLC, Inc.	42 N. Sutter St., Ste. 206	Stockton
C. Sandidge and Associates	143 Scotts Valley	Hercules
Christian Church Homes of Northern California, Inc.	303 Hegenberger Road, Ste. 201	Oakland
Community Housing Opportunities Corporation	1490 Drew Avenue	Davis
Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael
Mercy Housing California	3120 Freeboard Drive, Suite 202	West Sacramento
Nehemiah Progressive Housing Development Corp.	1851 Heritage Lane, Ste. 201	Sacramento
Rural California Housing Corp	3120 Freeboard Drive, Ste. 202	West Sacramento
Sacramento Mutual Housing Assoc.	3451 Fifth Ave	Sacramento
Sacramento Valley Organizing Community	3263 1st Ave	Sacramento
Senior Housing Foundation	1788 Indian Wells Way	Clayton
Solano Affordable Housing Foundation	2400 Hillborn Rd, Lower Level	Fairfield
Yolo Mutual Housing Association	No contact information provided	
<i>FOR-PROFIT</i>		
AF Evans	1000 Broadway, Suite 300	Oakland
Gala Construction	269 Technology Way, Suite B1	Rocklin
Neighborhood Partners	516 Rutgers Drive	Davis
Pacific Housing, Inc.	1801 L Street, Ste 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
CyrusYoussefi	1001 Sixth St. Suite 200	Sacramento

Source: City of Woodland, 2008. 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 ran by the City. A portion of the total fees listed below, represents affordable housing in-lieu fees for very low-income units that were paid by the developers. The total amount of City Funds Deferred Fee and Developer Pass funds expended on affordable housing and/or related programs from 2002 through 2007 are \$2,454,122.
- **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 uses HOME

funds primarily for first-time homebuyers (down payment assistance), owner-occupied rehabilitation and rental-rehabilitation. The City has also done some multifamily acquisition/rehabilitation. The total amount of HOME funds expended on affordable housing and/or related programs from 2002 through 2007 are \$4,189,000.

- 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 total amount of HELP funds expended on affordable housing and/or related programs from 2002 through 2007 are \$2,800,000.
- Tax Credit Allocation Committee (TCAC): TCAC funds are made available from federal tax credits to the City of Woodland. The total amount of TCAC funds expended on affordable housing and/or related programs from 2002 through 2007 are \$23,629,332.
- Yolo County Housing (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 to rent homes in the private market. The voucher covers a portion of the rent 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 and ranges from a household size of one to four persons. As of April 1, 2008, 412 households in Woodland were receiving rental assistance from this program.

Redevelopment Agency Tax Increment Funds: As required by State law, the City of Woodland's redevelopment agency sets aside 20% of the gross tax increment revenues into a low- to moderate- income housing fund for its affordable housing activities. The total amount of funds expended on affordable housing and/or related programs from 2002 through 2007 are \$91,000.

## **II. RESOURCE INVENTORY**

### **A. Availability Of Land And Services**

#### **1) Inventory of Regulatory Requirements and Incentives**

Zoning ordinance and other regulations can support the development of affordable housing by helping to reduce development costs or provide other incentives to development. Relevant regulations that can address this include reducing parking requirements, increasing densities, requiring inclusionary units, relaxing development standards for second units, and modifying other standards, such as those that govern mobilehome parks and mixed-use development. Since regulations can lower development costs while at the same time they do not require additional financial subsidies, they are a very useful mechanism for cities that endeavor to increase the supply of affordable housing.

##### **a) General Plan Designation and Zoning**

As shown in Table II.1 below, the General Plan land use designations that allow residential development include eight residential designations that permit a range of residential development types from Rural Residential development (density of 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 II.1  
General Plan Land Use Designations Permitting Residential Development

<b>General Plan Designation</b>		<b>Residential Use</b>	<b>Density Range</b>	<b>Corresponding Zoning Districts</b>
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 outside city limits
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 multifamily 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, multifamily units, group quarters, mobilehome parks.	8.0-16.0 units/ gross acre	R-2 R-M
High Density Residential	HDR	Triplexes, fourplexes, multifamily 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 multifamily 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 II.2 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 II.2  
Residential Zoning Districts

Zoning District		Residential Uses Permitted	Minimum Lot Area
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 (Subject to Section 25-21-50).	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.

### b) Parking Requirements

The City of Woodland requires a minimum two parking spaces per unit for single-family dwellings. Parking requirements for multifamily housing are lower at 1.5 spaces per unit plus one guest parking space for each five units. For qualified senior citizens housing, one space for each two dwelling units is required. The parking requirement for a second unit is 1 space for each bedroom not to exceed 2 spaces.

The City Council adopted revised downtown parking standards in April 2008. The downtown parking standards now use an urban-based model and are intended to encourage and promote investment and the re-use and renovation of historic buildings, enhance the vitality, and encourage mixed use in the downtown. The ordinance reduced parking ratios and the City Council separately established a parking in-lieu fee in April 2008 by resolution.

### c) Bonus Densities and Inclusionary Zoning

The City offers developers density bonuses if the housing development consists of five or more dwelling units and is:

- (1) At least ten percent of the total units of a housing development for lower-income households, as defined in Health and Safety Code Section 50079.5; or
- (2) At least five percent of the total units of a housing development for very low-income households, as defined in Health and Safety Code Section 50105; or
- (3) A senior citizen housing development, as defined in Sections 51.3 and 51.12 of the Civil Code; or
- (4) At least ten percent of the total dwelling units in a condominium project as defined in subdivision (f) of 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- income, as defined in Health and Safety Code Section 50093.

In addition, financial concessions may be offered including City construction of supporting public infrastructure, using government funds to reduce costs, and waiving City fees.

Inclusionary zoning is another way that a zoning code can be used to promote affordable housing development. 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.

In 1995, the City adopted an Affordable Housing Ordinance. This inclusionary housing ordinance formalized the goals and policies of the Housing Element and provided an administrative structure for the sale and monitoring of affordable housing units. The requirements of the Affordable Housing Ordinance are based on both the type of housing, for-sale or multifamily 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 multifamily rental projects.

The Affordable Housing Ordinance requires that 10 percent of all multifamily 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 shall apply to all multifamily 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.

According to the Affordable Housing Update report (Fiscal Year 2005/2006), for-sale units for moderate-income households were developed in the area designated as Phase I, including the Southeast Area. This includes 44 units in the Southeast area and 13 units in other Phase I areas.

Consistent with State law, the City of Woodland has developed several programs to help remove barriers to creating affordable housing. In 2004, the City amended its Municipal Code, to include Ordinance 1393 (Ch. 6A. Affordable Housing). This amendment applied the same inclusionary housing requirements being implemented in the Spring Lake Specific Plan area to the remainder of the City. Since the adoption of Ordinance 1393, to date, 307 units have been built or existing units preserved for people with very low- and low-incomes. Included in this total is 15 very low-income units at the New Dimensions Apartments, 3 very low- and 4 low-income units at the Skylark Apartments, 4 very low- and 36 low-income units at the Eaglewood

Apartments, and 8 very low- income units at the Acacia Glen Senior Apartments. Table II.3 gives the total number of units that were produced under the Affordable Housing Ordinance from 2004 to present.

Table II.3  
Units Produced under Affordable Housing Ordinance, 2004-2008

Name	Total No. of Units	No. of Affordable Units	Year Built
New Dimensions	15	15 Very Low	2004
Skylark Apartments	29	3 Very Low and 4 Low	2005
Eaglewood Apartments	156	4 Very Low and 36 Low	2005
Acacia Glen Senior Apartments	41	8 Very Low	2005
Terracina Spring Lake Family Apartments	156	85 Very Low and 71 Low	2008
<b>Total</b>	<b>397</b>	<b>226</b>	-

Source: The City of Woodland Community Development Department, 2008.

Note: The table does not include existing units preserved.

On May 20, 2003, the Woodland City Council adopted the Affordable Housing Plan for the Spring Lake Specific Plan area. The Plan established a detailed inclusionary housing program specific to implementation within the Spring Lake area. A copy of this document has been included in the Appendices of the Housing Element.

Although the Spring Lake Affordable Housing Plan (SLAHP) is similar in terms of developer requirements as the 6A Ordinance, there are differences as well. The SLAHP does not differentiate by use, just by density. In the SLAHP all single family zoned parcels (R-8 and below) require that ten percent of the units be sold to low- and moderate-income households. All multifamily zoned parcels (>R-8) must provide ten percent low-income units and twenty percent very low-income units or twenty-five percent very low-income units to meet the requirement. These rules apply whether or not the units are for-sale or rental.

In December of 2007, the Woodland City Council approved revisions to both the 6A Ordinance as well as the Spring Lake Affordable Housing Plan. These changes included 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.

## 2) Survey of Available Land

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 meet the jurisdiction's share of the regional housing need, including 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.

#### **a) Description of Criteria for Identifying Housing Sites**

The City identified all vacant and potentially redevelopable (as of January 2008) residentially-designated and commercially-designated parcels within Woodland's City Limits. The City provided Willdan with a citywide parcel database to assist in locating parcels for this update. The identified vacant/underdeveloped parcels were delineated on top of parcel basemap information in an ArcView GIS (geographic information system), which was provided by the City. Parcel acreages by land use designation were calculated in the GIS.

Parcels in the inventory fall into five categories:

- 1) Parcels that are vacant and have the potential for development.
- 2) Parcels that are underutilized and are suitable for residential redevelopment. Underutilized (or underdeveloped) parcels are defined as those where a portion of the site is vacant and there is development potential, or where there are older or low-value uses with the potential to be redeveloped within the Housing Element timeframe (i.e., by June 30, 2013).
- 3) Vacant/underutilized parcels that already have a planned project. This means the project may have entitlements either pending approval or have already been approved by their authoritative body.
- 4) Parcels that are vacant but are not suitable for residential development. This means that there may have certain constraints, either through natural or legislative, that would restrict any potential housing development from being constructed on that site.
- 5) Parcels that are underutilized but are not suitable for residential redevelopment.

Parcels in the first two categories are classified as developable. All identified developable land designated for residential use (all residential land use designations in the General Plan) is considered available for residential development. Additionally, land within the Central Commercial (CC) designation is also considered available for residential development. The Land Use Element of the General Plan permits residential uses above the ground floor in the CC designation. The Zoning Ordinance permits single-family dwellings, duplexes, and multifamily units in the C-2 district (General Commercial Zone) – which implements the General Commercial (GC designation – by use permit.

## b) Inventory of Vacant and Underdeveloped Sites

Table II.4 provides a summary of estimated developable land within the city limits for all residential and commercial General Plan land use designations as of January 2008. Also shown are the residential density ranges for each designation and the holding capacity for residential units based on maximum density for each designation. The table breaks down the developable land into two categories: 1) vacant parcels and 2) underutilized parcels available for residential development. All land that is summarized in Table II.4 is within the city limits and served by backbone infrastructure for water, sewer, roads, and drainage. 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 holding capacity of 860 residential units on vacant and redevelopable parcels based on current land use designations and development occurring at 80% of maximum densities.

Table A.1 in Appendix A shows the full parcel list from which the data in Table II.4 is derived.

Table II.4  
Summary of Vacant and Redevelopable Land Inventory  
by General Plan Designation

GP Designation	LU (2)	Zone (2)	Maximum Density (Units/Acre)	Vacant Acreage	Redevelopable Acreage	Total Acreage	Residential Holding Capacity (Units) (1)
Central Commercial	CC	CBD	12	0.18	n/a	0.18	2
East Street Corridor Specific Plan (ESCSP)	ESD	ESD	25	2.72	18.33	21.05	421
General Commercial	GC	C-2	n/a	1.91	9.1	11.01	n/a
High Density Residential	HDR	RM	25	7.59	1.82	9.41	188
Medium Density Residential	MDR	R-2	16	2.17	n/a	2.17	28
Medium-Low Density Residential	MLDR	R-1	12	0.68	0.59	1.27	12
Neighborhood Commercial	NC	C-1	n/a	0.46	n/a	0.46	n/a
Neighborhood Preservation	NP	N-P	8	0.33	0.59	0.92	6
Service Commercial	SC	C-3	n/a	0.46	n/a	0.46	n/a
Spring Lake Specific Plan (SLSP)	SLSP	R-25	25	5.14	n/a	5.14	103
Spring Lake Specific Plan (SLSP)	SLSP	R-20	20	6.25	n/a	6.25	100
<b>Total</b>	-	-	-	<b>27.89</b>	<b>30.43</b>	<b>58.32</b>	<b>860</b>

Note: Vacant/redevelopable parcels in all residential and commercial land use designations are included in this inventory.

1) Numbers for the Residential Holding Capacity have been rounded. The residential yield was calculated at 80% of maximum density. Based on typically constructed densities, a residential yield of 80% is a conservative approach.

2) Residential units are allowed within the C-1, 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.

### **c) Realistic Development Capacity**

The majority of the vacant residentially zoned sites in Woodland is less than an acre in size, and can accommodate an average density between one to two units. Although the General Plan's maximum density for Low Density Residential is 3 to 8 units per acre, zoning restrictions for a minimum 5,000 square foot interior lot and 6,000 square foot corner lot limit the amount of units for the smaller parcels within the R-1, R-2, RM, and ESD zones. This difficulty of achieving maximum build-out in lower density zones should be compensated by the larger size parcels located within the Spring Lake Specific Plan, East Street Corridor Specific Plan, and C-2 Zone. Although there are development standards that restrict the high-density parcels from also achieving their maximum densities, few infrastructure or environmental constraints would hinder development at high densities.

The realistic capacity for development in each of the sites is listed in the residential sites inventory (Appendix A), and summarized in Table II.4. This realistic capacity used a variety of methodologies including the zoning designation with corresponding development standards (Table Table III.1a and Table III.1b), development trends and other land use constraints to calculate the total amount of potential housing. Due to these standards and development constraints, very few sites can achieve the maximum densities allowed by their land use designation.

Because many of these low-density sites are small in size, most are unable to be developed at the maximum density permitted under the General Plan. City staff has evaluated the realistic development potential on each of the vacant sites, accounting for parcel size, development densities and land use controls within each zone.

Most of the sites in the lower density residential lots (R-1 and R-2) designations are vacant single-family residential infill lots capable of accommodating one to two units. These lots meet the minimum lot size and are already subdivided with supporting infrastructure. Since new many of these R-1 and R-2 lots are within developed areas and could be considered infill, the approval for a development permit by the City with subsequent building permits, increases the likelihood of development within the planning period. Since infrastructure and environmental constraints would have been addressed during the initial development of the land, design would be the largest factor as new development would have to adhere to zoning requirements as well as design criteria applicable to single family housing. These parcels range in size from approximately one-quarter to one-half acre. For the R-1, R-2, and R-M Zones, the vacant parcels acreage is approximately 10.44 acres while the remaining parcels consist of older structures and homes not built to their full residential potential.

### **d) Inventory of Approved/On-Line Units**

Table II.5 inventories parcels that have approved or planned residential units (as of April 2008) in the Southeast Area Specific Plan area, the Spring Lake Specific Plan area, the Downtown Specific Plan area, and Other areas. The table lists projected residential units by income group. There is a total capacity of 1,475 approved/on-line units in Woodland, including 1,094 units

classified as moderate- and above moderate-income. One of the largest projects that will add 663 units to the City's housing stock is the Reynen & Bardis Subdivision. When the project is completed, 43 very low- and 68 low-income units will be constructed. In the Southeast Area Specific Plan location, 9 low-income units have been approved. There are several projects also listed in the Other areas category. The largest contributor of very low- to low-income units (156) in this section of Woodland is the Casa Del Sol Mobile Home Park.

Table II.5  
Approved/On-Line Units as of May 2008

	Extremely Low Income	Very Low	Low	Moderate and Above	Combined Extremely, Very Low, Low, Moderate, and Above Moderate	Notes
<b>Southeast Area Specific Plan (1)</b>						
Gibson/Ogden	0	0	9	81	90	Approved.
Hanson Ranch	0	0	0	24	24	Construction completed for 12 units, 12 units unconstructed.
<b>Spring Lake Specific Plan (6)</b>						
Arbors (Centex Homes: AKA-Beeghly Ranch)	0	0	19	63	82	Design Review pending.
Reynen & Bardis	0	43	68	552	663	Tentative Subdivision Map approved. Final Map pending.
DR Horton (AKA-Solara Ranch)	0	0	10	84	94	Site Plan and Design Review approved.
Rochdale Grange (Neighborhood Partners)	0	See Note	0	See Note	See Note	Site Plan and Design Review approved. (Units – 43 very low and 1 above moderate – included in Reynen & Bardis entry.)
Parkside	0	0	17	145	162	Site grading in progress.
Heidrick Ranch Phase I	0	0	6	33	39	Construction completed for 10 units.
<b>Downtown Specific Plan (3)</b>						
Capitol Hotel/Saloon	0	0	0	5	5	Under Construction (residential and commercial uses).
<b>Other</b>						
Maxwell School	0	0	0	8	8	Tentative maps approved. Final Map pending.
3 College Street	0	0	0	2	2	Conditional Use Permit approved. Design Review approval pending.
Castro Apartments	0	0	0	5	5	Approved by Zoning Administrator. Building plans also approved. Property is being marketed.
Hutchinson Valley Lane	0	0	2	20	22	Construction completed for 10 units, 12 units unconstructed.
Arjmand Duplexes	0	0	0	4	4	Building permits pending.
Country Oaks	0	0	4	34	38	Approved Tentative Subdivision Map and Conditional Use Permit. Final Map pending.
Ordonez	0	0	0	1	1	Tentative Map approval. Final Map pending.
Tovar Mixed Use (417 West)*	0	0	0	2	2	Tentative Map approved. Two-year Map Extension of time approved.
Tovar Mixed Use (304 Main)*	0	2	1	7	10	Site Plan and Design Review approved. Applicant to file CUP or meet new downtown parking standards.
Fair Plaza East (35 West Clover Street)	0	14	53	1	68	Senior complex to be rehabilitated and 55-year affordability deed restriction to be placed on units.
Casa Del Sol Mobile Home Park	0	94	39	23	156	Mobile home park proceeding with rehabilitation project financing.
<b>Total</b>	<b>0</b>	<b>153</b>	<b>228</b>	<b>1,094</b>	<b>1,475</b>	

Source: City of Woodland Community Development, 2008.

