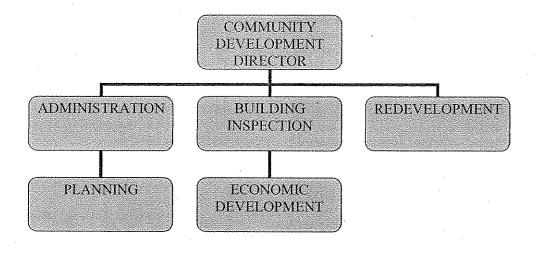
COMMUNITY DEVELOPMENT



The Community Development Department is composed of five divisions: Administration, Planning, Building Inspection, Redevelopment and Economic Development.

DEPARTMENT GOALS

- 1. Provide efficient and effective land use, environmental planning, building inspection and code compliance services.
- 2. Promote quality community design.
- 3. Improve public participation in the planning process.
- 4. Provide efficient and effective customer service.
- 5. Promote community awareness of its heritage through public participation in education programs and preservation efforts.
- 6. Promote greater community excellence through community reinvestment and community redevelopment.
- 7. Facilitate the economic vitality of the community through economic development projects.
- 8. Increase the amount of affordable housing for low income persons.

Community Development

Division 21; Administration - The Administration Division is responsible for the overall management and coordination of activities of the Community Development Department. This division issues business licenses, and administers planning grants and contracts.

DIVISION GOALS/OBJECTIVES

- Continue development review process improvement efforts, including optimum coordination between City departments and effective informational material, and development tracking systems.
- Development effective informational material utilizing technological medium i.e. video, Cable TV, web page, etc.
- 3. Assist Planning Commission in the development and implementation of an annual work program.
- Provide technical assistance as requested to City boards and commissions in areas of planning and community development.
- 5. Provide continued funding for staff training and skills enhancement opportunities.
- Continue to remodel Community Development Services work area for an effective and efficient customer environment.

Division 22; Planning - The Planning Division is responsible for the following activities: 1) current planning projects, 2) environmental review of all planning projects, 3) advanced planning, and 4) Commission and Committee work. This division also provides professional, technical, and clerical services for the Planning Commission, the Historic Preservation Commission, the Sign Ordinance Committee, the C&F Committee, and any other committee established by the Council and assigned to this Department.

DIVISION GOALS/OBJECTIVES

- 1. Implement the Spring Lake Specific Plan
- Complete the Woodland Park Specific Plan, Annexation and EIR
- Implement Blueprint smart growth principles through General Plan and Zoning changes
- Continue to provide flood plain management oversight.
 Participate in collaborative process in finding a flood plain
 solution and assess implication for growth and economic
 development.
- Provide assistance to Historical Commission work program efforts, including updating historic survey, adopt historic neighborhood design guidelines and adopt CLG Program.
- 6: Adopt local CEQA implementation procedures.
- Continue to provide staff support to Countywide NCP process.
- 8. Implement 55 acre Gateway project.
- Provide planning support for code enforcement, tress policies, and under-grounding district.
- 10. Update the East Street Corridor Specific Plan.
- Implement GIS Program as a tool for better planning analysis.

Division 23; Building - The Building Inspection Division includes all functions related to building inspections. It is responsible for the daily administration and enforcement of the various uniform building codes, including plumbing, mechanical, electrical, housing, and abatement codes. The Building Division also performs plan checking services, issues building permits, and building inspections. The newly created Neighborhood Enhancement Program (abatement of vehicles, debris, and sub-standard structures) is also under the direction of the Building Division.

DIVISION GOALS / OBJECTIVES

- Provide efficient and effective plan review and inspection.
- Implement a Building Division Procedure and Policy Manual.
- 3. Continue to improve Permit Technician position and City wide use of Pentamation for all permit applications and plan routing.
- Prepare and train new staff in order to implement requirements for Spring Lake Projects.
- Further expand the function of the Neighborhood Enhancement Program for a more proactive approach in the abatement of vehicles, debris and dangerous buildings, in conjunction with Neighborhood Outreach Programs.
- Consider in-house plan check personnel if revenues support.
- 7. Implement Administrative Citations Program.

Community Development

Division 24; Redevelopment - The prime mission of Redevelopment is to reduce the level of blight present within the Project Area thereby stimulating the appropriate redevelopment within the Project Area. The Redevelopment Agency is staff to the Redevelopment Agency Board of Directors. The City's housing activities/programs are managed within the Agency.

