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**APPENDIX A:
IMPLEMENTATION
PROGRAMS**



Implementation Matrix

The matrix below lists implementation programs related to the policies in the General Plan. Programs are expected to be implemented in the following time frames:

- **Short term** programs are likely to be implemented within 1 to 3 years of adoption of the General Plan.
- **Medium term** programs are likely to be implemented within 4 to 10 years of adoption of the General Plan.
- **Long term** programs are likely to be implemented more than 10 years after adoption of the General Plan.
- **Ongoing** programs will typically be conducted on an annual basis, unless otherwise stated.

The following implementation programs implement the General Plan, but are not adopted as part of the General Plan. As a result, future modification of the implementation programs would not trigger the need for a General Plan Amendment. However, any implementation programs that are included as a result of the Environmental Impact Report may not be modified without additional environmental review.



#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility							Funding Source	Time Frame	
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police			Public Works
Land Use												
2.1	Petition LAFCo to amend Woodland's Sphere of Influence (SOI) to include all land within the voter approved Urban Limit Line.	2.A.1	X								General Fund	Short term
2.2	Collaborate with the Woodland Downtown Business Association to create opportunities for coordinated marketing, advertising, and branding campaigns.	2.A.4; 4.E.4	X								General Fund	Medium term
2.3	Develop infill guidelines to promote and facilitate compact development with an accompanying incentive program to encourage new infill development, adaptive reuse, and the restoration of historic buildings in existing urbanized areas. Incentives could include: <ul style="list-style-type: none"> • Reduced parking requirements or opportunities for shared parking • Streamlined review and permitting • Residential density bonuses • Floor area bonuses for mixed use and/or higher density development • Modified fees 	2.A.6; 2.C.1; 2.O.2; 4.C.2	X								General Fund	Medium term; with Program 2.9
2.4	Coordinate with the State, County, and other public and private entities that control activities or facilities within the City of Woodland. Set up regular meetings with key personnel to keep lines of communication open and ensure a clear understanding of key initiatives and shared objectives.	2.A.7	X								General Fund	Ongoing

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility							Funding Source	Time Frame	
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police			Public Works
2.5	Evaluate the Major Projects Financing Plan (MPFP) to determine whether it needs to be updated based on the growth projected in the General Plan. Review the MPFP annually, and update it every five years.	2.A.9; 3.K.1; 3.K.4; 5.F.5			X						General City Development Fees	Short term; Ongoing
2.6	Rescind the East Street Corridor Specific Plan and move any regulations that remain relevant into the <i>Zoning Ordinance</i> . Develop new and relevant provisions through a public engagement process to address the challenges and opportunities presented along this corridor.	2.I.5		X							General Fund	Short term
2.7	Evaluate parking standards citywide to minimize land devoted to parking.	2.C.1; 3.H.1; 3.H.6		X							General Fund	Medium Term
2.8	Develop an incentive program for resource efficient building practices that go beyond CALGreen requirements.	2.C.4; 2.M.5; 2.M.6; 5.K.6		X							General Fund	Medium term
2.9	Evaluate current regulations and programs to provide strong measures to attract and retain food, agriculture, and technology uses to Woodland's industrial area, business parks, and incubator spaces Downtown.	2.D.2; 2.D.3; 2.K.4; 4.D.1		X							General Fund	Medium term



#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility							Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police		
2.10	<p>Amend the Zoning Ordinance and Map to align with the General Plan Land Use Diagram and land use designations and descriptions upon adoption of the General Plan. Amend or create zoning districts as needed. Establish specific development standards for each newly created zoning district.</p> <p>In addition, amend the Zoning Ordinance to:</p> <ul style="list-style-type: none"> Promote active uses Downtown and along Main Street, East Street, Kentucky Avenue and CR 102 Allow increased building heights for development that provides active ground floor commercial uses Explore the potential for form based standards Downtown and along key corridors Include performance standards for industrial areas that ensure compatibility between residential, commercial, and industrial uses Develop performance standards and regulations that provide specific direction regarding the Light Industrial Flex Overlay; Performance standards include but are not limited to noise, air quality, odor and glare Evaluate and update the non-conforming use provisions 	2.A.4; 2.E.1; 2.F.2; 2.G.2; 2.H.1; 2.K.6; 6.C.3; 6.C.4; Figure 2-5; Table 2-3; Section 2.3	X							General Fund	Short term