Note: \*Located within the Redevelopment Agency Project Area.

Table II.6 below shows the residential land by zoning category and residential holding capacity based on zoning within the Spring Lake Specific Plan. As shown in the table, there is a capacity for 1,071 multifamily units within zoning districts with a minimum of 15 units per acre density. This figure does not account for possible density bonuses. With a density bonus of 25 percent, there is a capacity for 1,339 multifamily units. All of this land is suitable for the production of housing for very low-income, low-income, and moderate-income households. In comparison, the Spring Lake Specific Plan has a planned build-out of 1,171 multifamily units.

In December 2007, the City Council adopted an ordinance amending affordable housing Section 6A. The Ordinance updated the City’s Affordable Housing Ordinance to address issues encountered during implementation of the Spring Lake Affordable Housing Plan and the Community Development Block Grant Action Plan. Adoption of the changes is expected to ease the process for construction, distribution, and occupancy of affordable housing units.

Table II.6  
Spring Lake Specific Plan  
Summary of Residential Holding Capacity by Zone

<b>Zone</b>	<b>Maximum Density (Units/ Acre)</b>	<b>Acreage</b>	<b>Residential Holding Capacity (Units)</b>
<b>Single Family</b>	-	<b>592.3</b>	<b>2,863</b>
R-3	3.0	127.0	381
R-4	4.0	73.0	292
R-5	5.0	315.9	1,579
R-8	8.0	76.4	611
<b>Multifamily</b>	-	<b>60.5</b>	<b>1,071</b>
R-15	15.0	32.7	491
R-20	20.0	22.8	455
R-25	25.0	5.0	125
<b>Total</b>	-	<b>652.8</b>	<b>3,934</b>

Source: City of Woodland Spring Lake Specific Plan.

Table II.7 provides a summary of residential holding capacity in Woodland compared to the City’s assigned housing need. The figures for total RHNP allocation, units built, units under construction, and net allocation to be met are from Table I.26. The figures for approved/on-line units and holding capacity on vacant and redevelopable land are from Tables II.4 and II.5, respectively.

Because Woodland’s total need for new housing exceeds its capacity for housing production, during this new Housing Element planning period, a primary objective for the City will be to provide adequate sites to accommodate the housing needs of very low-, low-, and moderate-income households. The California Department of Housing and Community Development (HCD) assumes, in general, that the higher the density, the more affordable the housing. It is HCD’s position that local jurisdictions can facilitate and encourage affordable housing development by allowing development at higher densities, which helps to reduce per unit land costs.

Table II.7  
Woodland Residential Holding Capacity Analysis 2006-2013

	Very Low	Low	Moderate	Combined Very Low, Low, and Moderate	Above Moderate	Total
<b>Total RHNP Allocation (2006-2013)</b> (see Table I.25)	<b>425</b>	<b>266</b>	<b>238</b>	<b>929</b>	<b>942</b>	<b>1,871</b>
Units Built/Under Construction: July 2007- March 2008	85	71	0	156	44	200
Approved/On-Line Units (see Table II.5)	153	228	23	404	1071	1,475
Holding Capacity - Vacant and Redevelopable Land (see Table II.4) (1)	-	-	-	-	-	860
<b>Remaining Need (2)</b>	<b>-187</b>	<b>+33</b>	<b>-215</b>	<b>-369</b>	<b>+173</b>	<b>+664</b>

(1) Vacant/redevelopable parcels in all residential and commercial land use designations are included in this inventory. Of the commercial designations, only the CC designation permits residential development.

(2) The City can apply its affordable housing ordinance to distribute this total number (664) toward the appropriate housing needed.

(3) The 187 unit deficit for the very low income units is being addressed through the two Spring Lake Specific Plan multi-family parcels listed on Appendix A (Parcel Inventory). The sites are 5.14 acres (R-25, 25 units/acre) and 6.25 acres (R-20, 20 units/acre) in size.

Table II.7A  
Woodland Residential Holding Capacity Analysis 2002-2007

	Very Low	Low	Moderate*	Combined Very Low, Low, and Moderate	Above Moderate	Total
<b>Total RHNP Allocation (2002-2007)</b>	<b>643</b>	<b>389</b>	<b>580</b>	<b>1,612</b>	<b>1,229</b>	<b>2,841</b>
Units Built: January 2002-June 2007	53	161	24	238	1,007	1,245
<b>Net Allocation to be Met: January 2002-June 2007</b>	<b>590</b>	<b>228</b>	<b>556</b>	<b>1,374</b>	<b>222</b>	<b>1,596</b>

Note: Numbers pertain to 2002-2007 Regional Housing Needs Allocation.

As shown in Table II.7, the holding capacity of 664 is figured into the total amount of available units. Accordingly, the City can apply its affordable housing ordinance to distribute these units toward the appropriate housing needed. A portion of the 664 units (through the Spring Lake 5.14- acre R-25 and 6.25-acre R-20 sites) has been applied to the City's projected remaining capacity need for 187 very low-income houses. The City also has a deficit in the moderate-income housing group. The holding capacity can be used also to reduce this shortage.

The Neighborhood Preservation (NP), Medium-Low Density Residential (MLDR), Medium Density Residential (MDR), High Density Residential (HDR), Planned Neighborhood (PN), and Central Commercial (CC) land use designations categories allow multifamily residential development. The MLDR (maximum density of 12 units/acre), MDR (maximum density of 16 units/acre), HDR (maximum density of 25 units/acre), and CC (maximum density of 12 units/acre) designations permit densities that are supportive of affordable multifamily housing.

In compliance with the requirements of Government Code Section 65583(c)(1), the General Plan land use element should provide a sufficient portion of land in the MLDR, MDR, HDR, and CC designations that permit residential development to meet its obligation to provide sites suitable

for the production of needed housing affordable to very low-, low-, and moderate-income households.

### **e) 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.

#### ***i) Manufactured Housing***

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

In November 2001, Woodland voters approved a mobilehome 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.

During 2004 to 2005, the City allocated approximately \$145,000 in CDBG funds to assist in the completion of onsite infrastructure improvements for the Casa Del Sol Mobile Home Park project. This project involves the rehabilitation of a 126-unit mobile home park and the addition of 30 new units with rents affordable to very low-, low-, and moderate-income households and will include construction and installation of improvements to infrastructure, including roads, water, and sewer. During 2004, the City also secured a \$1,000,000 Section 108 loan through the CDBG program for the project. A total of 30 new doublewide manufactured homes will be added to the existing 126-unit mobile home park. The Sacramento Area Council of Governments (SACOG) awarded the City a \$494,000 Community Design Program grant for the Casa Del Sol project on March 16, 2006. The grant will be used to assist with the off-site/streetscape improvements required for the project. Construction began in June 2008 on a 15,000 square foot community center to serve the residents of Casa Del Sol.

## ***ii) Transitional Housing***

Pursuant to Government Code Section 65583(c)(1) requires “As part of the analysis of available sites, a jurisdiction must include an analysis of zoning that encourages and facilitates a variety of housing types...including emergency shelters and transitional housing.” The City of Woodland’s Affordable Housing Ordinance (City Code Section 6A-3-30) states: “Specify if any or all of the affordable dwelling units will be special needs housing for seniors, disabled, homeless persons or other special needs population and, if so, the unique features or services that are appropriate for that special needs population. The City will participate in securing funding for those projects that provide special needs housing units. The City’s special needs housing demand will be addressed as guided by the housing element, and based on any new information regarding increased need or demand for special needs housing as it becomes available from the census or other sources.” Currently, transitional housing is allowed as a conditional use in a number of residential and commercial zones.

Additionally, the City’s Bonus Incentive Ordinance (City Code Section 25-21-25) which was updated in July 2005 to reflect changes in State law allows the City to grant incentives to developers of projects that contain a minimum amount of affordable housing. The City has continued to implement its policy for granting density bonuses, regulatory relief, or financial incentives to developers that meet the City’s inclusionary housing requirements. For example, the City approved a 25% bonus density in 2006 for the Terracina Spring Lake Family Apartments project.

The City’s transitional housing facilities are listed below. Woodland also provides funding for several programs (listed in the “Programs Section”) that help the homeless as well as low-income families.

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.

## ***iii) Emergency Shelters***

Government Code Section 65583(a)(4) requires the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the need for emergency shelters identified in paragraph (7) of Government Code Section 65583(a), except that each local government shall identify a zone or zones that can accommodate at least one year-round emergency shelter. The City of Woodland’s Affordable

Housing Ordinance (City Code Section 6A-3-30) states: “Specify if any or all of the affordable dwelling units will be special needs housing for seniors, disabled, homeless persons or other special needs population and, if so, the unique features or services that are appropriate for that special needs population. The City will participate in securing funding for those projects that provide special needs housing units. The City’s special needs housing demand will be addressed as guided by the housing element, and based on any new information regarding increased need or demand for special needs housing as it becomes available from the census or other sources.” Currently, emergency shelters are allowed as a conditional use in a number of residential and commercial zones.

The City’s emergency shelters are listed below. Woodland also provides funding 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 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): 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. The City receives an annual allocation of Supportive Housing Program funds from HUD. In 2005-2006 this grant was \$175,151.

Wallace and Vannucci Domestic Violence Shelter – 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.

#### *iv) Programs*

The City supports and funds 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. 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): During 2005 to 2006 (most current annual report), this organization assisted 104 individuals with Rental Assistance Program, 19 people with the Emergency Shelter Program, and 133 with the Eviction Prevention Program. STEAC offers several other services including the Free Food and Clothing Programs.
- 4) Countywide Homeless Coordinator: The City provides funds to support the activities of the Homeless Coordinator.

The following programs in the existing Housing Element are supportive of emergency shelters:

- Program C.3p in the existing Housing Element requires the City “To allocate CDBG funds for transitional housing.” CDBG funding has been used for the Wayfarer Center.
- Program C.3r commits the City to “Continue to facilitate the provision of emergency housing.”
- Program C.3w states that “The City will continue to contract for the services of Yolo County’s Homeless Coordinator through a joint powers agreement. Program to be funded through Redevelopment Funds.”

#### *v) 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.

#### **f) 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.

### **3) Adequacy of Public Facilities and Infrastructure**

#### **a) Roads**

The General Plan indicates the City must manage its roadways to maintain a Level of Service (LOS) C or better on all roadways, except within one-half mile of State or Federal highways and freeways and within the Downtown core. In these areas, an LOS D or better must be maintained. The General Plan further 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 is in the process of updating its 1998 Master Plan, which is scheduled to be completed in the winter of 2009. 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.

#### **b) 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 20 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 5.4 billion gallons of groundwater (or 16,573 acre-feet) in 2007. 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 Public Works Department is currently working on a Water Focus Study that will assess water quality and production problems.

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). Completion of an EIR for this project allows the project partners (Woodland, Davis, and UC Davis) to pursue obtaining water rights permits.

In January 2006, a State law became effective that requires water suppliers to install water meters and charge for water services based on actual volume of water delivered. Specifically,

the City is required, by January 1, 2010, to install water meters and charge for water based on the meter reading for service connections established after 1992. For connections established prior to 1992, the City has until January 1, 2025, to install meters and charge by the meter readings. The City plans to start the first phase of the water meter installations, which would cover approximately 5,000 water meter installations, this year.

### **c) 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.

### **d) Infrastructure Financing**

Existing master plans have been revised or new master plans 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.

## **B. Inventory of Local, State, and Federal Housing and Financing Programs**

### **1) 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. The City receives approximately \$570,000 annually in CDBG funds. 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 multifamily housing projects as well as to assist first-time homebuyers purchase single-family homes.

The Woodland Redevelopment Agency is also an important source of funds for the City's housing programs. The Agency's housing set-aside revenues through June 30, 2007 totaled \$1,185,206 as shown in Table II.8 below.

Table II.8  
Projected Housing Set-Aside Revenues

<b>Balance June 30, 2001</b>	<b>\$205,000</b>
2001/02	80,740
2002/03	77,861
2003/04	139,992
2004/05	173,106
2005/06	246,805
2006/07	261,702
<b>Subtotal 2001/02-2006/07</b>	<b>\$980,206</b>
<b>Total</b>	<b>\$1,185,206</b>

Source: City of Woodland.

The City funds a number of housing programs that are summarized below:

- HOME, Single-Family Homebuyer Program – In 2003 and 2004, the City received first time homebuyer funds in the amount of \$1,400,000 and has closed nine loans in the amount of \$509,000 for low income households. In 2007, the City received a grant of \$800,000 and to date has committed to two loans in the amount of \$120,000 for low-income households.
- HOME, Multi-Family Construction – During the 2006 - 2007 period, the City received a HOME grant in the amount of \$4,000,000 and provided these monies and \$189,000 in HOME Program Income funds for the Terracina Spring Lake Family Apartments project. HCD recommended HOME funding in the amount of \$4,000,000 in December 2006 for the 44-unit Rochdale Grange affordable housing project located in the Spring Lake Specific Plan area.
- CalHome, Single-Family Homebuyer Program – In 2007, the City received \$600,000 in first time homebuyer funds. To date, the City has closed four loans for low-income households in the amount of \$125,000. In addition, the City has committed funding for five additional loans in the amount of \$140,000 for low-income households.

- Single-Family Rehabilitation Assistance – The City currently 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. As of April 24, 2008, the City had 13 outstanding loans, although most are deferred for varying lengths of time. 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.
- Fair Housing Services – CDBG funds are used to contract with Legal Services of Northern California to provide fair housing services to residents of all income categories, including counseling related to tenant/landlord rights and responsibilities, fair housing complaint process, investigation and referral, and fair housing workshops.
- Homeless Prevention Program – The Short Term Emergency Aid Committee receives CDBG funds from the City of Woodland for rental payment assistance to low-income households.
- Emergency Shelter Home – Between 2001 and 2003, the City committed a total of \$180,000 in CDBG funds for Safe Harbor House. This project resulted in the construction of 15 new low-income “supportive housing” apartments for adults with mental illness. In 2004-2005 the City committed \$90,000 in CDBG funds for Phase I of the Cache Creek Lodge Women’s Residential Treatment and Housing Facility that was completed in 2006. The City has allocated CDBG funds totaling \$245,442 to Friends of the Mission for the construction of a year-round homeless shelter that was completed in 2006.
- Daily Services Program – CDBG funds have been used to provide daily meals and grocery bags to low-income and homeless households through the Yolo Wayfarer Center.
- BEGIN Program – The City received a \$600,000 BEGIN award in 2004 for affordable units that were built by Monley Cronin and Russell Ranch. The City used \$570,000 of the funds for 19 affordable units. 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, 42 units have been closed with deeds of trust totaling \$4,247,781 (silent seconds) for low- income households in Spring Lake as a result of the City’s Inclusionary Housing Program.

Woodland residents may benefit from affordable housing programs administered by the Yolo County Housing Authority (YCHA), 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 April 1, 2008, 412 households in Woodland were receiving rental assistance from this program. The waiting list for the Housing Choice Voucher program, which is currently closed, was opened for three weeks in March 2007. The Housing Authority received over 2,000 applications countywide during this period.

YCHA also provides additional housing as the owner and landlord of 132 units in Woodland called Yolano Village. As of April 1, 2008 there were 2,024 households on the waiting list for these units which range from 1 to 4 bedrooms. Through its non-profit subsidiary New Hope Community Development Corporation, YCHA operates Cottonwood Meadows, a complex for senior or disabled residents. The 47-unit complex provides rental assistance for 14 units and rents 33 units at market rate.

## **2) Assisted/Affordable Housing Projects**

In June 2004, the City adopted an amendment to its citywide inclusionary housing ordinance (Chapter 6A. Affordable Housing). This amendment essentially applied the same inclusionary housing requirements being implemented in the Spring Lake area to the remainder of the City. Any new housing project, for-sale or rental, produced anywhere in the City is now required to provide affordable units, thereby implementing the “scattered sites” (affordable units shall be located (scattered) throughout the plan area to the greatest feasible extent) policy citywide. The Spring Lake Specific Plan 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 anywhere in the City, including Spring Lake as long as the parcels meet the affordability requirements under the Spring Lake Specific Plan and the Spring Lake Affordable Housing Plan.