Overall:

DIVISION GOALS/OBJECTIVES

- Continue to focus on and carry out the Agency's goals and objectives.
- Continue to address the goals of the Redevelopment Plan by removing economically and physically blighted conditions and improving infrastructure throughout the Project area.
- Continue to coordinate and administer City resources (such as CDBG funds, other grants and capital improvements projects) to augment the Agency's projects, plans and programs in addition to the ongoing administration of the Agency in concert with the General Plan and HUD CDBG Consolidated Plan.
- 4. Continue to address the City's affordable housing needs, including the project area per the use of 20% set aside funds, federal, state and local grants, development fees and other identified sources of financing, while addressing the overall goal of providing affordable housing throughout the city of Woodland (per Chapter 6A-Inclusionary Housing). This includes updating all of the city's affordable housing policy documents.
- Look at the possibility of amending the RDA project area or creating a second project area in the following areas: south of Gibson/east of East Street (inc. County Fair Mall) and along West Main Street from West to CR 98.

Redevelopment/Economic Development:

DIVISION GOALS/OBJECTIVES

- Continue to carry out the 2002 Economic Development Strategic Plan-prepare FY 2006-2007 Economic Development Action Plan.
- Continue to partner with City of Woodland business stakeholders, Chamber of Commerce, commercial developers and brokers, and appropriate city departments as the city implements the City's 2002 Economic Development Strategic Plan; possibly restrategize the Economic Development plan to address issues that affect commercial development in Woodland today.
- Develop improved marketing materials that will step up the efforts for the business retention & expansion, recruitment and attraction of businesses in order to create jobs and enhance the city's economic viability (specifically the Project area and Industrial area); continue contract with GIS Planning.
- 4. Once completed, market the Woodland Park Specific

- Plan area as a desirable location for business opportunities in Woodland's industrial core area.
- Development of Jobs Skills Training Programpartnership between School District, Career Development Service Providers, Chamber of Commerce, and SBDC and City/Agency.
- Revisit possibilities of redevelopment of East Main Street from East Street to SR 113.
- Continue to promote Woodland as a destination location-tourism via YCVB and the development of a local film commission-through events and film.
- 3. Remedy flood issues impacting the industrial area.

Downtown:

DIVISION GOALS/OBJECTIVES

- Manage Property-Based Business Improvement District (PBID) consultant contract as was approved by Council in FY 2004-2005. If successful this project will undergo Proposition 218- where votes (who own property within proposed PBID area) are tallied based on property ownership. Continue to support PBID steering committee through process.
- 2. Continue to focus efforts on the revitalization of the Downtown Core area and Gateway Revitalization Area-Capital Saloon renovation, redevelopment of 333 Main Street project, Porter Bldg., auto and theatre, reuse of Carranza Shell station site, and 27-acre revitalization projects via potential Agency partnerships. As commercial development occurs in the Gateway (at I-5/CR102) project, backfill opportunities will be a priority for the Agency.
- Continue to provide assistance and coordination with special interest groups in the enhancement and promotion of downtown. Continue to assist business owners with downtown community events.
- Work with County and state with development of State Court consolidation in City of Woodland.
- Continue to market revised "Commercial Façade Improvement Rebate Program" and "Sign Conversion Program", for downtown commercial business owners and property owners. Continue bench and trash receptacle replacements throughout downtown.
- 6. Implement Movable Mural program and Phantom Galleries in partnership with Woodland Art Center to be carried out in downtown storefront windows.
- Implementation of the "2003" Downtown Specific Plan Update" which includes the "Gateway Revitalization Master Plan"-27 acres at the southwest corner of Main and East Streets.
- Once funded, implement plans for Armfield Park 'n Ride and Rails with Trails project along East Main Street.

Specific to 27 Acres:

 In accordance with the 2003 Downtown Specific Plan and the Agency Redevelopment Plan, continue the redevelopment efforts of the Union Pacific Railroad (UPRR) property as part of the 27-acre site. UPRR will have exclusive negotiations for the sale of the UPRR 9.86 acres. Agency involvement will include the cooperative relocation of CalNorthern Railroad. Agency assistance will be contingent upon the proposed use of the site (anticipate infill housing projects and some complementary mixed use). Agency financial commitment is unknown, but expected. Future financing sources for these efforts will be a combination of public (RDA TI & set-aside, CDBG and supplemental grant funds) and private sector development resources.

