

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

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**

Program	ELI	VLI	LI	M	AM	Total
New Construction	8	184	218	99	-	509
Rehabilitation	12	12	20	-	-	44
Conservation / Preservation	144	145	-	-	-	289¹

¹ - 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
Total		408	127	281	0

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
TOTAL	-	-	-	27.89	30.43	58.32	860

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
Southeast Area Specific Plan (1)						
Gibson/Ogden	0	0	9	81	90	Approved
Hanson Ranch	0	0	0	24	24	Construction completed for 12 units, 12 units unconstructed.
Spring Lake Specific Plan (6)						
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
Downtown Specific Plan (3)						
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.
Other						
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.
Total	0	153	245	1,247	1,645	

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**

Project Name	Description	Status	Notes
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**

	Very Low	Low	Moderate	Combined Very Low, Low, and Moderate	Above Moderate	Total
Total RHNP Allocation (2006-2013) (see Table I.25)	425	266	238	929	942	1,871
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
Remaining Need (2)	-187	+33	-215	-369	+173	+664 (3)

- (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
Total RHNP Allocation (2002-2007)	643	389	580	1,612	1,229	2,841
Units Built: January 2002-June 2007	53	161	24	238	1,007	1,245
Net Allocation to be Met: January 2002-June 2007	590	228	556	1,374	222	1,596

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.