In December 2007, the City Council adopted an ordinance amending affordable housing Section 6A. The Ordinance updated the City’s Affordable Housing Ordinance to address issues encountered during implementation of the Spring Lake Affordable Housing Plan and the Community Development Block Grant Action Plan. Adoption of the changes is expected to ease the process for construction, distribution, and occupancy of affordable housing units.

The City is in the process of developing an Infill Study and Design Standards to address residential, commercial and affordable projects that do not fit the standard suburban development criteria.

Subsidized housing projects in Woodland, except those operated by the Yolo County Housing Authority, are summarized in Table II.9.

In addition, there are a total of 132 units of public housing in Woodland. The Yolo County Housing Authority administers these units, which are located in the center of the City, north of

Lemen Avenue at Yolano Village and Donnelly Circle. There are 16 studio and one-bedroom units, 56 two-bedroom units, and 60 units that have three or four bedrooms.

The City has funded or is currently funding a number of affordable housing projects that are summarized below:

- Hotel Woodland – (Redevelopment, CDBG Section 108, and HOME) Acquisition and rehabilitation of the Hotel Woodland in the Downtown core of the City was a major redevelopment project completed in 1996. In addition to redevelopment housing set-aside funds, the City provided CDBG and HOME funding for the project. The Community Housing Opportunities Corporation (CHOC) and Engstrom Hotel Corporation restored this historic structure, which now provides 76 single-room occupancy studio units. Occupancy is limited to residents at or below 40 percent of area median income.
- Sycamore Point Apartments – (HOME) The City contributed an \$885,000 loan in HOME funds to Sycamore Woodland L.P. for the construction of Sycamore Point Apartments. The 136-unit affordable multifamily project was completed in 2000.
- Greenwood Subdivision – (Redevelopment Agency) The Woodland Redevelopment Agency, in an agreement with builder Dave Snow Homes, initiated and funded a down payment assistance program for low and moderate-income single-family home purchasers. The City offered 8 moderate-income and 4 low-income households' assistance in purchasing a home in the Greenwood Subdivision. Up to \$15,000 in down payment assistance was available to each of the 12 homebuyers while an additional amount of up to \$40,000 was available to the 4 low-income homebuyers.
- Casa Del Sol Mobile Home Park (East Street Corridor Mobile Home Park Renovation) – (HUD Section 108) This project initially started off with the acquisition of the Woodland and Dana mobile home parks from the owners, in order to renovate and maintain them as a source of affordable housing for existing residents. The City worked closely with the developer of the project, CHOC, to secure a variety of funding sources for the project. The City offered CHOC a \$1 million loan funded through a HUD Section 108 loan guarantee to help with the project financing. The City has been using Redevelopment Housing Tax Increment (set-aside revenues) for two years (2007 and 2008) to pay off the loan. Upon completion, the project will result in the rehabilitation of 126 units and the addition of 30 new units with rents affordable to very low-, low-, and moderate-income households. In 2008, construction began on a 15,000 square foot community center to serve the residents of Casa Del Sol.
- Terracina Apartments – (HOME) The construction of the 156-unit apartment complex located in the Spring Lake Specific Plan area by USA Properties was funded with Mortgage Revenue Bonds and HOME funds provided by the City as the major funding sources. The project provides affordable housing for 85 very low- and 71

low-income households was completed in December 2007 and fully occupied in March 2008.

Table II.9  
Assisted Housing Projects in Woodland, March 2008

Name of Development	Year Built	Sponsor/ Manager	Total Number of Units	Number of Affordable Units	Type of Units	Target Group(s)	Funding Source(s)	Expiration Date	Waiting List (March 2008)	Comments
<b>Family Rental Housing</b>										
Hotel Woodland Apartments - 426 Main Street	1928	Community Housing Opportunities (CHOC)	76	76	All studios	40% of median income	RDA, CDBG, Tax Credits	--	Undetermined wait; 4 people.	Acquisition and rehabilitation project of historic building in the Redevelopment Project Area. Completed in 1996.
Sycamore Pointe Apartments - 521 Pioneer Avenue	2000	--	136	135	1, 2, 3, and 4-bedroom	11-50% of median 122-60% of median 2-80% of median	Density bonus	--	1 to 6 months; 8 people.	Subject to City's Affordable Housing Ordinance
Woodmark Apartments - 700 Kincheloe Court	2000	--	173	171	1, 2, 3, and 4-bedroom	17-50% of median 154-60% of median	Tax Credits	--	4 to 6 weeks; 25 – 30 people (2-bedroom units) & 12 to 24 months; 100 people (3-bedroom units).	Subject to City's Affordable Housing Ordinance
925 North Street	1994	Development Assistance Corp. (DAC)	7	7	--	Very low and Low-income	CDBG Tax Credits Tax-Exempt Bonds	--	--	
Heritage Oaks - 186 Muir	1985	--	120	120	1 and 2-bedroom	Very low (12) and Low-income (108)	Tax-Exempt Bonds	--	6 to 8 months; 5 people.	Market-rate complex was rehabilitated in 2005-2006 and now all of the units are deed restricted as affordable units.
Cherry Glen - 762 Lincoln Avenue	1983	--	44	44	--	All 40% of median	CHFA Tax-Exempt Bonds, Section 8	2014	6 months; 44 people.	
Crosswood Apartments - 646 3rd Street	1970	FPI Management	48	44	--	Low-income	HUD Section 236 Section 8	9/30/2001	--	

The Greenery - 505 W. Cross Street	--	AF Evans	95	95	--	All 30% of median	Tax Credits	Preserved	12 months; 50 people (1-bedroom) & 12 months; 55 people (2-bedroom).	This former HUD 236 project (Cottonwood Apartments) with subsidy that expired in 2000 was preserved under new ownership.
Leisureville	1976	Resident-owned	150	76	Mobile-homes	Low-income (76) and Moderate-income (74)	CDBG/HOME	--	--	Acquired by residents with the assistance of the City.
Skylark Apartments – 505 Community Lane	2005		29	7	2-bedroom	Very low (3) and Low-income (4)			No one on waiting list (3/12/08).	
Eaglewood Apartments – 1975 Maxwell Avenue	2005	American Property Development/	156	40	1, 2, and 3-bedroom	Very low (4) and Low-income (36)			No waiting list	
Terracina Apartments – 1620 Miekle Avenue	2007	USA Properties/US A Multi-Family Management	156	156		Very low (85) and Low-income (71)	HOME		Undetermined wait (Note: Facility opened recently); 300 people.	City Bonus Incentive Program used for 31 of units.
<b>Subtotal</b>			<b>1190</b>	<b>971</b>						
<b>Senior Rental Housing</b>										
Fair Plaza East Senior Apartments – 35 West Clover Street	1978	USA Properties	68	67	1-bedroom	Very low and Low-income	HELP, Bonds, Tax Credits	2063	--	Acquisition rehabilitation, financing closed 4/10/08.
Lincoln Gardens – 800 West Lincoln Avenue	1988 and 1991	PCC Properties	86	32	1 and 2-bedroom	Low and Moderate-income	Tax-Exempt Bonds Density Bonus Section 8	2012	No waiting list (Lincoln I) and more than a year; 20 people (Lincoln II).	One unit is handicap accessible.
Cottonwood Meadows- 120 N. Cottonwood Street	1987	--	47	14	1-bedroom	Low-income	Section 8 Tax Credits	--	Undetermined wait; 200 people for affordable units and 7 people for non-affordable units.	Five units are handicap accessible.
Courtside Towers/Village – 320 West Court Street	1988	--	102	102	1 and 2-bedroom	Low and Moderate-income	Density bonus	--	Informal waiting list; undetermined number of people.	

Acacia Glen Senior Apartments – 615 Acacia Way	2005		41	8	1 and 2-bedroom	Very low-income (8)				Undetermined wait; 18 people for affordables and 20 for market rates.	
Fowler Commons – 135 Third Street	?	Lawson Properties Brenda Mahoney	10	5	?	?		In perpetuity	--		Senior unit agreement.
<b>Subtotal</b>			<b>354</b>	<b>228</b>							
<b>Housing for Persons with Disabilities</b>											
Summer House Inc. Project	2001	Summer House Inc.	3	3	1-bedroom	Very low-income developmentally disabled adults	CDBG	--	--		Renovation and conversion of an existing single-family home.
New Dimensions – 580 Kentucky Avenue	2004	CHOC and Yolo Community Care Continuum	15	15	12 studios and 3 1-bedroom	Very low-income chronically mentally ill	HUD Section 811 MHP CDBG	--	2 to 4 years (estimate); 15 people.		Project includes supportive services for residents.
<b>Subtotal</b>			<b>18</b>	<b>18</b>							
<b>Under Construction or Planned</b>											
Casa Del Sol Mobilehome Park- 709 East Street		CHOC	156	156	Mobile-homes	Very low-income farmworker families	HELP funds Tax-Exempt Bonds CalHOME	--	--		CHOC seeking funding to replace \$3.5 million HUD commitment; staff preparing analysis for City Council on project options.
<b>Subtotal</b>			<b>156</b>	<b>156</b>							
<b>Total</b>			<b>1718</b>	<b>1373</b>							

Source: City of Woodland, Community Development Department, 2008.

Notes: Extremely Low-income = 30% Median Income or below; Very Low-Income = 50% Median Income or below; Low-Income = 51% to 80% Median Income; Median-Income = 100% Median Income, and Moderate-Income = 80% to 120% Median-Income.

### **3) 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, such as seniors and large households. 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 tax credits. The City of Woodland 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 these various funding sources, such as CHOC's New Dimensions project, which received a capital grant from HUD's 811 program and CDBG funds 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, to which individual households apply to directly.

City financial support of private sector applications for funding to outside agencies is very important. Funding provided by the City can be used as matching funds required of some programs. Local funding is also used for leverage. City support of private sector applications enhances the competitive advantage of the applications.

## **C. 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 numerous 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.

Third-Party Notification – If a person gives care to a relative, friend, or client who could overlook paying his or her PG&E bill because of illness, financial hardship, language difficulties, or other issues, PG&E's Third-Party Notification can help. Under this program, PG&E will notify the customer or any other person designated as a third party when the person the customer is concerned about ever receives a late notice for an unpaid PG&E bill. The designated person is not responsible for paying the bill, but might want to contact PG&E to help resolve the problem.

We Connect – Provides information on programs, education, and other resources.

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 2007 (effective January 1, 2008). 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.

## **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. Currently, the City is in the process of reviewing potential development standards to optimize the best aspects of infill and to streamline the review process.

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 (HCD recommendations to consider if City is not already doing so.):**

- Provide incentives to build housing that exceeds Title 24 requirements (Green Building techniques – LEED certification process).
- Adopt policies and incentives to promote energy efficient retrofits prior to resale of homes.
- Streamline and expedite approval process for housing built using green building standards and specific energy standards.
- Require recycling for a specified percentage of construction wastes.
- Promote use of recycled content aggregate for driveways.
- 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 redevelopment resources and CDBG, to assist affordable housing developers incorporate energy efficient designs and features.

### III. POTENTIAL HOUSING CONSTRAINTS

#### A. Potential Governmental Constraints

##### 1) Land Use Controls – General Plan Land Use Designations and Zoning

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 III.1), from Rural Residential development (density of 2 units per acre) up to High Density Residential (density of 16 to 25 units per acre).

Table III.1  
City General Plan Residential Land Use Designations

General Plan Designation	Description
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 multifamily 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, multifamily units, group quarters, and mobile home parks with a density range of 8 to 16 units per acre.
High Density Residential (HDR)	Triplexes, fourplexes, multifamily units, and group quarters with a density range of 16 to 25 units per acre.
Planned Neighborhood (PN)	Single family detached and attached homes, multifamily units, and second units at a maximum density of 7 units per acre.

Source: City of Woodland General Plan.

	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																
<i>Corner Lot</i>	-	-	60'	60'	60'	60'	-	-	-	-	-	-	-	-	-	-
<i>Interior Lot</i>	125	-	50'	50'	50'	-	-	-	-	-	-	-	-	-	-	-
Minimum Setbacks																
<i>Front house/garage</i>	35'	-	25'	25'	25'	20'	-	**	25'	15/20	25'	-	-	***	***	***
<i>Side interior/Street</i>	10/20'	-	5/15'	5/15'	5/15'	5-7.5'/10'	-	**	**	5'	**	-	-	***	***	***
<i>Rear</i>	40'	-	20'	20'	20'	20'	-	**	**	20'	**	-	-	***	***	***
Maximum Height																
<i>Dwelling</i>	35'	-	35'	35'	40'	40'	-	-	65'	***	40'	-	-	***	***	***
<i>Accessory structures</i>	12'	-	12'	12'	12'	12'	12'	12'	12'	-	12'	12'	-	12'	-	12'
Maximum FAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Min. Lot Area/Unit	2 1/2 acres		6000	6000	6000	6,000/1,500										
<i>Corner/interior</i>		-	5,000	5,000	5,000	per unit	-	-	-	***	-	-	-	-	-	-
Maximum % Lot Coverage	40	-	50	50	50	50	-	-	-	***	60	50	-	-	-	-

\* Residential use not permitted.

\*\* Setbacks to conform with adjacent residential zone

\*\*\* 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;

(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).)

The table shows that the development standards remain fairly constant 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 2 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 downtown parking standards encourage and promote mix-use in the downtown. The ordinance reduced parking ratios and the City Council established a parking in-lieu fee.

The zoning code also has separate parking requirements for senior housing, boarding and roominghouses, and group quarters housing that require fewer parking spaces than the standard multi-family residential parking requirements.

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 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 663-unit Reynen & Bardis city development located in the Spring Lake Specific Plan area, have achieved the maximum permitted densities. However, it should be noted that not all residential projects are able to achieve maximum densities due to other constraints specific to the site, such as shape and topography of the lot, soil/environmental

conditions and locations. These constraints are discussed further for vacant sites in the realistic development capacity analysis in Section 4C.

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

***Bonus Incentive Projects:*** As stated, the City updated its Bonus Density Ordinance to reflect changes in 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 (10%) 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 (5%) 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 (10%) 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% 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.

***Development Standards for Senior housing*** Required off-street parking for senior citizen housing developments may be reduced to one space for each two dwelling units if the project is owned by a public agency, a charitable organization, or is financed by one of the various programs specifically designated for senior citizen housing and committed to said program for a minimum of twenty-five years. Conversion of senior citizens housing to standard housing will not be permitted unless additional off-street parking is provided to comply with the parking requirements for standard housing in effect at the time of conversion.

***Inclusionary Zoning:*** As stated, the City of Woodland has had an inclusionary 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.

In 1995, the City adopted an Affordable Housing Ordinance. This inclusionary housing ordinance formalized the goals and policies of the Housing Element and provided an administrative structure for the sale and monitoring of affordable housing units. The requirements of the Affordable Housing Ordinance are based on both the type of housing, for-sale or multifamily 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 multifamily rental projects.

The Affordable Housing Ordinance requires that 10 percent of all multifamily 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 shall apply to all multifamily 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, with 57 affordable units produced through the City's requirement for fiscal year 2005/2006.

***Affordable Housing Ordinance.*** In 2004, the City amended its Municipal Code, to include Ordinance 1393 (Ch. 6A. Affordable Housing). This amendment applied the same inclusionary housing requirements being implemented in the Spring Lake Specific Plan area to the remainder of the City. Since the adoption of Ordinance 1393, to date, 307 units have been built or existing units preserved for people with very low- and low-incomes. Included in this total is 15 very low-income units at the New Dimensions Apartments, 3 very low- and 4 low-income units at the Skylark Apartments, 4 very low- and 36 low-income units at the Eaglewood Apartments, and 8 very low- income units at the Acacia Glen Senior Apartments.

On May 20, 2003, the Woodland City Council adopted the Affordable Housing Plan for the Spring Lake Specific Plan area. The Plan established a detailed inclusionary housing program for implementation within the Spring Lake area.

Although the Spring Lake Affordable Housing Plan (SLAHP) is similar in terms of developer requirements as the 6A Ordinance, there are differences as well. The SLAHP does not differentiate by use, just by density. In the SLAHP all single family zoned parcels (R-8 and below) require that ten percent of the units be sold to low- and moderate-income households. All multifamily zoned parcels (>R-8) must provide ten percent low-income units and twenty percent very low-income units or twenty-five percent very low-income units to meet the requirement. These rules apply whether or not the units are for-sale or rental.

In December of 2007, the Woodland City Council approved revisions to both the 6A Ordinance as well as the Spring Lake Affordable Housing Plan. These changes included 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.

Since adoption of the updated ordinance , the City received inquiries about conversion of several apartment complexes to condominiums, although no applications have been filed.