Redevelopment/Very low, Low and Moderate Income Housing:

DIVISION GOALS/OBJECTIVES

- Carry out Inclusionary Housing requirements for housing development projects within the Project Area and housing projects that are assisted by RDA funds.
- Carry out Inclusionary Housing requirements for city over all-properties at-risk of losing affordable housing status, infill opportunities and Spring Lake community per Chapter 6A and related ordinances.
- 3. Continue to address the City's affordable housing needs, including the project area per the use of 20% set aside funds, federal, state and local grants, development fees and other identified sources of financing, while addressing the overall goal of providing affordable housing throughout the city of Woodland (per Chapter 6A-Inclusionary Housing). This includes updating all of the city's affordable housing policy documents.
- 4. Monitor Citywide Affordable Housing Program-for sale (annual ownership) and rental properties (Tenant income verifications and HQS)
- 5. Follow up on appraisal (based on recommended highest and best use for site) and RDA Board recommendation regarding the Sutter Street Corporation Yard reuse, which is expected to have some component of affordability as required by the RDA and City. RFQ should be issued in fall of 2006.
- 6. Assist owner/development team for the Capital Saloon in the redevelopment of the building. It is expected that there will be approximately 8 rental units on 2nd and 3rd story of building, on top of approximately 2,600 square foot of commercial space. Renovation of buildings "shell" is currently underway.
- Continue to assist Community Housing Opportunity
 Corporation (CHOC) obtain financing to rehabilitate
 the mobile home parks on East Street. (Have secured
 Section 108 funding in amount of \$1 million and
 CHFA HELP \$1 million and miscellaneous other
 financing sources = approx. \$2.5 million).

Construction is said to begin June 2006.

- 8. Annually, implement the policy programs and goals for the State certified Housing Element, focusing on very low, low & moderate income housing programs and partnerships with non-profit and for-project residential builders. Implementation of Spring Lake Specific Plan affordable housing program guidelines-inc. land dedication projects and implementation of 74 affordable units based on fees committed by Spring Lake developers via Inclusionary Housing Program.
- Pursue and secure grant and other debt financing opportunities to promote city and agency affordable housing opportunities.

Division 26; Economic Development - The primary mission of Economic Development for the city focuses on specific actions that are under the control of the city government and that provide the engine to stimulate private business and industry retention, expansion and development. The overarching goals and objectives of the city economic development plans are outlined in the 2002 Economic Development Strategic Plan. Staff prepares an annual Economic Development Action Plan to implement the Strategic Plan and provide guidance for staff by Council.

Overall Goals and Objectives:

DIVISION GOALS/OBJECTIVES

- 1. Enhance the Quality of the Local Economic Base
- 2. Improve community "infrastructure" for Economic Development
- 3. Promote Woodland with a positive image
- 4. Develop Leadership and Cooperation for Local Economic Development
- 5. Provide partnerships for Local Economic Development Efforts
- 6. See Division 24 Redevelopment/Economic Development Division Goals/Objectives

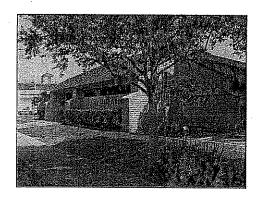
COMMUNITY DEVELOPMENT Expenses by Major Category

Category				
	FY 06 Actual	FY 07 Budget	FY 08 Budget	
Labor & Fringes	\$1,480,860	\$2,331,741	\$2,588,632	
Machinery and Equipment	\$10,792	\$92,365	\$0	
Materials & Supplies	-\$194,452	\$296,968	\$372,656	
Miscellaneous	\$654,947	\$785,219	\$1,068,722	
Overhead	\$792,856	\$777,294	\$1,345,384	
Professional & Other Services	\$1,596,825	\$1,750,122	\$564,267	
Utilities	\$11,360	\$13,339	\$13,700	
	\$4,353,188	\$6,047,049	\$5,953,361	

Staffing by Department	FY 06 Authorized Positions	FY 07 Authorized Positions	FY 08 Proposed
Admin/ Planning	9	12	12
Building	7	12	12
Redevelopment	3	3	3
Department Total	19	27	27

COMMUNITY DEVELOPMENT DEPARTMENT BY DIVISION

Summary	Division				
	Company of the Compan	FY 06 Actual	FY 07 Budget	FY 08 Budget	
Division	21	\$58,778	\$172,240	\$340,583	
Division	22	\$1,451,940	\$1,919,989	\$2,335,390	
Division	23	\$1,013,542	\$1,550,195	\$1,330,114	
Division	24	\$828,994	\$933,462	\$1,455,272	
Division	25	\$913,463	\$1,313,097	\$299,239	
Division	26	\$86,471	\$158,066	\$192,762	
Division	29	\$0	\$0	\$0	
		\$4,353,188	\$6,047,049	\$5,953,361	