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works	Funding Source
		<ul style="list-style-type: none"> Facilitate complete neighborhoods, including allowing neighborhood specialty food markets Minimize the impact of alcohol and/or tobacco sales establishments and fast food near schools and community centers Evaluate the amount and location of parking lots to create a more pedestrian-oriented and walkable built environment Allow a broad range of commercial and industrial uses consistent with economic development goals and land use policies Modify second unit standards to facilitate increased density while preserving older structures Establish transitions or buffer between higher density/intensity development and adjacent lower density/intensity residential land uses by requiring features such as: <ul style="list-style-type: none"> - Buildings setback from rear or side yard property lines adjoining single-family residential uses - Building heights stepped back from sensitive adjoining uses to maintain appropriate transitions in scale and to protect privacy and solar access - Landscaped off-street parking areas, loading areas, and service areas screened from adjacent residential areas to the degree feasible 									

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			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works				
2.12	Create a program that invites community service organizations to “adopt” soundwalls for graffiti abatement, landscape planting and maintenance of parks, greenbelts, and open space areas.	2.E.8			X							X	General Fund	Short term
2.13	Pursue code enforcement programs to advance the proper rehabilitation of homes, buildings, yards, and neighborhoods in all areas of the city.	2.E.8		X									General Fund	Short term
2.14	Update the Community Design Standards to identify the City’s expectations for planning, designing, and reviewing development proposals which reflect the goals, policies, and urban form characteristics described in the General Plan. The Design Standards may take the form of citywide guidelines or may be developed for identified neighborhoods, centers, gateways, and corridors.	2.E.5; 2.F.1; 2.H.2; 2.I.1; 2.J.1; 2.J.2; 2.J.3; 2.K.1; 2.P.3		X									General Fund	Short term
2.15	Review and update the Downtown Specific Plan after adoption of the General Plan.	2.H.1; 2.H.2; 2.H.5; 2.H.6		X									General Fund General City Impact Fee	Short term
2.16	Prepare CEQA guidelines that describe the City’s process for environmental review and for qualifying for CEQA streamlining for residential mixed use projects, urban infill, and Transportation Priority Projects, as provided under State law.	2.A.6		X									General Fund	Medium term



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			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police		
2.17	Review and update the City's Municipal Code sections with regard to Development Agreements and develop both a process and a fee to cover annual review requirements.	2.B.4	X							General Fund	Short term
2.18	Apply for grants to continue making streetscape improvements to support mixed use to Main Street, West Main Street, East Street, Court Street, Kentucky Avenue, Gibson Road and CR-102.	2.E.4; 2.E.6; 2.H.1; 2.H.2; 2.I.1	X							General Fund and Transportation Roadway Impact fees	Ongoing, as funds are available
2.19	Develop and implement an overall downtown parking strategy.	2.H.6	X							General Fund	Short term
2.20	Ensure that Specific Plans meet the requirements of Government Code Section 65450 et seq. and are accompanied by an environmental impact report so that the streamlining opportunities of CEQA Guidelines Sections 15182 and 15183, among any other applicable sections, can be fully activated.	2.L.1	X							General Fund and Applicant Funded	Ongoing, as Specific Plans are prepared
2.21	Update the Historic Resources Inventory with the update to the Downtown Specific Plan in order to provide a more streamlined review process for rehabilitation and redevelopment in the downtown. Seek grants and other assistance to update the Citywide historic resources inventory.	2.P.1	X							General Fund	Medium term and long term