**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 can be summarized as follows:

Specific Plan Land Use	Minimum Lot Size (Gross)	Lot Dimensions	Front Setback House/Garage	Side Setback Interior/Street	Rear Yard Setback	Height
R-15	2904	40 x 76	10'/20'	5'/10'	10'	35'
R-20/R-25	2178	30 x 62	6'/6'	3.5'/10'	10'	35'

## 2) 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 until 2020 (time frame of the 1996 General Plan). The City does not have a specific growth control ordinance which could serve as a constraint to affordable housing. Policy 1.A.7 in the Land Use Element of the General Plan states:

“The City shall manage residential growth at an even and reasonable pace, so as to not exceed a population of 60,000 in the year 2015.”

Based on a 2007 U.S. Census population figure of 54,060, the 60,000 population goal is equivalent to a 1.4 percent annual average growth rate for the timeframe of 2007 to 2015. Program 1.3 in the Land Use Element of the General Plan implements this policy:

“The City shall monitor housing and population growth and regional growth projections and report annually to the City Council regarding the need to take any actions so as to not exceed the growth projections of Policy 1.A.7.”

Page 13 of the *Spring Lake Specific Plan (SLSP) Financing Plan* contains the following text:

“The City of Woodland’s General Plan land use policies and the Specific Plan limit the average annual citywide development/growth rate to 1.7 percent. This growth rate restriction will control the pace of the SLSP development. It is estimated that an average of 360 units per year will be developed in the City of Woodland, although there will be

annual variations in response to market demand. **Figure 5** shows an estimate of growth through the first 10 years of the SLSP based on the maximum allowed unit count”.

Figure 5 in the *SLSP Financing Plan* shows a cumulative total of 2,719 building permits anticipated for all projects in the City (including SLSP units and all other projects) from the start of Fiscal Year 2000 to the end of Fiscal Year 2007. This is an average of 340 permits per year for the eight-year period.

Section 8.0 (Implementation) of the SLSP anticipates a citywide population of 64,084 by 2015 and 69,719 by 2020. It also shows an anticipated average of 360 new housing units per year from 2001 to 2020. It states “this maintains the annualized 1.7 percent growth rate, but results in a citywide total in excess of the 60,000 population cap sometime in 2011, and in excess of 66,000 population cap sometime in 2016.” Since the SLSP is adopted City policy, the City has clearly committed to exceeding the 60,000 population level before 2015, based on maintaining a 1.7 percent annual growth rate. Thus, it has implemented Program 1.3 in the Land Use Element by maintaining a commitment to a 1.7 percent annual growth rate, but allowing the 60,000 population level to be exceeded before 2015.

#### Growth Controls/Growth Management

While no changes occurred in this area, it should be noted that the City amended its growth policy 1.A.7, on May 17, 2005, to state 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. This process provides for an average of 312 single-family permits per year through 2020 and is consistent with commitment to a 1.7 percent growth rate.

The reason for the change is centered on the adoption of the SLSP and the SLSP EIR, which indicated a higher 2002 buildout population of the SLSP Area and Master Plan Remainder area. It also represents a shift on the focus of growth management from being based on population to being based on the number of dwelling units.

This cap applies primarily to the Spring Lake Specific Plan area, where it is anticipated that more than 2,800 new single-family units, R-3 to R-8 zoning, will be constructed by the year 2020. It also affects any newly annexed residentially zoned land. The effect is that the cap would prohibit new residential development until after 2020, or would require amendment of the General Plan policy. SACOG projects Woodland’s population to increase from 40,032 in 2005, to 77,103 in 2025, an average annual growth rate of 3.3 percent. The SACOG-projected household growth rate is higher than this at an annual rate, indicating a decreasing average household size. Thus, the population growth rate is lower than household growth and accompanying housing unit needs.

The housing unit allocation for each jurisdiction within the SACOG region for the 2006 to 2013 RHNP planning period is derived from SACOG’s official projections. Woodland’s growth rate based on SLSP projections does not constrain population growth based on SACOG’s projections.

The growth policy, therefore, does not represent a constraint on Woodland meeting its RHNP housing allocation.

### 3) Site Development Standards and Performance 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.

The City’s land use and zoning regulations – including the standards for setbacks, lot coverage, open space, building height, and parking requirements – are not so restrictive as to preclude opportunities for higher density housing. The tables below summarize the basic standards for the City’s residential zoning districts.

**Table III.2**  
**City of Woodland Zoning Ordinance Development Standards**

Zone Description	Zone	Setbacks (Front/Rear/Side) (ft.)	Coverage	Height (ft.)	Parking (spaces per unit)
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 or 40 feet	1.5 spaces/unit + 1 space per every 5

Source: City of Woodland, Community Development Department.

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.

**Table III.3**  
**City of Woodland Southeast Area Specific Plan Development Guidelines**

Zone Description	Land Use Category	Setbacks (Front/Rear/Side) (ft.)	Coverage	Open Space	Height (ft.)
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

**Table III.4**  
**City of Woodland Spring Lake Specific Plan Development Guidelines**

Zone Description	Land Use Category	Setbacks (Front/Rear/Side) (ft.)	Height (ft.)
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.

## 4) Building Codes and Enforcement

New construction in Woodland including additions must comply with the 2007 California Building Codes (CBC) and the City of Woodland Floodplain Ordinance. The City of Woodland adopted the 2007 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 City of Woodland does not require compliance with current codes, with one exception. 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.

## 5) On/Off Site Improvement Requirements

The City of Woodland requires that developers complete certain minimum site improvements in conjunction with new housing development. 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 III.4A  
2008 Lot Improvement Costs for the City of Woodland**

Lot Width	Front Set-back	Street Width (2)	Curb & Gutter	Side-walk	Water (lot)	Water (st)	Storm Drain (lot)	Storm Drain (st)	Sewer (lot)	Sewer (st)	St Lts	Land-scape	Road	Total
30'(1)	25'	35'	916	999	400	1243	-0-	1709	400	1320	983	750	1130	\$9850
50'	25'	35'	1527	1665	667	1243	-0-	1709	667	1320	1639	1250	1884	\$13,571
60'	25'	35'	1832	1998	800	1243	-0-	1709	800	1320	1967	1500	2261	\$15,430
70'	25'	35'	2137	2331	933	1243	-0-	1709	933	1320	2295	1750	2638	\$17,289

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

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.

- (1) Small lot product.
- (2) Includes easements.

## 6) Development Fees and Other Exactions Required of Developers

Table III.5 indicates the development impact fees for a typical 1,200 square foot single family home outside of the Spring Lake Specific Plan area, while III.5A shows what it would cost inside the SLSP area. In December 2008, the City Council approved reductions in Spring Lake Infrastructure Fees (SLIF) and Major Projects Financing Plan Fees (MPFP – development impact fees). The fee reductions which became effective in January 2009 have been incorporated into Tables III.5, III.5A, and III.5B. 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. The ordinance is effective through June 30, 2011 and for residential projects 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.

A comparison of the fees shows a \$36,256 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 payment of other Spring Lake-related fees (fiscal deficit fee, fire operations & maintenance fund fee, habitat education fee, offsite affordable housing fee, and public transit fee) at building permit issuance. The SLIF was established as a financing mechanism for the common, backbone infrastructure required for the SLSP. Because of the SLSP area’s distant location from existing City infrastructure, a significant amount of 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 III.5  
Development Impact Fees Outside of Spring Lake Specific Plan Area**

<b>City Development Impact Fees for Single Family Unit</b>	
General City	\$720
Fire	\$1,110
Library	\$45
Police	\$950
Wastewater	\$5,210
Water	\$2,900
Parks & Recreational Facilities	\$5,980
Roads	\$4,800
Major Projects Financing Plan Administration Fee	\$163
<b>TOTAL DEVELOPMENT IMPACT FEES DUE AT BUILDING PERMIT ISSUANCE</b>	<b>\$21,878</b>
<b>Non-City Development Impact Fees</b>	
Yolo County Facilities & Services Authorization Fee	\$2769.80
Woodland Joint Unified School District Fees (based on 1,200 square foot home)	
Southeast Area Specific Plan Area	\$6,296.32
All other areas of City (not including Spring Lake Specific Plan Area)	\$6,336

Notes: Total does not include the Storm Drain Facilities Impact Fee which ranges from \$1,349 to \$9,747 per acre for single family development. Plan Check and Building Inspection Fees not included in table.

**Table III.5A  
Development Impact Fees for Spring Lake Specific Plan Area**

<b>City Development Impact Fees for Single Family Unit</b>	
General City	\$720
Fire	\$1,110
Library	\$45
Police	\$950
Wastewater	\$5,210
Water	\$2,900
Parks & Recreational Facilities	\$3,290
Roads	\$4,800
Major Projects Financing Plan Administration Fee	\$143
<b>Total Development Impact Fees</b>	<b>\$19,168</b>
<b>Spring Lake Infrastructure Fees (SLIF) (Due at Building Permit Issuance)</b>	
Roadway*	\$16,479
Water*	\$2,004
Sewer*	\$1,980
Drainage*	\$7,433
Parks	\$6,022
On-going Administration Costs	\$1,378
<b>Total SLIF Fees</b>	<b>\$35,296</b>
<b>Fiscal Deficit Fee (Due at Building Permit Issuance)</b>	<b>\$1,500</b>
<b>Fire Operations &amp; Maintenance Fund Fee (per unit)</b>	<b>\$771</b>
<b>Habitat Education Fee (per unit)</b>	<b>\$56</b>
<b>Offsite Affordable Housing Fee (applies only to market-rate single family)</b>	<b>\$1,100</b>
<b>Public Transit Fee (per unit)</b>	<b>\$243</b>
<b>TOTAL FEES DUE AT BUILDING PERMIT ISSUANCE</b>	<b>\$58,134</b>
<b>Non-City Development Impact Fees</b>	
Yolo County Facilities & Services Authorization Fee	\$2769.80
Woodland Joint Unified School District Fees (based on 1,200 square foot home)	\$4,956

**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 III.5B lists the development impacts fees for construction of a multi-family development. Similar to fees for single-family developments (Table III.5A), the cost is higher within the Spring Lake Specific Plan Area. The total development impact fees within Spring Lake are \$39,831, while those outside are \$16,995. 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 other Spring Lake-related fees (fiscal deficit fee, fire operations & maintenance fund fee, habitat education fee, and public transit fee) at building permit issuance.

Table III.5B  
Development Impact Fees for Multi-Family Development

<b>City Development Impact Fees for a Multi-Family Unit in Spring Lake Specific Plan Area</b>	
General City (per unit)	\$600
Fire (per unit)	\$832
Library (per unit)	\$38
Police (per unit)	\$792
Wastewater (per unit)	\$4,342
Water (per unit)	\$1,779
Parks & Recreational Facilities (per unit)	\$2,742
Roads (per unit)	\$3,502
Major Projects Financing Plan Administration Fee (per unit)	\$110
Storm Drainage Facilities Fee (per unit)	\$0
Spring Lake Infrastructure Fee (per unit)	\$23,294
Fiscal Deficit Fee (per unit)	\$1,050
Fire Operations & Maintenance Fund Fee (per unit)	\$540
Habitat Education Fee (per unit)	\$40
Public Transit Fee (per unit)	\$170
<b>TOTAL DEVELOPMENT IMPACT FEES DUE AT BUILDING PERMIT ISSUANCE (Spring Lake Specific Plan Area)</b>	<b>\$39,831</b>
<b>City Development Impact Fees for a Multi-Family Unit outside of Spring Lake Specific Plan Area</b>	
General City (per unit)	\$600
Fire (per unit)	\$832
Library (per unit)	\$38
Police (per unit)	\$792
Wastewater (per unit)	\$4,342
Water (per unit)	\$1,779
Parks & Recreational Facilities (per unit)	\$4,983
Roads (per unit)	\$3,502
Major Projects Financing Plan Administration Fee (per unit)	\$127
Storm Drainage Facilities Fee (per acre)	\$2,025 - \$11,355
<b>TOTAL DEVELOPMENT IMPACT FEES DUE AT BUILDING PERMIT ISSUANCE (Outside of Spring Lake Specific Plan Area, doesn't include Storm Drainage Facilities Fee)</b>	<b>\$16,995</b>
<b>Non-City Development Impact Fees</b>	
Yolo County Facilities & Services Authorization Fee (per unit)	\$2,033.90
<b>Woodland Joint Unified School District Fees</b>	
Areas Outside of Southeast Area Specific Plan & Spring Lake Specific Plan Area (per square foot)	\$5.28
Southeast Area Specific Plan (per unit)	\$2,638.76
Spring Lake Specific Plan Area (per square foot)	\$4.20

Source: City of Woodland, 2008.

Notes: Plan Check and Building Inspection Fees are not included in table.

Table III.5C 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 156 units are targeted for 85 very low-income household and 71 low-income households.

As of December 2008, the total estimated development impact fees per unit for a single-family home inside the Spring Lake area is \$58,134 and the typical estimated cost of development per unit is \$271,985. The estimated development impact fee per a multi-family unit in the Spring

Lake Area is \$39,831, 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 \$85,160 less than a single-family unit.

TABLE III.5C  
Impact Fees and Development Costs Per Unit for  
Single-Family and Multi-family Developments in the Spring Lake Area

Development Cost for a Typical Unit	New Single-Family	New Multi-family
Total estimated development impact fees per unit	\$58,134	\$39,831
Typical estimated cost of development per unit	\$271,985 <sup>(1)</sup>	\$205,128 <sup>(2)</sup>
Estimated proportion of fee cost to overall development cost (development impact fees and construction costs) per unit	17.6%	16.3%

Source: City of Woodland, 2008.

Note: Total estimated development impact fees per unit were taken from the total development impact fees due at building permit issuance (Table III.5A & III.5B).

(1) Typical estimated cost of development per unit for New Single-Family was derived from taking \$343,177 from Table III.8 (inside the Spring Lake area), subtracting estimated fees per unit (\$58,134) = \$271,985, and dividing by 1 (unit) = \$271,985.

(2) Typical estimated cost of development per unit for the New Multifamily is based on the development cost for Terracina at Spring Lake Family Apartments (2007).

Table III.6 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 III.6  
City of Woodland Planning Fees, 2008

<b>Permits/Entitlements</b>	
Conditional Use Permit	\$3,452
General Plan Amendment	\$5,025
Variance	\$1,822
Zone Change	\$4,844
Site Plan Review (Multifamily)	\$2,073
Design Review (Multifamily)	\$1,076
Design Review (Single Family)	\$329
Design Review (Subdivision >10 units)	\$2,292
<b>Environmental</b>	
Categorical Exemption	\$466
Initial Study	\$5,582
Negative Declaration	\$1,744
Mitigated Negative Declaration	\$3,603
<b>Land Division</b>	
Certificate of Compliance	\$250
Lot Line Adjustment	\$590
Lot Merger	\$855
Tentative Parcel Map	\$3,041
Tentative Subdivision Map	\$7,266 + \$25/lot

Source: City of Woodland Community Development Department, 2008.

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.

## 7) Processing and Permit Procedures

Table III.6A lists which housing types Woodland’s zoning districts allow. The Planning Commission considers uses that require a Conditional Use Permit (CUP).

Table III.6A  
Housing Types Permitted by Zoning District

RESIDENTIAL USE		ZONE								
		A-1	R-1	R-2	N-P	R-M	CBD	C-2	ESD	C-3
CONDITIONAL		A-1	R-1	R-2	N-P	R-M	CBD	C-2	ESD	C-3
Yes =C	No =X									
Single-Family/Duplex (1)		X	X	X	X	X	(2)	(3)	(4)	(5)
3 + DU		-	-	-	(6)	X	(7)	C	(8)	C
Residential Care <6P		-	X	X	X	X	-	-	(9)	-
Residential Care >6P			C	C	C	C	-	-	(10)	-
Emergency Shelter (1)		-	-	-	-	-	(11)	-	-	-
Manufactured Homes/Mobile-Homes on Permanent Foundations		X	X	X	X	X	X	-	(12)	-
Mobile Home Parks		X	X	X	X	X			(13)	
Transitional Housing		-	-	-	-	-	(11)	-	-	-
Farmworker Housing (14)		-	-	-	-	-	-	-	-	-
Supportive Housing (15)		-	-	-	-	-	-	-	-	-
2nd Unit		X	X	X	X	X	-		X	-

Source: City of Woodland, 2008.

Notes: (1) Duplexes not permitted in A-1, permitted on corner lots of R-1. (2) 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. (3) Zoning Administrator Permit (ZAP) required. (4) Permitted use in Zone A (of ESD) and ZAP required for Zones C – F. (5) ZAP required. (6) 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. (7) Permitted use in Districts A, B, D, and E if minimum standards met. Otherwise, CUP required. (8) 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. (9) Permitted use in Zone A. (10) Conditional use in Zone A. (11) Temporary housing provided on a not-for-profit basis, which may include, but is not limited to emergency housing on a short-term basis or temporary transitional basis until permanent housing is available is a conditional use. (12) Permitted use in Zones A and B. (13) Permitted use in Zone A and ZAP required for Zone B. (14) Currently, the City has no public farmworker housing. (15) The City’s Zoning Ordinance does not specifically list supportive housing.