COMMUNITY DEVELOPMENT PROGRAMS

Budget Unit	Budget Unit Title	FY 06 Actual	FY 07 Budget	FY 08 Budget
101217210	CDD ADMINISTRATION	\$50,149	\$120,622	\$340,583
101218753	SL-PRUDLER/SEIVERS	\$4,017	. \$0	\$0
101218754	SL MERRITT MURPHY	\$1,591	\$0	\$0
101218756	SL BEEGHLY PROPERTY	\$389	\$0	\$0
101218757	SL TOC 160 PROPERTY	\$1,006	\$25,809	\$0
101218758	SL RUSSEL NORTH EAST	\$1,626	\$25,809	\$0
101227201	PLANNING	\$1,231,518	\$1,550,597	\$2,080,412
101227203	BUSINESS LICENSES	\$123,173	\$158,950	\$221,812
101227206	FLOOD STUDY PROJECT	\$1,941	\$0	\$0
101227207	HABITATE MONITORING - SL	\$4,799	\$0	\$1,684
101227290	MAJOR DEVELOPMENT PROJECT	\$18,870	\$75,860	\$0
101228746	SPRECKLES/TRUE VAL DEV	\$9,969	\$0	\$0
101228748	WDLD MARKET PLACE PROJECT	\$0	\$0	\$0
101228750	SPRING LAKE SP IMPLEMENT	\$210	\$0	\$0
101228753	SL-PRUDLER/SEIVERS	\$610	\$0	\$0
101228754	SL MERRITT MURPHY	\$1,141	\$0	\$0
101228755	SL HEIDRICK PROPERTY	\$450	\$0	\$0
101228757	SL TOC 160 PROPERTY	\$5,438	\$0	\$0
01228758	SL RUSSEL NORTH EAST	\$4,054	\$0	\$0
101228760	KB HOMES - SL PLAN CHECK	\$8,387	\$0	\$0
101228761	TENT MAP#4789 N KENTUCKY	\$809	\$0	\$0
101228762	GATEWAY ROUND 3-CDD	\$9,464	\$0	\$0
101228764	K. HOVNANIAN PROJECT	\$1,721	\$0	\$0
101228766	SL - REYEN & BARDIS	\$4,345	\$0	\$0
101228767	CITY CENTER LOFTS	\$0	\$0	\$0
101228772	SCHELLINGER/W.WOOD PART 2	\$2,198	\$0	\$0
101228773	CENTEX HOMES/STONEHAVEN	\$4,457	\$0	\$0
101237202	BUILDING INSPECTION	\$1,011,800	\$1,550,195	\$1,330,114
101238755	SL HEIDRICK PROPERTY	\$195	\$0	\$0
101238758	SL RUSSEL NORTH EAST	\$1,547	\$0	\$0
101257170	MHFPC ADMINISTRATION	\$0	\$0	\$8,500
101267261	ECONOMIC DEV ACTION PLAN	\$86,471	\$158,066	\$192,762
320258011	LEAD PAINT ASSESS 00-01	\$250	\$3,164	\$0
320258210	SAFE HARBOR RENOVATIONS	\$0	\$38,683	\$0
320258215	MEMORIAL PARK BENCHES	\$110	\$794	\$0
320258311	ADA UPGRADES FREEMAN PARK	\$38,449	\$0	\$0
320258313	SAFE HARBOR 02/03	\$71,021	\$0	\$0
320258315	DOWNTOWN COM. FACADE	\$9,350	\$20,650	\$0