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame	
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works			
2.22	Collaborate with the Historic Preservation Commission and the Woodland Joint Unified School District to develop an architectural history curriculum to be used at local schools.	2.Q.1		X	X				X			General Fund	Medium term
2.23	Continue to provide the Neighborhood Preservation zoning district.	2.O.1		X								General Fund	Ongoing
2.24	Develop historic design guidelines that provide context sensitivity in historic districts and neighborhoods.	2.P.3		X								General Fund and seek grant assistance	Medium term
2.25	Support the annual "Stroll Through History" event by expanding marketing efforts, incorporating additional activities to event, and encouraging volunteer staff support.	2.Q.5		X								General Fund	Ongoing
2.26	Develop and adopt an Agricultural Mitigation Ordinance that evaluates appropriate mitigation ratios and easement locations with an emphasis on strengthening the agricultural buffer between Woodland and Davis	2.A.3		X								General Fund	Short term
2.27	Focus efforts on encouraging public/private partnerships and the local business community to actively support long term Downtown improvements and maintenance through efforts such as formation of a PBID.	2.H.4		X								General Fund	Medium term



#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility							Funding Source	Time Frame		
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police			Public Works	
Transportation and Circulation													
3.1	Develop an active transportation plan to guide development and maintenance of Woodland's pedestrian and bicycle network and promote active transportation modes. In the active transportation plan: <ul style="list-style-type: none"> Identify existing bicycle and walking facilities Propose improvements and actions to enhance bicycle and walking facilities Identify locations to add, increase, or improve sidewalk and streetscapes in established neighborhoods to provide a fully integrated pedestrian network. Facilitate the concept of a fully circumscribed path around the perimeter of Woodland for walking and biking Establish goals, policies, and actions related to safety, accessibility, public health, and connectivity Engage and collaborate with other jurisdictions to achieve regional transportation facilities 	2.C.3; 2.E.4; 2.J.6; 2.K.7; 2.M.4; 3.A.10; 3.B.2; 3.E.2; 3.E.3; 3.E.4; 3.F.2; 6.B.3									General Fund; Transportation Grants	Short Term	
3.2	Update the procedures for undertaking project-level traffic impact assessments to be consistent with the goals and metrics of the General Plan.	3.A.1; 3.A.4	X								X	General Fund	Short term

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			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works			
3.3	Assess the feasibility of repurposing abandoned rail lines and relocating existing rail lines to the east of the city.	3.A.2; 3.A.3; 3.1.5	X									General Fund	Ongoing
3.4	After final adoption of SB 743 CEQA Guidelines changes and any associated technical advisory recommendations by the State of California, the City will assess the VMT reduction goal contained in Policy 3.A.4. The assessment should consider substantial evidence presented by the State in recommending any alternative VMT reduction goals as CEQA thresholds plus the community values expressed by the goals and policies. The City should strive to set thresholds consistent with the City's envisioned future while striving to achieve reasonable reductions in vehicle travel that produce air pollution and greenhouse gases.	3.A.4 <i>(EIR Mitigation Measure 4.13-1c)</i>	X								X	General Fund	Short term
3.5	Adopt a transportation demand management (TDM) ordinance that presents strategies for reducing congestion and promotes walking, biking, transit, and other sustainable modes, such as electric vehicles.	3.A.5	X									General Fund	Short term