### 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 III.6B 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. For example, a ministerial review for a single-family home would be processed concurrently with the design review. 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 III.6B  
Timelines for Permit Procedures (Estimates)

Type of Approval or Permit	Processing Time	Reviewing Body
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, 2008.

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 will soon follow. During the initial study period, many departments will review the project and provide comments. At the same time, planning staff is likely to be preparing 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 III.6C outlines typical approval requirements for a 30-unit subdivision and a 50-unit multi-family project.

Table III.6C  
Typical Processing Procedures by Project Type

	<b>Subdivision</b>	<b>Multifamily Units</b>
	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, 2008.

### **Second-Unit Ordinance**

In 2004, in compliance with Government Code section 65852.2, Woodland’s Second-Unit Ordinance was updated. The 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. Since the adoption of this ordinance, the City does receive inquiries about second-units from time to time; however, only a few have been constructed. When the City does receive an inquiry, the prospective applicant is advised to also consider a “guest cottage” option. A guest cottage is different from a second unit in that it does not include a kitchen; however, it can have a bathroom. In addition, the development standards/requirements for a guest cottage are less than that for a second unit. For example, off-street parking is not required for a guest cottage and school facility fees would not be assessed since the guest cottage is typically less than 500 square feet in size. As a result, the availability of a guest cottage option partially explains why only a few second-units are constructed. Another potential explanation is that the City’s second unit ordinance requires that the property owner either reside in the principal residence or the second-unit; however, the City has received a number of inquiries from property owners who do not currently live in the principal residence and only want to construct the second-unit as another rental unit. Therefore, these criteria do not appear to pose a constraint to the development of second 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.

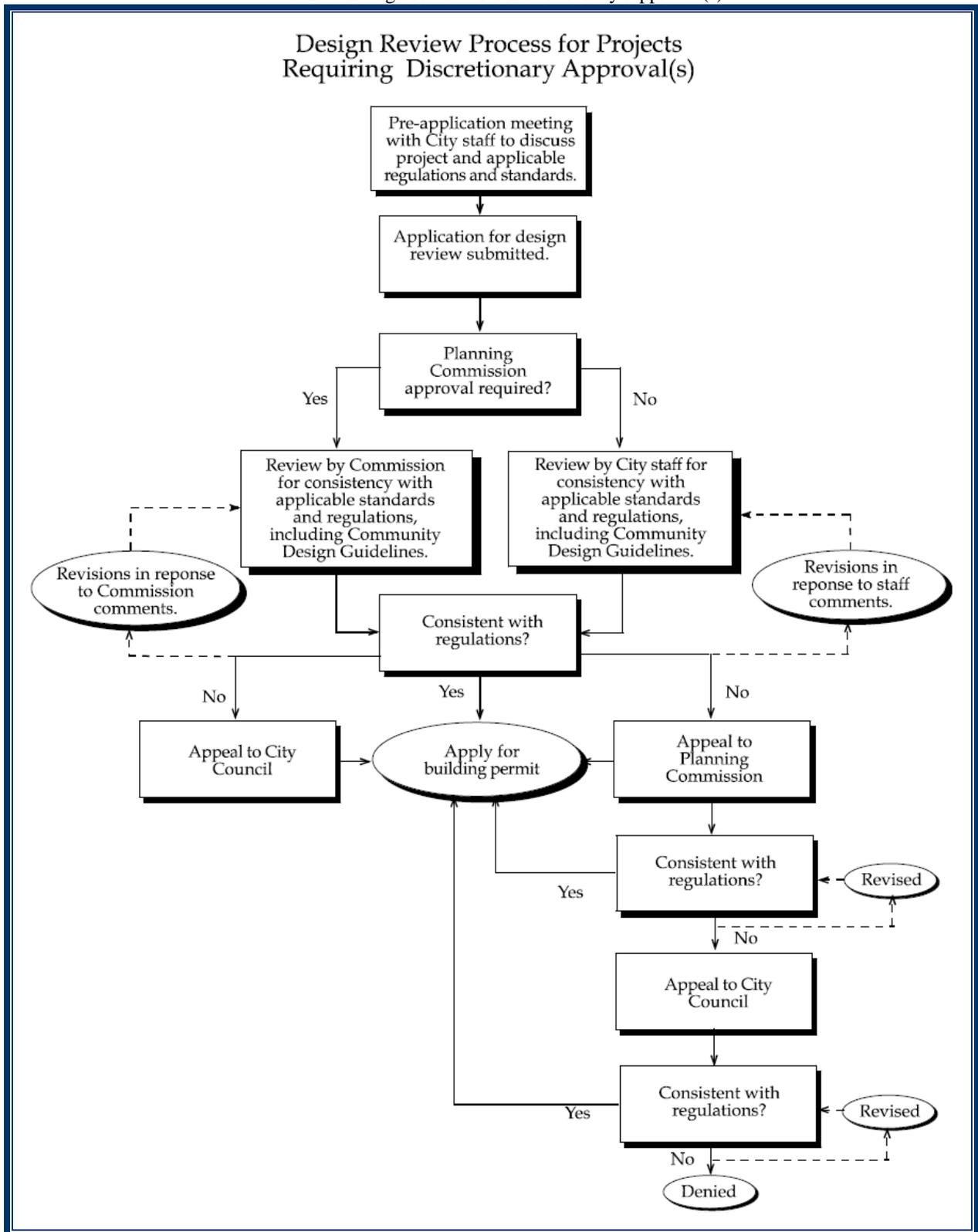
One on-site parking spot (uncovered) is required per unit.

### **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 2 and 3 illustrate the City's design review process. Figure 2 lists the steps for projects that require a discretionary permit, such as a conditional use permit. Figure 3 only lists the process for projects that require 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.

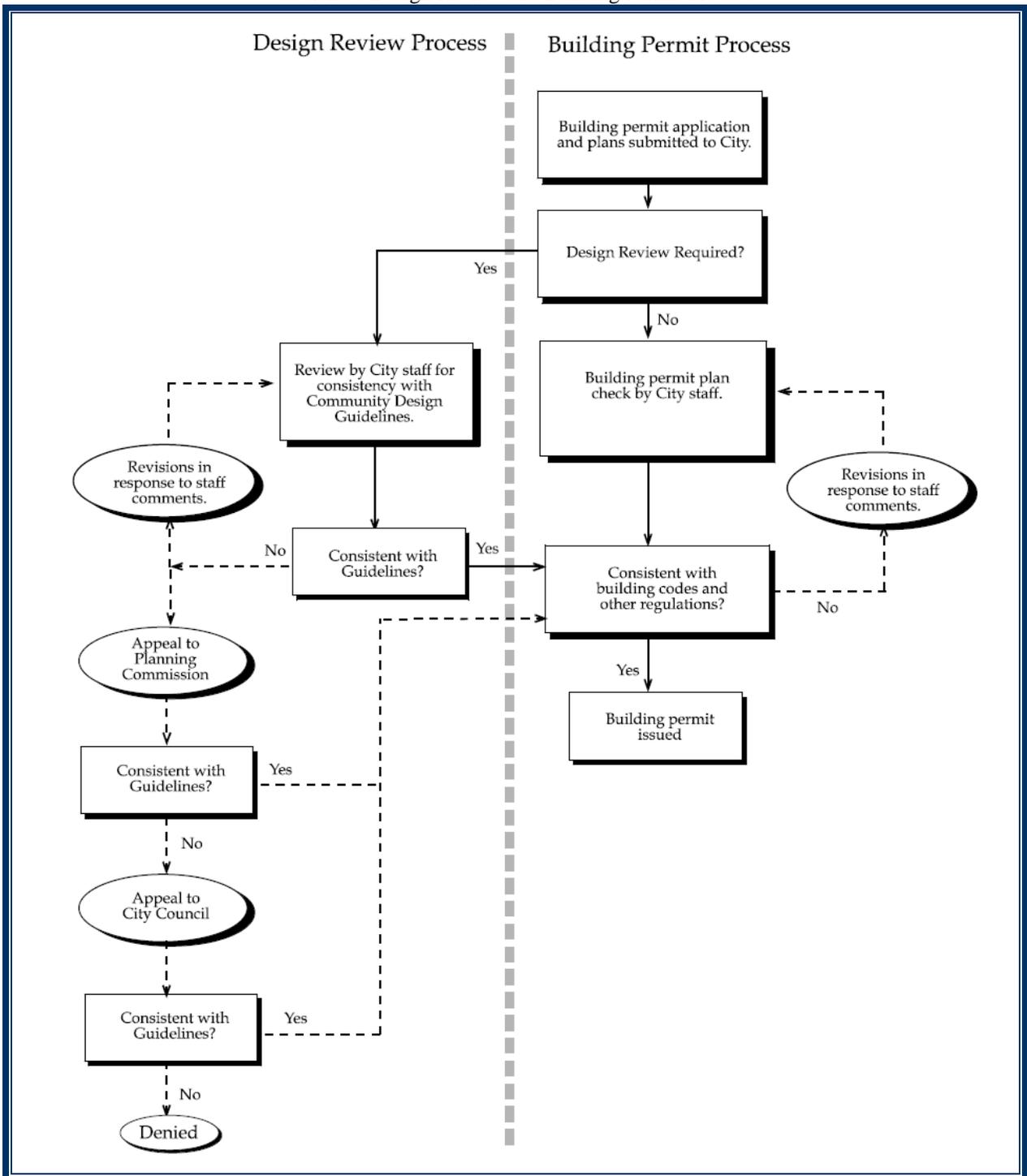
Design review is not a separate process apart from other discretionary approvals such as site plan review or a conditional use permit. To the extent allowed by the City's codes and ordinances, any additional planning or building permits will usually be processed concurrently.

Figure 1  
Woodland's Design Review for Discretionary Approval(s)



Source: City of Woodland, 2008.

Figure 2  
Woodland's Design Review and Building Permit Process



Source: City of Woodland, 2008.

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 with existing guidelines. While there are no cost provisions within the guidelines, the purpose of these design standards is not to be cost prohibitive but help developers during the initial design process.

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, but are simply to ensure orderly and safe development in the City.

## **8) Local Efforts to Remove Barriers**

Consistent with State law, the City of Woodland has developed several programs to help remove barriers to creating affordable housing. In 2004, the City amended its Municipal Code, to include Ordinance 1393 (Ch. 6A. Affordable Housing). This amendment applied the same inclusionary housing requirements being implemented in the Springs Lake area to the remainder of the City. Since the adoption of Ordinance 1393, to date, 307 units have been built or existing units preserved for people with very low- and low-incomes.

Woodland also continues to upgrade and preserve its affordable housing stock. According to the FY 2006-2007 Consolidated Annual Performance and Evaluation Report, the Redevelopment Agency's Housing set-aside money, and State and Federal grant funds are the primary sources of funding for these actions. Furthermore, the City continues its partnership with various community-based organizations and non-profit entities to maintain and increase affordable housing.

## **9) Persons with Disabilities**

Persons with disabilities normally have a number of housing needs that are related to the following: accessibility of dwelling units, access to transportation, employment, 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.

## **Procedures for Ensuring Reasonable Accommodations**

The City of Woodland currently has several regulations and practices for accommodating persons with disabilities. These are listed below:

- The City amended its Municipal Code in July 2004 to add Section 25-21-85, “Reasonable Accommodation for Persons with Disabilities.” The Ordinance 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.”
- The City adopted the 2007 version of the California Building Code (CBC) in January 2008; this includes Title 24 regulations that address accessibility for disabled persons.
- The City adopted a comprehensive update of its subdivision ordinance in 2002. As a part of this update, the City reviewed its regulations for consistency with fair housing law. The City has reviewed its current zoning ordinance to ensure that regulations are consistent with fair housing. This review also included making sure supportive housing and other group living situations are able to be located with a minimum of regulatory barriers.

## **Efforts to Remove Regulatory Constraints for Persons with Disabilities**

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 (6) guests in its R-M zone.

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. Such retrofitting is permitted under Chapter 11, of the 1998 version of the California Building Code. The City amended the

Municipal Code in July 2004 to add Section 25-21-85, “Reasonable Accommodation for Persons with Disabilities.”

### **Information Regarding Accommodation for Zoning, Permit Processing, and Building Codes**

Woodland implements and enforces Chapter 11, of the 1998 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.

Examples of the ways in which the City facilitates housing for persons with disabilities through its regulatory and permitting processes are:

- City Municipal Code Section 25-23-30 (Special Provisions) of the City’s zoning ordinance requires that access and parking for the handicapped must conform to the requirements of Chapter 2-71, Title 24, California Administrative Code.
- The City amended the Municipal Code in July 2004 to add Section 25-21-85, “Reasonable Accommodation for Persons with Disabilities”. The Ordinance 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.”
- The City adopted a comprehensive update of its subdivision ordinance in 2002. As part of this update, the City reviewed its regulations for consistency with fair housing law. The City has reviewed its current zoning ordinance to ensure that regulations are consistent with fair housing laws. This review also included making sure supportive housing and other group living situations are able to be located with a minimum of regulatory barriers.
- The City permits housing for special needs groups, including individuals with disabilities, 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 premises 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.

### **Permits and Processing**

The City does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The City’s requirements for building permits and inspections are the same as for other residential projects and are straightforward and not burdensome. City officials are not aware of any instances in which an applicant experienced delays or rejection of a retrofitting proposal for accessibility to persons with disabilities.

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.

Lastly, as previously mentioned, Section 25-21-85, “Reasonable Accommodation for Persons with Disabilities” allows the disabled in Woodland to make a request for reasonable accommodation that 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.

### **Building Codes**

Woodland provides reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits. For new construction, the City’s building department requires new housing to comply with the 1998 amendment to the Fair Housing Act, with multi-family development also subject to the Americans with Disabilities Act (ADA) standards. These standards assure that all new apartment buildings are subject to requirements for unit “adaptability” on ground floor units. Adaptable units are built for easy conversion to disabled access, such as doorway and hallway widths, and added structural support in the bathroom to allow the addition of handrails.

### **Universal Design Element**

Assembly Bill 2787 (Chapter 726 of Statutes of 2002) adopted Section 17959 of the Health & Safety Code. This law required the California Department of Housing and Community Development (HCD) to develop and certify one or more model universal design ordinances applicable to new construction and alterations for voluntary adoption by local governments.

In 2005, HCD certified a "Model Universal Design Local Ordinance" which, among other things, requires that various universal design features be offered to homebuyers. As part of the ordinance, builders must install those universal design features that are requested by the buyer, provided the buyer pays the homebuilder's corresponding upgrade costs.

Woodland has not adopted a universal design ordinance governing construction or modification of homes using design principles. The City will refer to the HCD website to develop guidelines and a model ordinance consistent with the principles of universal design.

## **B. Potential Non-Governmental Constraints**

### **1) Availability of Financing**

According to the "Economic Forecast Report" prepared by California State University, Fullerton, existing home sales in California slumped by 12.8 percent in August of 2007 (on a year-over-year basis) and were down by 7 percent compared to the previous year. Housing starts declined by 20 percent in August 2007 compared to the same time in 2006, and were expected to decline by an average of 16 percent during the remainder of 2007. The slowdown in housing starts, residential construction and house prices, although likely to remain a drag on economic growth for the remainder of 2007 and 2008, are expected to minimize the large gap between consumer demand for housing and excess supply, bringing forth a more sustainable equilibrium in the housing market.

During 2007, the Conference of State Bank Supervisors partnered with the American Association of Residential Mortgage Regulators to develop more uniform enforcement of rules in the highly fragmented market of brokers and lenders. Congress is considering tax relief for certain real estate losses related to refinancing. The Federal Reserve issued principle-based guidance describing the standards that banks should follow to ensure that borrowers are provided loans, which they can afford to pay. The Board of Governors of the Federal Reserve has launched a pilot program to review underwriting standards and consumer protection practices for nonbank subsidiaries of bank holding companies, nondepository institutions, independent mortgage lending companies, and mortgage brokers.

As a consequence of the slowing housing market, development has slowed in Woodland and in other cities throughout California.

## **2) Land Costs**

According to Remax Reality, in 2008 the average typical land cost for property in the Spring Lake Specific Plan area is \$86,667. Although there were no listings for property in the remaining areas of Woodland, Remax estimated that a lot outside the Spring Lake Specific Plan area would typically be \$20,000 to \$25,000 ( $\$86,667 - \$20,000 / \$25,000 = \$66,667 / \$61,667$ ) less because of other associated fees.

## **3) Development Costs**

### **a) 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. In 2008, according to the City of Woodland, the site improvement costs for a single-family lot in Woodland is estimated at \$25,000 to \$30,000. This estimate does not include the cost of land.

### **b) 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 2008, construction costs (including materials and labor) range from \$125 to \$150 per square foot (\$150,000 - \$180,000) for a typical 1200 square foot single-family home in Woodland.

### **c) Total Housing Development Costs**

As shown in Table III.8, 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 Table III.6). This figure does not include developer profit, marketing, or financing costs.

