

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

POLICY DOCUMENT

INTRODUCTION	1
I. Goals, Policies, and Implementation Programs	4
A. Development of Housing	4
▪ Goal 2.A	4
▪ Policies	4
▪ Implementation Programs	5
B. Maintenance of Housing	14
▪ Goal 2.B	14
▪ Policies	14
▪ Implementation Programs	14
C. Equal Opportunity in Housing	17
▪ Goal 2.C	17
▪ Policies	17
▪ Implementation Programs	17
D. Energy Conservation	20
▪ Goal 2.D	20
▪ Policies	20
▪ Implementation Programs	20
II. Adequate Sites	22
A. Description of Criteria for Identifying Housing Sites	22
B. Inventory of Vacant and Underdeveloped Sites	22
C. Inventory of Approved/On-Line Units	24
D. Total Residential Holding Capacity vs. Project Needs by Housing Type and Income Group	26
E. Possible Sites for Redesignation	27
III. Public Participation	31

IV. Consistency with the General Plan 34

List of Policy Document Tables

Table 1:	Summary of Quantified Objectives	5
Table 2:	Estimated Multi-Family Inclusionary Housing Units	11
Table 3:	Multi-Family Projects Completed Since the Adoption of Chapter 6A	11
Table 4:	Summary of Vacant and Redevelopable Land Inventory by General Plan Designation	23
Table 5:	Approved/On-Line Units as of July 2008	25
Table 6:	Residential Development Projects as of July 23, 2008	26
Table 7:	Woodland Residential Holding Capacity Analysis 2006-2013	26
Table 8:	Woodland Residential Holding Capacity Analysis 2002-2007	27
Table 9:	Potential Sites for Redesignation/Rezoning	29

BACKGROUND REPORT

INTRODUCTION	1
I. Housing Needs Assessment	3
A. General Demographic and Employment Characteristics and Trends	3
1) General Demographic and Employment Characteristics and Trends	3
2) General Population Change and Job Growth Impacts on Housing Needs	10
B. Existing Housing Needs	12
1) Housing Stock Characteristics and Conditions	12
2) Overpaying	14
3) Housing Utilization – Overcrowding and Tenure	17
4) Housing Costs Compared to Ability to Pay	20
5) Special Housing Needs	28
a) Persons with Disabilities	28
b) Senior Households	30
c) Large Households	32
d) Farm Workers	33
e) Female-Headed Households	40
f) Homeless Persons	46
C. Projected Housing Needs	50
1) Regional Fair Share Allocation	50
2) Units At-Risk of Conversion	53

II. Resource Inventory	61
A. Availability of Land and Services	61
1) Inventory of Regulatory Requirements and Incentives	61
a) General Plan Designation and Zoning	61
b) Parking Requirements	63
c) Bonus Densities and Inclusionary Zoning	63
2) Survey of Available Land	65
a) Description of Criteria for Identifying Housing Sites	66
b) Inventory of Vacant and Underdeveloped Sites	67
c) Realistic Development Capacity	68
d) Inventory of Approved/On-Line Units	68
e) Land Available for Other Types of Housing and Shelter	73
i. Manufactured Housing	73
ii. Transitional Housing	74
iii. Emergency Housing	74
iv. Programs	75
v. Second Units	76
f) Sites Suitable for Redevelopment for Residential Use	76
3) Adequacy of Public Facilities and Infrastructure	77
a) Roads	77
b) Water	77
c) Sewer	78
d) Infrastructure Financing	78
B. Inventory of Local, State, and Federal Housing and Financing Programs	78
1) Current Programs	78
2) Assisted/Affordable Housing Projects	81
3) Other Funding Programs	87
C. Energy Conservation Opportunities	87
III. Potential Housing Constraints	91
A. Potential Government Constraints	91
1) Land Use Controls – General Plan Land Use Designations and Zoning	91
2) Growth Controls/Growth Management	97
3) Site Development Standards and Performance Standards	99
4) Building Codes and Enforcement	100
5) On/Off Site Improvement Requirements	100
6) Development Fees and Other Exactions Required of Developers	101
7) Processing and Permit Procedures	105
8) Local Efforts to Remove Barriers	111
9) Persons with Disabilities	111