#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility							Funding Source	Time Frame	
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police			Public Works
3.6	Identify economic incentives for privately owned transit systems and emerging vehicle technologies providing convenient transportation options in the city.	3.A.6; 3.G.10	X								General Fund	Ongoing
3.7	Apply for grants for the SR113 bike and pedestrian overcrossing at Sports Park Drive and the redesign of the Gibson Road/SR113 overpass.	3.A.10; 3.K.3	X								General Fund and Transportation Roadway Impact fees	Ongoing, as funds are available
3.8	Advocate for the implementation of the I-5/SR-113 interchange.	3.A.13	X						X		General Fund and Transportation Roadway Impact fees	Medium term
3.9	Coordinate with Caltrans on designating County Road 102 north of I-5 as a state highway.	3.A.15	X								General Fund	Medium term
3.10	Update and adopt design standards and guidelines to address all modes of travel and prioritize selected modes for roadway segments based on the functional classification and its street typology.	3.B.1; 3.B.2; 3.B.3; 3.B.5; 3.C.1	X								General Fund	Short term
3.11	Implement traffic calming measures as part of the review of new development and where necessary throughout the city. Encourage public participation when adjacent to existing residential areas.	3.D.3	X							X	General Fund and Development Impact Fees	Short term

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			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works			
3.12	Assess the establishment of a maintenance district or user fees for businesses to fund the transportation infrastructure maintenance needs in the industrial area.	3.K.2	X									General Fund	Short term
Economic Development													
4.1	Establish a list of “shovel-ready” sites in consultation with property owners, and provide the list to interested developers and businesses seeking sites in the city.	4.A.2	X	X							X	General Fund	Ongoing
4.2	Review and update as needed impact fees, assessment districts, and other mechanisms to ensure future development pays its fair and proportional share of payment while not disincentivizing new job and tax generating development.	4.B.3	X	X			X				X	General Fund and City Development Impact Fees	Short term
4.3	Develop strategic initiatives and practices that clearly support priority growth areas that make efficient use of land resources and infrastructure. Develop a process to identify and prioritize key areas (i.e. Downtown and mixed –use corridors), development sites and infill areas. <ul style="list-style-type: none"> Promote catalyst projects at key locations Encourage quality retail, cultural and restaurant uses Identify and foster synergies that could occur between complementary businesses 	4.C.1		X								General Fund	Medium term



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			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works			
4.4	Create and implement development incentives for development projects that provide desired long-term net job and tax revenues.	4.C.4	X	X								General Fund	Medium term
4.5	Focus the Business Expansion and Attraction Program on desirable businesses and industries that: <ul style="list-style-type: none"> • Possess a high growth potential, such as food- and medical-related businesses, water and renewable resource technologies, regional and local-serving retail, hotel and conference facilities • Generate net fiscal benefits to the City through increased tax revenues • Provide a range of jobs that match the local workforce and provide opportunities for skill training • Create higher-paying and/or higher-quality jobs for local residents • Complement or augment existing goods and services in Woodland • Use energy, water, and other natural resources efficiently and do not pollute • Create less than significant impacts on the environment 	4.D.1	X	X			X					General Fund	Ongoing
4.6	Partner with the Chamber of Commerce in developing a strategic plan to achieve the goal of retaining and creating new business.	4.D.1; 4.D.5; 4.G.1	X									General Fund	Short term

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			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
4.7	As part of the effort to market Woodland as a prime business location: <ul style="list-style-type: none"> • Prepare and distribute informational marketing packets, including an inventory of assets that Woodland offers, such as available development sites and buildings, incentives, streamlined processing affordable cost of living, quality of life, proximity to quality educational institutions and medical facilities, and ease of accessibility to communities across the region; • Advertise in industry publications • Publicize local business success stories • Attend marketing and target industry summits and conferences 	4.D.2		X							General Fund	Ongoing
4.8	Develop the package of incentives to target industries and businesses to locate in Woodland, and adopt and implement it, ensuring that the incentive programs include: <ul style="list-style-type: none"> • Quantifiable benchmarks to monitor and measure the progress of these incentives • A monitoring program to track the progress of the incentives • Ability to adjust and fine-tune the incentives as necessary to ensure they deliver the desired benefits to the City 	4.D.5	X	X					X		General Fund	Medium term