Table III.8  
City Of Woodland Estimated  
Single-Family Housing Development Costs, 2008

<sup>1</sup> 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	\$58,134 + 2,769.80 = \$60,903.80
Total Development Impact Fees Remaining Areas + Yolo County Development Impact Fees	\$21,878 + 2,769.80 = \$24,647.80
Permit Fees (Plan Check & Building Inspection)	\$2,592
Developer Fees (School) Spring Lake Specific Plan Area	\$4,956
Developer Fees (School) Southeast Specific Plan Area	\$6,296.32
Developer Fees (School) All Other Areas of City	\$6,336
<b>Total Housing Development Cost Spring Lake &amp; Remaining Areas<sup>2</sup></b>	<b>Spring Lake Area \$330,119 - \$365,119</b> <b>Southeast Area \$270,203 - \$310,203</b> <b>Remaining Areas \$270,243 - \$310,243</b>

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

Notes: Prices based on a new 1,200 square foot single-family residence with 450 square foot garage. Total Housing Development Costs do not include the Storm Drain Facilities Impact Fee which ranges from \$1,349 to \$9,747 per acre for single family development; the Spring Lake Specific Plan Area does not pay the fee.

<sup>1</sup>Finished Lot Price does not include cost of land.

<sup>2</sup>Total numbers have been rounded off to the nearest dollar.

The specifications for the hypothetical house used for this analysis here were chosen to define it as an entry-level family home.

## IV. STATUS AND EVALUATION OF EXISTING PROGRAMS/ELEMENT

### A. Effectiveness of the Element

The following section reviews and evaluates the City's progress in implementing the 2003 Housing Element. It reviews the results and effectiveness of programs, policies, and objectives from the previous Housing Element planning period which covered the period of 2000 to 2007. It also analyzes the difference between projected housing need and actual housing production.

Table IV.1 below shows the total number of all housing units (single-family and multifamily units) permitted in the City of Woodland by year from 2000 to 2007 (these are the number of permits issued and do not take into account the number of units occupied).

Table IV.1  
Annual Housing Production  
(Single-Family and Multifamily Units), 2000-2007

Year	Jan 2000 to Dec 2001	Jan 2002 to June 2002	July 2002 to June 2003	July 2003 to June 2004	July 2004 to June 2005	July 2005 to June 2006	July 2006 to December 2006	Jan 2007 to July 2007	Total Permits from Jan 2000 to July 2007
Building Permits/Units	412	70	347	491	175	327	117	121	2,060

Source: City of Woodland Community Development Department.

Table IV.2 below shows a comparison between the SACOG-assigned regional fair share allocation of housing units and the housing produced for the 2000 to 2007 period.

Table IV.2  
Comparison of Housing Need to Housing Production,  
Previous Housing Element Planning Period, 2000-2007

Housing Period	Very Low-Income	Low-Income	Moderate-Income	Combined-VL, L & M	Above Moderate	Total Units
1Jan00 – 31Dec00	28	278	0	306	13	319
1Jan01 – 31Dec01	0	0	0	0	106	106
1Jan02 – 30Jun02	0	0	0	0	70	70
1Jul02 – 30Jun03	11	4	11	26	297	323
1Jul03 – 30Jun04	12	36	0	48	395	443
1Jul04 – 30Jun05	18	4	0	22	131	153
1Jul05 – 30Jun06	12	117	0	129	69	198
1Jul06 – 30Jun07	0	0	13	13	45	58
Total	81	439	24	544	1126	1670
RHNA Allocation	643	389	580	1,612	1,229	2,841
% of Need Met	12.6%	112.9%	4.1%	33.7%	91.6%	58.8%

Source: Willdan, 2008.

As noted in Table IV.2, the City exceeded its housing needs for low-income households, nearly met its housing needs for above moderate-income households, and did not meet its housing needs for very low- and moderate-income households. The 156-unit Terracina Spring Lake Family Apartments which provides affordable housing for 85 very low- and 71 low-income households was not completed during the reporting period (January 1, 2000 – June 30, 2007) and is therefore not included in the table. However, the development was permitted during the reporting period (2006) and completed in December 2007.

Tables IV.3 and IV.4 below provide an evaluation of existing City of Woodland Housing Element (2003) policies and implementation programs.

Table IV.3  
Evaluation of Existing City of Woodland Housing Element Policies

	<b>Policy</b>	<b>Evaluation</b>
<b>2A- Development of Housing</b>		
2.A.1	The City shall encourage and assist the construction of a variety of housing types with varying densities and prices, for both sale and rental, that are affordable to all income groups, particularly very low-income and special needs groups.	ONGOING The Affordable Housing Ordinance conditions the provision of affordable units. The City has approved a variety of housing projects including the Terracina Spring Lake Family Apartments complex, Eaglewood Apartments, Rochdale Grange, Parkside, and Country Oaks where affordable units are required.
2.A.2	The City shall continue to approve developments that provide housing for all income groups where consistent with the Housing Element and Zoning Ordinance.	ONGOING Since 2004, the City adopted an amendment to its citywide inclusionary housing ordinance (Chapter 6A. Affordable Housing). This amendment essentially applied the same inclusionary housing requirements being implemented in the Spring Lake area to the remainder of the City. Any new housing project, for sale or rental, produced anywhere in the City is now required to provide affordable units, thereby implementing the “scattered sites” policy citywide.
2.A.3	The City shall assure that new housing efficiently uses land and causes minimum environmental impact.	ONGOING The Spring Lake Specific Plan was adopted with an average net residential density of 6 du/ac. In 2005, the City Council amended Chapter 7 of the Downtown Specific Plan to allow housing densities of 10-30 du/ac in the Gateway Revitalization Area of the Downtown Specific Plan.
2.A.4	The City of Woodland shall formulate an overall “scattered site” housing policy for all assisted housing, including publicly and privately financed housing projects.	ONGOING The citywide inclusionary housing ordinance requires any new housing project to provide affordable units. Additionally the City has amended its citywide inclusionary housing ordinance to correct issues that were encountered in the implementation of the Spring Lake Affordable Housing Plan and the CDBG Action Plan.
2.A.5	The City shall continue to use the P-D Planned Development Overlay Zone to encourage creative solutions to housing design and orientation, consolidation of open spaces, and both sensitive and reasonable increases in residential densities.	ONGOING 3 single-family developments have been constructed utilizing the P-D Planned Development Overlay Zone. The P-D overlay allows for resourceful and inventive use of the land as an alternative to traditional zoning regulations. The Liberty Village, Heritage Village, and Hutchinson Valley developments were permitted to utilize shared parking and obtain higher residential densities allowing for a reduction in the cost of housing.

	<b>Policy</b>	<b>Evaluation</b>
2.A.6	The City shall encourage private builders and developers to participate in federal, state or other programs that assist in providing and maintaining affordable housing to very low-income and special needs groups.	ONGOING The Sycamore Pointe Apartments and Woodmark Apartments developments utilized revenue bond financing for their construction. CalHFA HELP and Low Moderate Redevelopment Housing funds are being used to assist with the rehabilitation of the 68-unit Fair Plaza East senior apartment complex where the developer also agreed to keep the units affordable for a 55-year period. CDBG funds are targeted for housing rehabilitation and for first-time homebuyer programs. The City also held a CDBG application workshop in January 2008 in preparation for this year's round of funding.
2.A.7	The City shall participate, whenever eligible, in federal, state, or other programs that assist in providing and maintaining housing affordable to very low income and special needs groups.	ONGOING CDBG funding was used for the New Dimensions (15 very low-income units built in 2004) and Summer House Inc. (3 very low-income units built in 2001) projects, and will be used for the planned renovation of the Casa Del Sol Mobile Home Park. In January 2008, the City submitted a BEGIN grant application for 18 residential units in the Spring Lake Specific Plan area. The City also monitors HOME-Assisted projects. As part of the Spring Lake Specific Plan, the City has implemented an affordable housing fee of \$1,100 per market rate unit. This fee will help to fund an additional 74 units of affordable housing anywhere in the City, including Spring Lake as long as the parcels meet the affordability requirements under the Spring Lake Specific Plan and the Spring Lake Affordable Housing Plan. Currently, the City estimates this fund to have \$1,016,400 to further this goal.  In November 2007, the City Council approved the issuance of revenue bonds by the Association of Bay Area Governments (ABAG) for the purpose of financing the Fair Plaza East senior apartments rehabilitation and to keep it affordable for a period of 55-years. HELP funds in the amount of \$1,250,000 and more than \$100,000 Redevelopment Housing funds were used to assist in the rehabilitation of the 68-unit apartment complex.
2.A.8	The City shall assist and cooperate with non-profit housing development corporations and self-help housing sponsors.	ONGOING The City has partnered with the non-profit Community Housing Opportunities Corporation (CHOC) for the Casa Del Sol project. CHOC is developing the project.
2.A.9	The City shall continue to work cooperatively with neighboring cities, Yolo County, and the Sacramento Area Council of Governments (SACOG) to ensure that Woodland plans for its "fair share" of housing needs.	ACCOMPLISHED Completed through the adoption of the SACOG Regional Housing Needs Plan "fair share" housing numbers for Woodland. Although the City was short in certain affordable units during the last RHNP cycle, the City continues to work with developers, non-profit groups, and service providers to provide affordable housing.
2.A.10	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.	ONGOING The City conducts affordable housing workshops and is also in the process of revising the Affordable Housing Property Tax Assessment.  In 2005 the City amended its Bonus Incentives Ordinance to comply with SB 1818. The Bonus Incentive Program allowed for a 156-unit affordable housing apartment in the Spring Lake Specific Plan area to be financially feasible. The City provided \$4 million in HOME funds for the project.
2.A.11	The City shall ensure that there is sufficient land zoned for a variety of housing types, residential densities and housing prices that will meet the needs for projected growth.	ONGOING The City contracted with Willdan to conduct an updated Housing Conditions survey that included a vacant and underutilized parcel analysis in 2007.

	<b>Policy</b>	<b>Evaluation</b>
2.A.12	The City shall allow residential uses over commercial uses in the Central Commercial area.	ACCOMPLISHED The Downtown Specific Plan and the East Street Specific Plan allow residential uses over commercial uses in the Central Commercial area. An example is the “Center City Lofts” project. This project is a mixed-use, 5-story development that will contain both residential condominiums and commercial retail space.
2.A.13	The City shall review homeless needs with Yolo County and other cities in the county and participate in coordinated programs to meet identified needs.	ONGOING The City continues to participate in events sponsored by the Yolo County Homeless Coordinator such as the Yolo County Homeless Summit. Funding is also provided to the Wayfarer Center. The City is in the process of adopting the Homeless and Poverty Action Coalition (HPAC) 2006-2010 Strategic Plan along with the submittal of the Continuum of Care (CoC) application.
2.A.14	The City shall provide emergency housing for the health and safety of Woodland residents.	ONGOING Along with events sponsored by the Yolo County Homeless Coordinator, Woodland participates in the homeless count as required by HUD for Continuum of Care (CoC) assistance. Funds from the Bonus Incentive Ordinance are distributed for transitional housing and other special-housing needs.
2.A.15	The City shall require, through specific plans, neighborhood design standards and development review, a mix of housing types, densities, designs and prices/rents in each planning area where land is available.	ONGOING The Spring Lake Specific Plan design standards and residential land use regulations require a mix of housing types and lot sizes. A separate affordable housing plan has been adopted for the Spring Lake Specific Plan.
2.A.16	The City shall disperse lower, moderate and higher cost housing throughout the City, each planning area and each subdivision where feasible due to the availability of land and adequate service facilities.	ONGOING The Spring Lake Specific Plan development standards require a mix of housing types and lot sizes.
2.A.17	The City shall assure that residential land use designations are consistent with SACOG household projections by income group.	ONGOING The Spring Lake Specific Plan area and areas outside of Spring Lake contain adequate sites to address the housing needs of households with a diverse range of income levels.

	<b>Policy</b>	<b>Evaluation</b>
2.A.18	The City shall coordinate Redevelopment Agency infill housing programs with community wide housing needs.	<p>ONGOING</p> <p>The Planning Commission approved the City Center Lofts infill, mixed-use project on June 19, 2008. The five-story project will result in the construction of 170 condominium units including 17 low-income units and 32,069 square feet of commercial first floor space at a 2.1-acre site located at 333 Main Street. The project will bring the first market-rate residential units to the Main Street corridor of the Downtown Specific Plan area in many years. The City funded a portion of the conceptual design work for the project and also applied for funding through the Proposition 1C Infill Infrastructure Grant Program in the amount of \$4,476,000 for capital improvements to support City Center Lofts. Although the City's application was unsuccessful, the City plans to submit another funding application.</p> <p>The City revised its downtown parking standards by approving Ordinance No. 1493 on April 15, 2008 to add Section 25-23-15 to the Woodland Municipal Code. The downtown parking standards now use an urban-based model and are intended to encourage and promote investment and the re-use and renovation of historic buildings, enhance the vitality, and encourage mixed use in the downtown. The ordinance reduced parking ratios and the City Council established a parking in-lieu fee on April 1, 2008 through the adoption of Resolution No. 4905. The City Center Lofts project benefited from the changes to the downtown parking standards and adoption of a parking in-lieu fee since a portion of the project's required off-street parking will be met through the payment of in-lieu fees.</p>
<b>2B- Maintenance of Housing</b>		
2.B.1	The City shall continue rehabilitation of substandard residential units using federal and state subsidies for low and moderate-income households.	<p>ONGOING</p> <p>The City prepared and adopted the Housing Rehabilitation Program Guidelines in 2001. The City provided \$311,653 for 31 rehabilitation home loans and allocated \$80,000 for the Lead Based Paint Abatement program. The City continues to utilize CDBG funds that are earmarked for the rehabilitation of substandard residential units. The City developed a revolving loan fund to assist private commercial property owners with the seismic upgrade of unreinforced masonry (URM) buildings. Assistance for URM masonry buildings is considered on a case-by-case basis. New second floor rehabilitation financing program is now in place. The City Council allocated \$600,000 for the URM program on July 31, 2007.</p>
2.B.2	The City shall continue code compliance by the Building Inspection Division and other appropriate agencies of the Building, Electrical and Fire Codes and Health and Safety Regulations.	<p>ONGOING</p> <p>The City has continued to implement the Woodland Improving Neighborhoods (WIN) neighborhood services team to respond to neighborhood concerns. This program is a multi-departmental proactive program that addresses physical Building Code issues, Public Improvements, and Crime. The City departments involved include Police, Code Enforcement, and the Redevelopment Agency.</p>
2.B.3	The City shall continue to require the replacement of unsafe or dilapidated housing units.	<p>ONGOING</p> <p>The City continues to monitor and provides assistance in the replacement of unsafe or dilapidated housing units through its Housing Rehabilitation and Neighborhood Clean-up Programs.</p>
2.B.4	The City shall periodically survey housing conditions to identify substandard residential units.	<p>ONGOING</p> <p>The City contracted with Willdan, and completed a Housing Conditions Survey in 2007, as part of the housing needs analysis for the 2008 Housing Element update.</p>

	<b>Policy</b>	<b>Evaluation</b>
2.B.5	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.	ACCOMPLISHED The Downtown Specific Plan and the East Street Specific Plan allow residential uses over commercial uses in the Central Commercial area. An example of this is the “Center City Lofts” project. This project is a mixed-use, 5-story development that will contain both residential condominiums and commercial retail space. In 2005, the City Council established a housing density of 10 to 30 units per acre for the 27-acre Gateway Revitalization Area of the Downtown Specific Plan.
<b>2C- Equal Opportunities in Housing</b>		
2.C.1	The City shall ensure that all laws and regulations prohibiting discrimination in lending, the sale of homes, and rental practices are enforced.	ONGOING The City provides funding for the Fair Housing Hotline Program which is administered by Legal Services of Northern California. The City is also in the process of revising the affordable housing policies administrative manual.
2.C.2	The City shall promote housing programs that maximize equal opportunity and avoid economic segregation.	ONGOING See the evaluation in 2.C.1.
2.C.3	The City shall continue to fund and support the City’s Fair Housing Hotline Program.	ONGOING See the evaluation in 2.C.1.
3.C.4	The City shall support housing discrimination case processing and enforcement of Fair Housing laws through the State Department of Fair Employment and Housing.	ONGOING See the evaluation in 2.C.1.
2.C.5	The City shall assess housing programs to assure equal opportunity in housing.	ONGOING Periodic implementation review and support of Fair Housing Hotline Program. The City also amended its Municipal Code in 2004 to add §25-21-85. Reasonable Accommodation for Persons with Disabilities. The Ordinance establishes a process and sets criteria for reviewing reasonable accommodation requests for persons with disabilities.
<b>2D- Energy Conservation</b>		
2.D.1	The City shall require energy-conserving construction, as required by state law.	ONGOING The City requires energy-conserving construction in accordance with the Title 24 Uniform Building Code. The City adopted the 2007 Building Codes including Part 6–Energy, in January 2008.
2.D.2	The City shall encourage innovative site designs and orientation techniques which incorporate passive and active solar designs and natural cooling techniques.	ONGOING The City’s Community Design Guidelines, the East Street Specific Plan policies, and the Spring Lake Specific Plan Design Guidelines are examples of how the City encourages innovative site designs. These adopted guidelines and policies include building orientation techniques, tree canopy coverage, and provisions to address passive and active solar designs.
2.D.3	The City shall promote a weatherization and retrofit program for existing housing units that fall below current state performance standards for energy efficiency.	ONGOING The City uses CDBG funds for the Improvement Rebate Program. Weatherization is an eligible activity. The City also uses the Energy Partners Program, which provides qualified low-income customers free weatherization measures and energy-efficient appliances to reduce gas and electricity usage.
2.D.4	The City shall promote opportunities for use of solar energy by assuring solar access.	ONGOING Examples include the East Street Specific Plan policies (4.4.K. - Energy Efficiency), Community Design Guidelines, and Spring Lake Specific Plan Design Guidelines. Examples of specific policies include utilizing a “modified grid” residential street pattern and staggered building setbacks.