COMMUNITY DEVELOPMENT PROGRAMS

Budget Unit	Budget Unit Title	FY 06 Actual	FY 07 Budget	FY 08 Budget
320258317	MINOR HOME REPAIR GRANT	\$8,519	\$0	\$0
320258318	NEIGHBORHOOD ENHANCEMENT	\$0	\$10,630	\$0
320258350	DOWNTOWN IMP & BEAUTIFICA	\$0	\$20,959	\$0
320258351	DOWNTOWN KIOSKS	\$12,035	\$22,965	\$0
320258352	MICROENTERPRISE TRAINING	\$0	\$12,500	\$0
320258354	ADA SIDEWALK IMPROVEMENTS	\$22,122	\$27,878	\$0
320258356	BEAMER PARK FACILITY UPGR	\$0	\$7,800	\$0
320258361	HELP - UTILITY PMT PRG	\$440	\$20	, \$0
320258369	FACILITY ADA IMPROVEMENTS	\$0	\$30,500	\$0
320258401	CDBG AMINISTRATION	\$110,037	\$228,568	\$156,019
320258411	ADA IMPROVEMENTS 98-99	\$2,701	\$10,858	\$0
320258421	HOME DELIVERED MEAL 04/05	\$0	\$6	\$0
320258424	PARA LA FAMILIA 04/05	\$2,863	\$0	\$0
320258426	TEEN SUCCESS 04/05	\$2,000	\$0	³ \$0
320258432	WOMENS RES TRMT & HOUSING	\$16,051	\$0	\$0
320258433	FRIENDS OF MISSION #2 4/5	\$0	\$65,992	\$0
320258434	YOUTH GROUP HOME EXP &REM	\$25,000	\$0	3-1 \$0
320258435	HOUSING REHAB 04/05	\$18,546	\$1,447	\$0
320258437	MICROENTERPRISE LOAN 04/5	\$0	\$25,000	½ \$0
320258438	MICROENTERPRISE TRAINING	\$14,370	\$630	\$0
320258440	SECTION 108 LOAN 04/05	\$140,775	\$138,499	\$134,720
320258441	WOODLAND YOUTH SERVICES	\$0	\$40,000	\$0
320258442	WDLD SUMMER HOUSE FLOOR	\$0	\$17,500	\$0
320258443	CHICANO STUDIES CENTER	\$0	\$75,000	\$0
320258444	FOOD & SHELTER COLLABORAT	\$0	\$30,000	\$0
320258445	WOODLAND IN HOME RESPITE	\$0	\$6,000	\$0
320258446	BILING FIN LITERACY CLASS	\$0°	\$7,457	\$0
320258447	CASA DEL SOL REHAB PROJ	\$0	\$145,000	\$0
320258460	ADA IMPROVEMENTS	\$0	\$32,500	\$0
320258461	ADA WALKWAY @ FERNS PK	\$0	\$23,345	\$0
320258462	GIBSON MANSION BATHROOMS	\$0	\$20,000	\$0
320258463	WOMENS RES TREATMENT/HSG	\$0	\$46,800	\$0
320258464	FRIENDS OF THE MSSION #2	\$72,326	\$17,674	\$0
320258465	WDLD SUMMER HOUSE ROOF	\$11,250	\$1,000	\$0
320258466	AFFORD HSG/SENIOR PHASE 1	\$0	\$5,000	\$0
320258467	HOUSING REHAB PROGRAM	\$51,377	\$0	\$0
320258468	MICROENTERPRISE TRAINING	\$14,579	\$466	\$0
320258469	FAIR HSG HOTLINE PROJECT	\$6,667	\$13,333	\$0

COMMUNITY DEVELOPMENT PROGRAMS

Budget Unit	Budget Unit Title	FY 06 Actual	FY 07 Budget	FY 08 Budget
320258470	CITY RATE INCREASE RELIEF	\$0	\$7,000	\$0
320258471	HOME DELIVERED MEALS PROG	\$15,000	\$10,000	\$0
320258472	ENOUGH TO EAT PROG 2006	\$11,396	\$0	\$0
320258473	WALLACE & VANNUCCI 2006	\$8,000	\$0	\$0
320258474	EMERGENCY GROCERY BAGS 06	\$6,000	\$0	\$0
320258475	LOW-INCOME COUNSELING 06	\$8,000	\$0	\$0
320258476	DAY SERVICES FY 05/06	\$8,000	\$0	\$0
320258477	YOLO ADULT DAY HEALTH 06	\$6,000	\$6,000	\$0
320258478	HOMELESS PREV PROG FY 06	\$5,896	\$10,104	\$0
320258479	INTERVENTION & PREVENTION	\$0	\$8,000	\$0
320258480	NEW DIMENSIONS HSG FY 06	\$6,000	\$10,000	\$0
322258120	SUPPORTIVE HOUSE GRANT	\$70,315	\$97,452	\$0
322258124	2005 SHP GRANT	\$118,017	\$15,925	\$0
358227205	HOUSING MONITORING FUND	\$18,386	\$43,477	\$31,483
520247250	REDEVELOPMENT AGENCY	\$453,427	\$523,069	\$587,056
521247251	REDEVELOPMENT HOUSING	\$184,041	\$221,578	\$685,454
601227211	SPRING LAKE PLANNING	\$0	\$91,104	\$0
৭20247295	RDA DEBT SERVICE	\$191,527	\$188,815	\$182,763
		\$4,353,188	\$6,047,049	\$5,953,361