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			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works				
4.9	Host business roundtables to actively and regularly engage with Woodland's business community on matters affecting the city's economic climate and economic expansion.	4.D.6	X				X						General Fund	Short term
4.10	Study best practices for municipal business licenses and fees, and compare the City's business license fees and practices to those of its competitors, including the City of West Sacramento and the City of Davis. Implement best practices to increase the City's competitive edge and improve its fiscal base. Such best practices may include: <ul style="list-style-type: none"> Charge out-of-town businesses a base fee for doing business in Woodland plus a percentage of the income they earn in Woodland Require all businesses that do business with the City of Woodland to have a business license Require all companies that do business in Woodland to declare Woodland as their "point of sale" for the purposes of sales tax 	4.D.7	X				X						General Fund	Medium term

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			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works			
4.11	Partner with the Chamber of Commerce to pilot a “Jobs in Your City” initiative to ensure residents are aware of job opportunities in their community. Provide a focus on jobs for youth and training opportunities.	4.E.2	X	X								General Fund	Medium term
4.12	Coordinate with the local hoteliers, event organizations/venues, and the Yolo County Visitors Bureau on attracting visitors.	4.F.1	X									General Fund and Assessment funds	Medium term
4.13	Develop of marketing and tourism strategies using current social and media trends as they evolve.	4.F.5	X									General Fund	Medium term
4.14	Explore the creation of such programs as a financial assistance or loan program for start-up businesses; embedding university technology transfer and entrepreneurship programs within Woodland; participating in regional industry and business groups and summits; and providing mentor program incubator space, technical assistance, and other tools as available.	4.G.1; 4.G.2; 4.G.3; 4.G.5	X	X		X						General Fund	Medium term
4.15	Work to develop resources/strategies and programs to provide for easy consumer identification of locally-produced and environmentally sound goods.	4.G.7	X									General Fund	Medium term



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			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police			Public Works
Public Facilities and Services												
5.1	Create and maintain a central directory of youth programs serving Woodland. Ensure the directory is available online, and accessible by school guidance counselors.	5.A.5; 5.D.3			X						General Fund	Short term
5.2	Complete the 2016 Draft Parks, Recreation, and Community Services Master Plan and regularly update it to identify locations of major parks and recreational facilities, specific criteria and standards for the development of sports and recreation facilities, funding sources for the development and maintenance of parks, recreation centers and open space resources. This shall include the provision for the development of new parks in connection with new development and the development of parks to address existing deficiencies. It shall also include provisions for community gardens and urban farms.	5.C.1; 5.C.6		X	X						General Fund	Short, medium, and long term, updated every 5 years
5.3	Conduct regular outreach to determine specific recreation needs of various ages, capabilities, and interests.	5.C.12; 5.C.18			X						General Fund	Ongoing
5.4	Target increased participation in existing recreation programs, and increase the number of subsidized program spots available for lower income residents.	5.D.4			X						General Fund	Short term

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			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works			
5.5	Renegotiate and renew the joint-use agreement with Woodland Joint Unified School District for shared use of recreational facilities and open spaces.	5.E.5			X							General Fund	Ongoing, as required
5.6	Update the Urban Water Management Plan and the Groundwater Management Plan every five years.	5.G.4		X						X		Water Enterprise	Medium and long term
5.7	Prepare a Recycled Water System Master Plan to determine the appropriate expansion of the recycled water system, provide a diversified customer base, and offset the demand for new water supplies. Study the appropriate uses and locations for recycled water as part of the master planning effort.	5.G.5		X						X		Water Enterprise	Short term
5.8	Update the Municipal Code and development procedures for development project approval as needed to ensure that the necessary potable water production and supply facilities and water resources are in place prior to occupancy and that an adequate funding source is in place to finance system development and maintenance.	5.G.6		X								Water Enterprise	Short term