	<b>Policy</b>	<b>Evaluation</b>
2.D.5	The City shall promote energy efficient land use planning by incorporating energy conservation as a major criterion for future decision making.	ONGOING The City has adopted energy efficient land use planning practices with the approval of the East Street Specific Plan policies (4.4.K. -Energy Efficiency), Community Design Guidelines, Spring Lake Specific Plan Design Guidelines, and street tree-planting program. Examples of specific policies include utilizing a “modified grid” residential street pattern and staggered building setbacks.
2.D.6	The City shall promote energy conservation through education and outreach programs.	ONGOING Information on PG&E’s Residential New Construction Program for energy efficiency features is provided at the front counter of the City’s Community Development Department. The City also participates in the Annual Home and Garden Show at the Yolo County Fairgrounds.

Source: City of Woodland Community Development Department.

Table IV.4  
Summary of Accomplishments under  
Existing City of Woodland Housing Element  
Implementation Programs

Implementation Program/ Summary of Program	Status	Notes
<b>2A- Development of Housing</b>		
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.	ONGOING	The Liberty Village, Heritage Village, and Hutchinson Valley developments were constructed utilizing the P-D overlay.
2.2 The City shall continue to cooperate with and advise developers in the use of the City's 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 20% of the total number of proposed units for lower-income households, 10% of the total number of proposed units for very low-income households, or 50% of the total number of proposed units for qualifying residents (senior citizens of any income level). Condominium conversions that include at least 33% low-income units or 15% very low-income units are also eligible.	ONGOING	The Bonus Incentives Ordinance was amended in 2005 in compliance with SB 1818. The Bonus Incentives program assisted with the financial feasibility of the 156-unit Terracina Spring Lake Family Apartments affordable housing project. The project was constructed in the Spring Lake area.
2.3 The City shall continue to cooperate with Yolo County, other cities in the County, developers and builders and with financial institutions to implement tax-exempt mortgage revenue bonding.	ONGOING	Mortgage Revenue Bonds were a primary funding source for the developers of the Terracina Spring Lake Family Apartments. City and Redevelopment Agency staff actively work with affordable housing developers interested in multi-family housing bonds.
2.4 The City shall annually review its eligibility for various federal and state programs providing assistance to low income and special needs groups and shall submit applications for programs for which the City is eligible, as appropriate.	ONGOING	The City actively pursues applications to augment the affordable housing stock of Woodland. HOME funds were awarded for the Terracina Spring Lake Family Apartments and the Rochdale Grange projects. State HELP funds have been awarded to aid with the rehabilitation and acquisition of the Fair Plaza East apartments.
2.5 The City shall establish a comprehensive annual housing monitoring program and produce an annual Housing Monitoring Report to determine housing affordability and income levels for all new units built, including those created by the housing market without the use of incentives or mandates. As a part of the Housing Monitoring Report, the City shall also maintain an updated vacant land inventory (including an inventory of potential infill sites), and monitor and evaluate the achievement of the goals, policies, programs and quantified objectives contained in the Housing Element with suggested modifications to the Housing Element as needed.	ACCOMPLISHED	The adoption of the Affordable Housing Monitoring Program Policies and Procedures allows the City to monitor affordability agreements of specified affordable properties.
2.6 The Planning Commission shall hold a meeting each year to review the Housing Monitoring Report and make a report to the City Council.	ONGOING	The City Council has received and will continue to receive annual Housing Monitoring Reports.

Implementation Program/ Summary of Program	Status	Notes
2.7 The City shall accommodate development of at least an additional 27 units at densities that will facilitate production of housing affordable to moderate-income households by redesignating sufficient vacant land as Medium Density Residential (MDR). 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.	ONGOING	As of 2006, the City had a sufficient amount of vacant land zoned for multifamily housing to meet its remaining need during the Housing Element planning period.
2.8 The City shall amend the General Plan text and map to change the density range of the Medium Density Residential (MDR) designation from 8 to 25 units/acre to 8 to 16 units/acre and add a new High Density Residential (HDR) designation that permits densities from 16 to 25 units/acre. Densities greater than 25-units/acre in the HDR zone may be allowed subject to a conditional use permit. All existing MDR-designated land outside of specific plan areas shall be re-designated as HDR.	ACCOMPLISHED	The General Plan was updated to allow for 8-16 du/ac in the MDR designation and 16-25 du/ac in the HDR designation. The requirement for a conditional use permit for multi-family projects in multi-family zoned areas has been eliminated. This also applies to projects achieving above 25 du/ac through density bonuses. The Downtown Specific Plan was amended to allow housing densities of 10 – 30 du/ac in the Gateway Revitalization Area.
2.9 The City shall implement its “scattered sites” policy in the Spring Lake Specific Plan citywide to distribute assisted housing throughout the City.	ACCOMPLISHED	The citywide inclusionary housing ordinance states that any new housing project within the City is required to provide affordable units. The City has also amended the ordinance to address problems encountered during the implementation of the Spring Lake Affordable Housing Plan and the CDBG Action Plan.
2.10 The City shall seek financial assistance from and cooperation with the City of Woodland Redevelopment Agency to provide financing to assist housing construction for units serving very-low, low, and moderate income families and special needs groups using its 20 percent housing set-aside funds.	ONGOING	Revenue received by the Redevelopment Agency in 20% housing set-aside funds is leveraged with other local, State, and Federal funds to assist with the advancement of affordable housing not only in Redevelopment Project Areas but throughout the City as well.
2.11 The City shall allocate CDBG funds for the provision of new extremely low-, very low-, low-, and moderate-income housing units.	ACCOMPLISHED	Each April the City Council makes funding decisions as to how the CDBG funds will be allocated. Allocations have been made to the City’s Housing Rehabilitation Program.

Implementation Program/	Summary of Program	Status	Notes
2.12	The City shall allocate funds for transitional housing and other special-needs housing.	ONGOING	<p>From 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 in Woodland. An additional \$90,000 in CDBG funds was allocated to this program during 2005 to 2006. This project also received an additional \$65,992 in CDBG funds for the 2006-2007 fiscal year. Construction was completed in fall of 2006. The shelter features a 5,000 plus square foot facility with cold weather shelter area/dining room for over 100 homeless individuals.</p> <p>In 2006-2007, \$38,683 of CDBG funds was allocated to help complete Safe Harbor House. This project added 15 new low-income “supportive housing” apartments for adults with mental illness.</p> <p>During 2004-2005, the City provided \$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 the women and a 5-plex to house women undergoing drug/alcohol treatment at the facility.</p>
2.13	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.	ONGOING	The City continues to grant density bonuses, regulatory relief, and/or other financial incentives for projects meeting inclusionary housing requirements.
2.14	The City shall continue to facilitate the provision of emergency housing. The City shall continue to participate 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.	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. See 2.12 above.
2.15	The City shall monitor the HUD Section 8 voucher program administered by the Yolo County Housing Authority. The City shall encourage the Housing Authority to raise its payment standard to 110% of HUD Fair Market Rent (FMR).	NOT ACCOMPLISHED	No Action from 2002 to 2007.
2.16	The City shall adopt a Second Unit Ordinance that meets minimum State standards to encourage the production of infill units.	ACCOMPLISHED	The 2004 Second Dwelling Unit Ordinance is in compliance with State standards.

<b>Implementation Program/ Summary of Program</b>	<b>Status</b>	<b>Notes</b>
2.17 The City shall review and, as necessary, modify its parking standards for second units, multifamily units, and mixed-use developments, in order to encourage development of these units. Modifications may include modifying requirements for second units so they only have to provide one uncovered off-street parking space in addition to the parking requirements for the primary dwelling.	ACCOMPLISHED	The Second Dwelling Unit Ordinance allows for a reduction in parking requirements and allows for greater flexibility in the siting of a second dwelling unit. The City Council adopted revised downtown parking standards in April 2008 to encourage and promote investment and the re-use and renovation of historic buildings, enhance the vitality, and encourage mixed use in the downtown. The ordinance reduced parking ratios and the City Council separately established a parking in-lieu fee in April 2008 by resolution.
2.18 The City shall continue to contract for the services of Yolo County's Homeless Coordinator. Program to be funded through Redevelopment Funds and Housing Monitoring Funds.	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.
2.19 The City shall require relocation assistance to tenants relocated as a result of removal of housing by the City or the RDA.	ONGOING	The residents of 42 units in the Heritage Oaks Apartments were relocated by the Redevelopment Agency through the help of CalHFA HELP funds.

<b>Implementation Program/ Summary of Program</b>	<b>Status</b>	<b>Notes</b>
<p>2.20 The City shall continue to enforce the provisions of its Affordable Housing Ordinance (Chapter 6A of the Municipal Code) that require that 10% of all new for-sale units in any residential project consisting of eight or more units shall be affordable to low-income households. For multifamily rental projects with ten or more units, 10% of all new units shall be affordable to low-income households, and an additional 20% shall be affordable to very low-income households. In the alternative, a developer may elect to make 25% of the multifamily rental units affordable to very low-income households.</p> <p>The City shall continue to enforce the provisions of the Southeast Area Specific Plan that require corner lots to provide split-lot duplex housing with an overall goal of providing 10% of the for-sale units affordable to moderate-income households. 25% of multifamily units shall be affordable to low-income households with 10% 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.</p> <p>The City shall enforce the provisions of the Spring Lake Specific Plan that require that 10% of the units in a for-sale residential project shall be affordable to low-income households. For multifamily rental projects, 20% of the units shall be affordable to very low-income households, and 10% of the units shall be affordable to low-income households. In the alternative, a developer may make 25% 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.</p>	ONGOING	<p>Since 2004, the City adopted an amendment to its citywide inclusionary housing ordinance (Chapter 6A. Affordable Housing). This amendment essentially applied the same inclusionary housing requirements being implemented in the Spring Lake area to the remainder of the City. Any new housing project, for-sale or rental, produced anywhere in the City is now required to provide affordable units, thereby implementing the “scattered sites” policy citywide. The Spring Lake Specific Plan 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 is to be used to assist an additional 74 units of affordable housing anywhere in the City, including Spring Lake as long as the parcels meet the affordability requirements under the Spring Lake Specific Plan and the Spring Lake Affordable Housing Plan.</p>
<p>2.21 The City shall designate staff time and/or funding for the activities of grant writer/affordable housing coordinator. Responsibilities will include applying for housing-related-funding and coordinating housing issues and programs for the City.</p>	ACCOMPLISHED	<p>A Redevelopment Manager and two Associate Housing Analysts have been assigned by both the City and the Redevelopment Agency to write and manage grants, administer inclusionary housing policies, assist in the management of housing projects, and to coordinate housing activities.</p>
<b>2B- Maintenance of Housing</b>		
<p>2.22 The City shall continue rehabilitation 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.</p>	ONGOING	<p>The City uses the CDBG Home Rehabilitation Loan Program and the Lead Based Paint Abatement Program. Information regarding rehabilitation programs are available at City Hall and are publicized by the City at various community events.</p>

<b>Implementation Program/ Summary of Program</b>	<b>Status</b>	<b>Notes</b>
2.23 The City shall continue to include funds in its operating budget for building code and blight enforcement programs.	ONGOING	Code Enforcement's Neighborhood Enhancement Program is funded by CDBG. Voters passed a ½ cent sales tax increase in 2006 to generate funds that will be used to supplement the program.
2.24 The City shall review its eligibility for Federal and State home repair and renovation programs annually and apply for programs, as appropriate.	ONGOING	The Redevelopment Agency (RDA) funded housing rehabilitation projects for lower-income households with \$294,198 in CDBG entitlement funds during the period of 2002 to June 30, 2008. In 2008, RDA staff applied for CalHOME funding that can be used for housing rehabilitation. The grant funds have not yet been awarded.
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.	ONGOING	In November 2007, the City Council approved the issuance of revenue bonds by the Association of Bay Area Governments (ABAG) for the purpose of financing the Fair Plaza East senior apartments rehabilitation and to keep it affordable for a period of 55-years (14 very low and 53 low income units). HELP funds in the amount of \$1,250,000 and more than \$100,000 Redevelopment Housing funds are being used to assist in the rehabilitation of the 68-unit apartment complex. The rehabilitation included the installation of new energy efficient HVAC units and appliances. In addition, the existing windows were replaced with new energy efficient windows. These improvements will improve the energy efficiency of the dwelling units by at least 25 percent and reduce energy costs for the residents.
2.26 The City shall initiate a program to potentially allow existing illegal nonconforming units that meet basic health and safety standards to continue to be used as dwelling units subject to issuance of a conditional certificate of compliance that includes a requirement to maintain affordable rent levels.	NOT ACCOMPLISHED	No Action from 2002 to 2007.
2.27 The City will commit assistance to the renovation and rehabilitation of existing mobile home parks in the East Street Corridor for the purposes of preservation and maintenance of affordable housing for very low, low, and moderate-income households.	ONGOING	The City has worked closely to assist Community Housing Opportunities Corporation with the Casa Del Sol Mobile Home Park project. Funds were contributed by the City, the Redevelopment Agency, a HELP loan, a HUD Section 108 loan guarantee, CDBG funds, and SACOG's Community Design Grant Program.
<b>2C- Equal Opportunities in Housing</b>		
2.28 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.	ONGOING	Information such as Fair Housing brochures are published in English and in Spanish and are on display at the Fair Housing kiosk at the City Community Development Department office.
2.29 The City shall affirmatively further fair housing by contracting with the Fair Housing Hotline Project provided through Legal Services of Northern California.	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.

<b>Implementation Program/ Summary of Program</b>	<b>Status</b>	<b>Notes</b>
2.30 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	ACCOMPLISHED	Reasonable Accommodation for Persons with Disabilities was added to the Municipal Code in 2004 (§25.21.85).
2.31 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.	ONGOING	Barrier-free design information from HUD is available from the City. The program educates building and design industries about accessibility provisions of the Fair Housing Act.
2.32 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.	ONGOING	A workshop facilitated by Legal Services of Northern California was held in April 2006, which allowed both landlords and tenants to get questions answered regarding fair housing.
2.33 The Community Development Department shall refer fair housing complaints to its fair housing consultant for resolution.	ONGOING	Fair housing issues are referred to the Fair Housing Hotline Project for resolution.
<b>2D- Energy Conservation</b>		
2.34 The City shall enforce Title 24 provisions of the California Administrative Code for residential energy conservation measures.	ONGOING	In November 2007 the City adopted the 2007 California Building Standards Code including Title 24, Part 6 – Energy.
2.35 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 which will describe the measures which can be instituted in homes for little cost and will save energy and utility expenses.	ONGOING	Information on PG&E’s Residential New Construction Program for energy efficiency features is provided at the front counter of the City’s Community Development Department. In Fiscal Year 2006-07, the City offered a cash rebate for residents who replaced their existing standard-efficiency clothes washer with a High Efficiency Clothes Washer. Recently, in 2008, a PG&E consultant briefed Community Development Department staff on PG&E’s California Multifamily New Homes Program, a program that facilitates energy-efficient design and construction in multifamily housing through design assistance and cash incentives. Staff provided the consultant with contact information for multifamily projects.
2.36 The City shall apply its energy conservation policies in the Spring Lake Specific Plan citywide.	NOT ACCOMPLISHED	The energy conservation policies have not been adopted citywide; however, 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 if not more stringent than the energy conservation provisions of the Spring Lake Specific Plan.

Source: City of Woodland Community Development Department.

## **B. Progress in Implementation**

As shown in Table IV.3, a total of 33 programs from the 2003 Housing Element have been accomplished or are ongoing. Programs 2.15, 2.26, and 2.36 were not accomplished in the previous housing element planning period.

## **C. What Was Learned from the Previous Element**

During the 2000 - 2007 RHNA planning period, as shown in Table IV.2, the City of Woodland's housing production was 1,068 affordable housing units short of their RHNA allotment. Though the City did not meet its housing needs for very low- and moderate-income households in 2000 – 2007, the policies identified in Table IV.4 have assisted the City in acquiring additional affordable housing units. These units have met the previous affordable housing goals for low-income households and almost met the housing needs for above moderate-income households.

As of January 2008, various affordable residential projects were being processed. One such project, Terracina Spring Lake Family Apartments, provides affordable housing for 85 very low- and 71 low-income households was not completed during the reporting period (January 1, 2000 - June 30, 2007) and was not included in the RHNA affordable unit count. However, completed in December 2007, and was accounted towards the current 2006 - 2013 RHNA planning period.