B. Potential Non-Governmental Constraints	115
1) Availability of Financing	115
2) Land Costs	116
3) Development Costs	116
a) Required Site Improvement Costs (Finished Lots)	116
b) Construction Costs	116
c) Total Housing Development Costs	116
IV. Status and Evaluation of Existing Programs/Element	118
A. Effectiveness of the Element	118
B. Progress in Implementation	132
C. What was Learned from the Previous Element	132
V. Other Requirements	133
A. Consistency with General Plan and Policies	133
1) Relationship to Other City Plans and Policies	133
2) Woodland Municipal Code	133
3) Subdivision Ordinance	134
4) Zoning Ordinance	134
5) Redevelopment Plans	134
6) Specific Plans	135
B. Priority for Water and Sewer	135
Resources	137
List of Agencies and Organizations Contacted	137
Bibliography	137
Appendix A: Parcel Inventory	139
List of Background Report Tables	
Table I.1: Population and Household Trends for Woodland, Yolo County, and California, 2000-2007	5
Table I.2: Woodland and Yolo County Age, Sex, and Race and Ethnicity 2000	6
Table I.2A: Woodland and Yolo County Household Type 2000	7
Table I.2B: Woodland and Yolo County Housing Tenure 2000	7
Table I.3: Department of Finance Yearly Estimates – Woodland Population and Housing Units, 1997-2007	7

Table I.4:	Household Income Distribution for Woodland, Yolo County, and California, 1999	8
Table I.5:	Employment by Major Sector for Woodland and Yolo County, 2005-2030	9
Table I.6:	Summary of Population, Employment, and Housing Projections for Woodland and Yolo County, 2005 - 2030	11
Table I.7:	Housing Stock by Type and Vacancy for Woodland, Yolo County and California, 2000-2006	12
Table I.8:	Woodland Housing Stock Conditions, 2000	13
Table I.8A:	Woodland Housing Stock Conditions, 2007	14
Table I.9:	2000 Housing Cost as a Percentage of Household Income	15
Table I.9A:	Percentage of Low-Income Households in Woodland Overpaying for Housing in 2000	16
Table I.9B:	2000 Household Income and Cost Burden for Woodland's Renters and Owners	17
Table I.10:	Overcrowding by Tenure for Woodland and California, 2000	18
Table I.11:	Number of Persons by Household Type, 2000	18
Table I.12:	Number of Bedrooms by Housing Unit, 2000	19
Table I.13:	HUD-SACOG-City of Woodland Definitions of Housing Income Limits	20
Table I.14:	City of Woodland Ability to Pay for Housing for Very Low, Low and Moderate Income Households, and Fair Market Rents	22
Table I.15:	Final FY 2008 FMRs by Unit Bedrooms	23
Table I.16:	Affordable Rents and Housing Prices and Incomes for Selected Families and Occupations, for Yolo County and Woodland 2007	24
Table I.16A:	Affordable Rents and Housing Prices for Yolo County 2008	25
Table I.17:	Average Sale Prices for Homes in Woodland, September 2007 Through August 2008	27
Table I.17A:	Statistics on Residential Sales in Woodland, August 2007 Through August 2008	27
Table I.18:	Rental Rates for Apartments in Woodland, 2007	27
Table I.19:	Sex by Age by Types of Disability for the Civilian Non-Institutionalized Male Population 5 Years and Over, 2000	28
Table I.19A:	Sex by Age by Types of Disability for the Civilian Non-Institutionalized Female Population 5 Years and Over, 2000	29
Table I.20:	Number of Seniors, 2000	30
Table I.21:	Housing Tenure of Woodland's Senior and Non-Senior Households, 2000	30
Table I.22:	Housing Tenure and Poverty Level, 2000	31
Table I.22-1:	Tenure for Large Households, 2000	33
Table I.22A:	Yolo County Permanent and Seasonal Farm Workers (2002)	35
Table I.22B:	Yolo County Farms and Farm Labor Workers	35
Table I.22C:	2008 Woodland Area Farm/Ranch Seasonal and Year Round Workers and Available Housing	35
Table I.22D:	Woodland Area Privately Owned Farm/Ranchworker Housing	38