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			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police			Public Works	
5.9	Evaluate and update Capital Improvement Programs for the water and wastewater infrastructure needs to meet the demands of both existing and planned development consistent with the General Plan.	5.G.8; 5.H.5		X							X	Water Impact fees, Water Development Impact Fees, and Wastewater Impact fees	Short term
5.10	Develop and implement a strategy to improve the wastewater capacity in Downtown, to allow and facilitate infill development in the area.	5.H.3		X							X	Sewer Enterprise; Wastewater Impact fees	Short term
5.11	Review and update the Storm Drainage Facilities Master Plan as needed to meet the demands of both existing and planned development consistent with the General Plan.	5.I.2		X							X	Storm Drain Enterprise and Storm Drain Development Fee	Ongoing, as needed
5.12	Develop an educational program that promotes composting to Woodland residents and businesses.	5.J.7									X	Solid Waste fund	Short term
5.13	Develop a Master Plan for the city's broadband fiber network.	5.L.5	X	X							X	General Fund	Short term

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			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police			Public Works
5.14	<ul style="list-style-type: none"> Where soils are proposed for use as leach fields associated with wastewater treatment, the City will require a site-specific evaluation by a licensed geotechnical engineer regarding the soil suitability, including a perc test, as appropriate. All septic systems or other forms of on-site wastewater treatment and disposal facilities shall be designed by a licensed geotechnical or civil engineer. On-site wastewater treatment systems shall be designed to meet the following parameters: <ul style="list-style-type: none"> Provide available effective absorptive area in both primary and reserve disposal fields; Provide appropriate separation between the disposal field bottom and groundwater or a restrictive soil layer; Factor the ground slope in both the primary and reserve disposal field areas; Factor the influent wastewater strength and quantity in wastewater system design; Accommodate requirements for setbacks from wells, surface waters, and property boundaries; and Provide treatment of wastewater such that it does not adversely affect water quality or endanger public health. 	5.H.8; 5.H.II									General Fund	Ongoing
		EIR Mitigation Measure 4.7-3a	X									



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			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police			Public Works
Healthy Community												
6.1	Collaborate with Yolo County Health and Human Services Agency to review existing County and City health and community data. Develop and implement new programs to better meet the needs of the Woodland community every five years.	6.A.2		X	X						General Fund	Medium term
6.2	Evaluate and implement as feasible Spanish translation for all City services and materials.	6.A.6	X		X						Varies	Ongoing
6.3	Partner with the Woodland Joint Unified School District to implement an effective physical education program and to encourage active lifestyle choices including: <ul style="list-style-type: none"> • Requiring daily exercise by all students in grades K-12; • Providing programs to encourage school children to walk or bike to school; and • Providing instruction regarding healthy lifestyle choices. 	6.B.1; 6.B.6; 6.C.5; 6.C.7		X	X						General Fund	Short term
6.4	Evaluate existing location of fast food venues and consider restrictions on additional similar uses.	6.C.2		X							General Fund	Short term

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			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police			Public Works	
6.5	Provide or facilitate the provision of information about regional Community Supported Agriculture (CSA) at City Hall, the library, the community and senior center, and at community events through promotions, speaker series and handouts. Target seniors and residents with limited mobility and/or income.	6.C.2	X		X				X			Varies	Short term
6.6	Streamline permitting procedures for community gardens and urban farms that allow sale of foods grown locally.	6.C.3		X								General Fund	Short term
6.7	Provide information about federal food assistance programs in City newsletters and on the City's website. Maintain handouts and/or brochures on the various programs at City Hall, the Community and Senior Center, and the library, and distribute widely to community organizations, including the faith community.	6.C.5	X	X	X				X			General Fund	Short term
6.8	Develop and implement a healthy food purchasing and vending policy for City facilities and operations that commits to selecting healthy food for City-sponsored activities, meetings and facilities.	6.C.5	X									General Fund	Medium term