In the 2003 Housing Element, extremely low-income (ELI) residential units were not addressed pursuant to AB 2634 (2006). Under the 2008 Housing element, ELI residential units have been analyzed in the background report. As a recommendation in the 2008 Housing Element, quantified objectives for ELI units have been introduced for Policy 2.10, 2.11, 2.12, 2.20 and 2.22. Note that Single-Room Occupancy (SRO's) and supportive housing count towards providing ELI housing needs. Woodland contains both SRO's and supportive housing needs such as Hotel Woodland, Safe Harbor House, Cache Creek Lodge, and Wayfarer Center.

Emergency shelters and transitional housing (SB 2) were also not addressed in the previous element. SB 2 was adopted in 2007 with recent amendments that became effective January 1, 2008. Government Code §65583(a)(4) requires local jurisdictions to strengthen provisions for addressing the housing needs of the homeless, this includes the identification of zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit.

The 2003 Housing Element indicated that the City did not fully implement inclusionary housing requirements, especially in the Southeast Area Specific Plan area under the 1991 Housing Ordinance. Since 2004, the City adopted an amendment to its citywide inclusionary housing ordinance (Chapter 6A. Affordable Housing). This amendment essentially applied the same inclusionary housing requirements being implemented in the Spring Lake area to the remainder of the City. Any new housing project, for-sale or rental, produced anywhere in the City is now required to provide affordable units, thereby implementing the “scattered sites” policy citywide. The Spring Lake Specific Plan requires all single-family market rate units to pay a fee of \$1,100

per unit. This fee is to be used to assist an additional 74 units of affordable housing anywhere in the City, including Spring Lake as long as the parcels meet the affordability requirements under the Spring Lake Specific Plan and the Spring Lake Affordable Housing Plan.

## **V. OTHER REQUIREMENTS**

*Government Code Section 65300.5 states: “In construing the provisions of this article, the Legislature intends that the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies for the adopting agency.”* Additionally, *Government Code Section 65583 (c)(7)* requires the identification of “means by which consistency will be achieved with other general plan elements and community goals.”

### **A. Consistency with General Plan and Policies**

The housing element of a general plan sets out a city's overall long-range planning strategy for providing housing for all segments of the community. The California Government Code requires general plans to contain an integrated, consistent set of goals and policies. The housing element is, therefore, affected by policies contained in other elements of a general plan. The housing element is most intricately related to the land use element. The land use element establishes the framework for development of housing by laying out the land designations for residential development and indicating the type and density permitted by a city. Working within this framework, the City of Woodland's Housing Element identifies priority goals, objectives, and program actions for the next five years that directly address the housing needs of Woodland's existing and future residents. The policies contained in other elements of the City's General Plan affect many aspects of life that residents enjoy such as the amount and variety of open space; the preservation of natural, historic and cultural resources; permitted noise levels in residential areas; and the safety of the residents in the event of a natural or man-made disaster. The Housing Element has been reviewed for consistency with the City's other General Plan Elements and the policies and programs in this Element reflect the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, the Housing Element will be reviewed to ensure that internal consistency is maintained.

#### **1) Relationship to Other City Plans and Policies**

The Housing Element identifies priority goals, objectives, policies and action programs for the next five years that directly address the housing needs of Woodland. These are briefly described below and include the City's Municipal Code, Specific Plans, General Development Plans, and Redevelopment Plans.

#### **2) 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.

### **3) Subdivision Ordinance**

The City's Subdivision Ordinance regulates the design, development and implementation of land division. Pursuant to Chapter 21, the proposes of this ordinance are listed below:

- A. To implement and supplement the California Subdivision Map Act and may be cited as the "Woodland Subdivision Ordinance." (Ord. No. 1203, § 1 (Exh. A)(part).)
- B. A report prepared by the community development department, as to conformity to the Woodland area general plan as the result of a proposed division of land, may be included as part of, and considered at the same time as, the action taken by the planning commission on such division of land.

No such report shall be required for a proposed subdivision which involves (1) the disposition of the remainder of a larger parcel which was acquired and used in part for street purposes; (2) acquisitions, dispositions or abandonments for street widening; or (3) alignment project, provided that the planning commission expressly finds that any such dispositions for street purposes, acquisitions, dispositions, or abandonments for street widening, or alignment projects are of a minor nature. (Ord. No. 1203, § 1 (Exh. A)(part).);

### **4) Zoning Ordinance**

The City's Zoning Ordinance is the primary tool for implementing the General Plan, and is designed to protect and promote the public health, safety, comfort, convenience, prosperity and general welfare of the people. It includes a zoning map designating various districts that are described in the text of the document and outlines the permitted, conditionally permitted, and prohibited uses for each zone district. Finally, the Zoning Ordinance provides property development standards for each zone district and overall administrative and legislative procedures.

### **5) Redevelopment Plans**

The adoption of redevelopment plans by cities is allowed by the State Legislature under the State of California's Community Redevelopment Law (CRL). Redevelopment plans are intended to reverse deteriorating economic and physical conditions; redevelop blighted, underutilized, and vacant properties; improve infrastructure and public facilities; and produce revenues through the development of job generating properties. Because redevelopment projects must be in conformance with a general plan, redevelopment plans are one of the more powerful means cities have to implement the goals and policies set forth in their general plans.

While growth has occurred in new areas of the City, Woodland's Redevelopment Agency has remained focused on enabling the City to grow inward through the improvement and re-use of existing structures and properties. Woodland's Redevelopment Plan encompasses much of the historic downtown. As of 2008, the Redevelopment Agency is working on a project to design and develop a new outdoor courtyard behind retail businesses along Main Street. Woodland's Redevelopment Plan remains in compliance with Article 16.5 of the California Community

Redevelopment Law (Health and Safety Code, Section 33000 et seq.) and is therefore consistent with the City's Housing Element.

## **6) 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

## **B. 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.

To facilitate and expedite the notification process, updates or amendments to the housing element should be sent within a month after adoption. The Department of Housing and Community Development further recommends the inclusion of a summary/quantification of the local government's regional housing need allocation and any other appropriate housing information when submitting copies of the housing element to service providers. Moreover, to effectively implement the law, local governments should consult with water and sewer providers during the development and update of the housing element, as well as sending copies of the adopted plan. This will facilitate effective coordination between local planning and water and sewer service functions to ensure adequate water and sewer capacity is available to accommodate housing needs, especially housing for lower-income households.

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.

Urban water management plans must include projected water use for single-family and multifamily housing needed for lower-income households. This law is useful in areas with limited available sewer or water hook-ups.

As mentioned in the Adequacy of Public Facilities and Infrastructure section on pages 50 ((b) water), and 51 ((c) sewer) the City of Woodland provides water and sewer services for the area.

# RESOURCES

## List of Agencies and Organizations Contacted

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

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# APPENDIX A: PARCEL INVENTORY

Table A.1  
Parcel Inventory

#	ADDRESS	Parcel #	Acreage	GP	Zoning	Status	Realistic Capacity*	Notes
<b>Zone R-1</b>								
1	1022 WEST ST	006-281-30-1	0.27	MLDR	R-1	Redevelopable	2	
2	1006 COTTONWOOD ST	065-175-21-1	0.16	MLDR	R-1	Redevelopable	2	
3	506 CHAPMAN CIR	065-211-22-1	0.16	MLDR	R-1	Redevelopable	2	Duplex
4	11 AMHERST PL	039-361-05-1	0.33	MLDR	R-1	Vacant	3	
5	883 W SOUTHWOOD DR	065-370-06-1	0.35	MLDR	R-1	Vacant	3	
<b>Zone R-2</b>								
6	ELLIOT ST	005-540-29-1	0.43	MDR	R-2	Vacant	6	
7	318 BEAMER ST	005-604-06-1	0.52	MDR	R-2	Vacant	7	
8	COLLEGE ST	005-615-17-1	0.21	MDR	R-2	Vacant	3	
9	270 PALM AVE/808 KENTUCKY	005-692-59-1	0.27	MDR	R-2	Vacant	3	
10	268 PALM AVE	005-692-61-1	0.22	MDR	R-2	Vacant	3	
11	225 FREEMAN ST	005-715-07-1	0.26	MDR	R-2	Vacant	3	
12	316 WOODLAND AVE	005-716-09-1	0.13	MDR	R-2	Vacant	2	
13	204 N COLLEGE ST	005-716-10-1	0.13	MDR	R-2	Vacant	2	
<b>Zone RM</b>								
14	609 COMMUNITY LN	065-300-04-1	0.89	HDR	R-M	Redevelopable	18	
15	622 CALIFORNIA ST	065-300-24-1	0.23	HDR	R-M	Redevelopable	5	
16	626 CALIFORNIA ST	065-300-25-1	0.48	HDR	R-M	Redevelopable	10	
17	509 CALIFORNIA ST	065-290-39-1	0.22	HDR	R-M	Redevelopable	5	
18	ELIZABETH WAY	065-221-05-1	0.26	HDR	R-M	Vacant	6	
19	ELIZABETH WAY	065-221-06-1	0.14	HDR	R-M	Vacant	3	
20	ELIZABETH WAY	065-221-07-1	0.14	HDR	R-M	Vacant	3	
21	ELIZABETH WAY	065-221-08-1	0.14	HDR	R-M	Vacant	3	
22	ELIZABETH WAY	065-221-09-1	0.14	HDR	R-M	Vacant	3	
23	ELIZABETH WAY	065-221-10-1	0.14	HDR	R-M	Vacant	3	
24	ELIZABETH WAY	065-221-11-1	0.27	HDR	R-M	Vacant	6	
25	CALIFORNIA ST	065-221-12-1	0.2	HDR	R-M	Vacant	4	
26	CALIFORNIA ST	065-221-13-1	0.26	HDR	R-M	Vacant	6	
27	531 COMMUNITY LN	065-290-07-1	0.44	HDR	R-M	Vacant	9	
28	MATMOR RD	066-030-33-1	1.09	HDR	R-M	Vacant	22	
29	136 WOODLAND AV	005-720-08-1	4.37	MDR	R-M	Vacant	87	Vacant Part of Parcel
<b>SLSP (Zone R-20)</b>								
30	HERITAGE PARKWAY	042-010-84-1	6.25	SLSP	R-20	Vacant	100	In SLSP
<b>SLSP (Zone R-25)</b>								
31	FARMERS CENTRAL AV	042-533-01-1	5.14	SLSP	R-25	Vacant	103	In SLSP

<b>Zone C-1</b>							
32	335 FREEMAN ST	005-705-07-1	0.46	NC	C-1	Vacant	n/a
<b>Zone C-2</b>							
33	384-392 W MAIN ST & CR 99	064-170-06-1	4.29	GC	C-2	Redevelopable	n/a
34	276 CR 98	064-170-48-1	4.81	GC	C-2	Redevelopable	n/a
35	420 GRAND AVE & 419 1/2	006-024-01-1	0.21	GC	C-2	Vacant	n/a
36	W LINCOLN AVE	065-250-57-1	1.2	GC	C-2	Vacant	n/a
37	CALIFORNIA ST	065-280-23-1	0.48	GC	C-2	Vacant	n/a
38	CALIFORNIA ST	065-290-27-1	0.02	GC	C-2	Vacant	n/a
<b>Zone C-3</b>							
39	327 N WALNUT ST	005-703-04-1	0.46	SC	C-3	Vacant	n/a
<b>CBD</b>							
40	514-518 MAIN ST	006-561-06-1	0.18	CC	CBD	Redevelopable	2 In RDA
<b>N-P</b>							
41	149 5TH ST	005-162-45-1	0.25	NP	N-P	Redevelopable	2
42	528 WALNUT ST	006-582-07-1	0.34	NP	N-P	Redevelopable	2
43	170 1ST ST	005-632-14-1	0.14	NP	N-P	Vacant	1
44	167 1ST ST	005-633-12-1	0.19	NP	N-P	Vacant	2
<b>ESD</b>							
45	119-123 EAST ST	063-060-01-1	1.4	ESCSP	ESD	Redevelopable	28
46	LEMEN AV	063-060-05-1	4.35	ESCSP	ESD	Redevelopable	87
47	25 EAST ST	063-090-31-1	0.97	ESCSP	ESD	Redevelopable	19
48	301 EAST ST	063-071-04-1	0.14	ESCSP	ESD	Redevelopable	3
49	303 EAST ST	063-071-05-1	0.14	ESCSP	ESD	Redevelopable	3
50	308 A ST	063-071-06-1	0.14	ESCSP	ESD	Redevelopable	3
51	306 A ST	063-071-07-1	0.14	ESCSP	ESD	Redevelopable	3
52	306 B ST	063-071-09-1	0.14	ESCSP	ESD	Redevelopable	3
53	308 B ST	063-071-10-1	0.14	ESCSP	ESD	Redevelopable	3
54	309 B ST	063-071-11-1	0.14	ESCSP	ESD	Redevelopable	3
55	307 B ST	063-071-12-1	0.14	ESCSP	ESD	Redevelopable	3
56	306 C ST	063-071-13-1	0.14	ESCSP	ESD	Redevelopable	3
57	308 C ST	063-071-14-1	0.14	ESCSP	ESD	Redevelopable	3
58	301 C ST	063-072-01-1	0.1	ESCSP	ESD	Redevelopable	2
59	309 C ST	063-072-04-1	0.14	ESCSP	ESD	Redevelopable	3
60	311 C ST	063-072-12-1	0.14	ESCSP	ESD	Redevelopable	3
61	318 D ST	063-072-06-1	0.07	ESCSP	ESD	Redevelopable	2
62	310 D ST	063-072-08-1	0.59	ESCSP	ESD	Redevelopable	12
63	305 C ST	063-072-12-1	0.15	ESCSP	ESD	Redevelopable	3
64	313 C ST	063-072-13-1	0.14	ESCSP	ESD	Redevelopable	3
65	309 D ST	063-073-01-1	0.33	ESCSP	ESD	Redevelopable	6
66	311 D ST	063-073-02-1	0.21	ESCSP	ESD	Redevelopable	4
67	313 D ST	063-073-03-1	0.21	ESCSP	ESD	Redevelopable	4

68	316 1/2 D ST	063-073-04-1	0.1	ESCSP	ESD	Redevelopable	2	
69	316 D ST	063-073-05-1	0.1	ESCSP	ESD	Redevelopable	2	
70	318 D ST/1243 ARMFIEL	063-074-01-1	0.13	ESCSP	ESD	Redevelopable	2	
71	1246 ARMFIEL AVE	063-074-02-1	0.11	ESCSP	ESD	Redevelopable	2	
72	1247-49 ARMFIEL AVE	063-074-03-1	0.24	ESCSP	ESD	Redevelopable	5	Remodel in Progress
73	1233 ARMFIEL AVE	063-075-01-1	0.26	ESCSP	ESD	Redevelopable	6	
74	1237 ARMFIEL AVE	063-075-02-1	0.13	ESCSP	ESD	Redevelopable	2	
75	1240 ARMFIEL AV/1239 1/2	063-075-03-1	0.13	ESCSP	ESD	Redevelopable	2	
76	1242 ARMFIEL AVE	063-075-04-1	0.13	ESCSP	ESD	Redevelopable	2	
77	1223-29 ARMFIEL AVE	063-076-01-1	0.53	ESCSP	ESD	Redevelopable	10	
78	313 C ST	063-076-02-1	0.13	ESCSP	ESD	Redevelopable	2	
79	1211 ARMFIEL AVE	063-077-01-1	0.26	ESCSP	ESD	Redevelopable	6	
80	1213 ARMFIEL AVE	063-077-02-1	0.13	ESCSP	ESD	Redevelopable	2	
81	1215 ARMFIEL AVE	063-077-03-1	0.13	ESCSP	ESD	Redevelopable	2	
82	1219 ARMFIEL AVE	063-077-04-1	0.13	ESCSP	ESD	Redevelopable	2	
83	316 EAST ST	063-078-01-1	0.13	ESCSP	ESD	Redevelopable	2	
84	1208 ARMFIEL AVE	063-078-02-1	0.4	ESCSP	ESD	Redevelopable	8	
85	311 A ST	063-078-03-1	0.13	ESCSP	ESD	Redevelopable	2	
86	535 JOHNSTON ST	066-021-04-1	2.14	ESCSP	ESD	Redevelopable	43	
87	1225 EAST OAK ST	066-021-27-1	1.17	ESCSP	ESD	Redevelopable	23	
88	1237 EAST OAK ST	066-021-28-1	1.52	ESCSP	ESD	Redevelopable	30	
89	145 EAST ST	063-060-10-1	1.5	ESCSP	ESD	Vacant	30	
90	145 EAST ST	063-060-12-1	0.94	ESCSP	ESD	Vacant	19	
91	613 EAST ST	066-021-25-1	0.28	ESCSP	ESD	Vacant	6	
<b>TOTAL ACREAGE</b>			<b>58.32</b>					<b>864 TOTAL UNITS</b>

Note: A residential yield of 80% was used for the properties on Appendix A (Parcel Inventory). Based on typically constructed densities, a residential yield of 80% is a conservative approach.