Table I.22E:	Woodland’s Privately Owned Farm/Ranchworker Other Housing	39
Table I.22F:	Identified Farm/Ranchworker Housing Needs (2008)	
Table I.22G:	California Median Hourly Occupational Wages of Women and Men (2002 Dollars)	42
Table I.22H:	California’s Low Wage Earners (2002 Hourly Wages Between \$6.75 and \$7.75)	43
Table I.22I:	1990-1999 Female-Headed Households	44
Table I.22J:	Woodland’s Income Levels for Female Households	45
Table I.22K:	Summary of Projected Needs for Female-Headed Households	46
Table I.23:	2007 Yolo County Sheltered and Unsheltered Homeless Population Counts	48
Table I.23A:	2007 Yolo County	
Table I.23B:	2007 Yolo County Sheltered Population Counts	49
Table I.24:	Woodland Regional Housing Needs Allocations (RHNA) by Income, 2006-2013	51
Table I.25:	RHNA for City of Woodland, Yolo County, and SACOG Region, 2006-2013	52
Table I.26:	Adjusted Woodland Regional Housing Needs Plan by Income	52
Table I.27:	Assisted Rental Units/Section 8 and At-Risk Housing	55
Table I.27A:	Rehabilitation Costs	57
Table I.27B:	New Construction/Replacement Costs	57
Table I.27C:	Non-Profit and For-Profit Housing Organizations Interested in Acquiring At-Risk Rental Housing	59
Table II.1:	General Plan Land Use Designations Permitting Residential Development	62
Table II.2:	Residential Zoning Districts	63
Table II.3:	Units Produced under Affordable Housing Ordinance, 2004-2008	65
Table II.4:	Summary of Vacant and Redevelopable Land Inventory by General Plan Designation	67
Table II.5:	Approved/On-Line Units as of May 2008	70
Table II.6:	Spring Lake Specific Plan, Summary of Residential Holding Capacity by Zone	71
Table II.7:	Woodland Residential Holding Capacity Analysis 2006-2013	72
Table II.7A:	Woodland Residential Housing Capacity Analysis 2002-2007	72
Table II.8:	Projected Housing Set-Aside Revenues	79
Table II.9:	Assisted Housing Projects in Woodland, March 2008	84
Table III.1:	City General Plan Residential Land Use Designations	91
Table III.2:	City of Woodland Zoning Ordinance Development Standards	99
Table III.3:	City of Woodland Southeast Area Specific Plan Development Guidelines	99
Table III.4:	City of Woodland Spring Lake Specific Plan Development Guidelines	99
Table III.4A:	2008 Lot Improvement Costs for the City of Woodland	100

Table III.5:	Development Impact Fees Outside of Spring Lake Specific Plan Area	101
Table III.5A:	Development Impact Fees for Spring Lake Specific Plan Area	102
Table III.5B:	Development Impact Fees for Multi-Family Development	103
Table III.5C:	Impact Fees and Development Cost Per Unit for Single-Family and Multi-Family Development in the Spring Lake Area	104
Table III.6:	City of Woodland Planning Fees, 2008	104
Table III.6A:	Housing Types Permitted by Zoning District	105
Table III.6B:	Timelines for Permit Procedures (Estimates)	106
Table III.6C:	Typical Processing Procedures by Project Type	107
Table III.8:	City of Woodland Estimated Single-Family Housing Development Costs, 2008	117
Table IV.1:	Annual Housing Production (Single-Family and Multifamily Units), 2000-2007	118
Table IV.2:	Comparison of Housing Needs to Housing Production, Previous	118
Table IV.3:	Evaluation of Existing City of Woodland Housing Element Policies	119
Table IV.4:	Summary of Accomplishments under Existing City of Woodland Housing Element Implementation Programs	123

List of Background Report Figures

Figure 1:	Woodland's Design Review for Discretionary Approvals(s)	109
Figure 2:	Woodland's Design Review and Building Permit Process	110