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			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works			
6.9	Partner with the Woodland Joint Unified School District, Yolo County Health and Human Services Agency, Cooperative Extension, Yolo Food Bank, and other organizations to: <ul style="list-style-type: none"> - Establish higher nutrition standards for school breakfast and lunch menus; - Work to incorporate culturally-sensitive options into available meal plans; - Encourage the removal of unhealthy food and drinks from vending machines on school property; - Continue to use appropriate sites and operate programs for school gardens, which can be used in curricula, after-school activities, and as a source of fresh produce for school meal plans; and, - Continue the “Farm to School” program that connects local farms to Woodland schools and supplies the balance of fresh produce beyond what is available from the school gardens and the district’s lunch program. 	6.C.7		X							Varies	Ongoing	
6.10	Adopt a Municipal Facilities Master Plan that studies and identifies future space needs for city government offices, library facilities, and any other municipal service facilities not addressed in the Parks, Recreation, and Community Services Master Plan, and establishes space standards and ratios, as appropriate.	6.D.1 EIR Mitigation Measure 4.12-5a		X								General Fund	Medium term

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			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works			
6.11	Partner with the library and local organizations to develop and operate a series of workshops on leading active, healthy lifestyles. Target local businesses, residents, schools, hospitals in promotion of these events.	6.D.3; 6.D.14			X		X					General Fund	Medium term
6.12	Adopt a Public Art Policy and develop a supporting regulatory structure and funding strategy to ensure adequate support of arts and cultural programs.	6.E.7; 6.F.1		X								General Fund	Short term
Conservation and Open Space													
7.1	Partner with the Yolo County Farm Bureau and the Water Resources Association of Yolo County to establish a Groundwater Sustainability Agency and adopt a Groundwater Management Plan.	7.A.2		X							X	Water Enterprise Fund	Ongoing
7.2	Work with Woodland's public and private schools to educate students on conservation of all resources and wise water use.	7.A.6		X							X	General Fund	Short term
7.3	Adopt, if appropriate, the countywide Habitat Conservation Plan/Natural Communities Conservation Plan (HCP/NCCP).	7.B.1		X								General Fund	Short term

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
7.4	<p>a. The City will require biological inventory surveys for new developments that could affect special status species or sensitive habitat in areas designated for development under the General Plan.</p> <p>b. The City will work with project applicants to identify opportunities to preserve special-status species occurrences and sensitive habitats through design and planning. If the HCP/NCCP is adopted and state and federal ITPs have been issued, the City shall implement the applicable requirements of the HCP/NCCP as relevant to any specific land use project. If the HCP/NCCP is not in place and/or ITPs have not been issued, the City shall follow the steps described below.</p>	<p>7.B.1; 7.B.2; 7.B.3; 7.B.4</p> <p>EIR Mitigation Measure 4.4-1a</p>		X							General Fund	Short term

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
	c.	<p>If the City determines it is reasonable and feasible to do so, while still achieving the specific project development goals and objectives, the City will require preservation of occupied special-status species habitat and sensitive habitat types as a condition of project approval. If adverse effects cannot be avoided, project proponents shall be required to mitigate all adverse effects in accordance with guidance from the appropriate state or federal agency charged with the protection of the subject species and habitat, including surveys conducted according to applicable standards and protocols where necessary, implementation of impact minimization measures based on accepted standards and guidelines and best available science, and compensatory mitigation for unavoidable loss of special status species and sensitive habitats.</p>										

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility									
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works	Funding Source	Time Frame
		<p>d. If the project would result in take of state or federally listed species, the City will require project proponent/s to obtain take authorization from the U.S. Fish & Wildlife Service or the California Department of Fish and Wildlife, as appropriate, depending on species status, and comply with all conditions of the take authorization.</p> <p>e. If the Yolo HCP/NCCP is not adopted or the affected species or habitat is not covered under the plan, the City will require project applicants to develop a mitigation and monitoring plan, in coordination with CDFW and/or USFWS, as appropriate depending on species status, to compensate for the loss of special-status species and sensitive habitats. The mitigation and monitoring plan will describe in detail how loss of special-status species or sensitive habitats shall be avoided or offset, including details on restoration and creation of habitat, compensation for the temporal loss of habitat, management and monitoring to avoid indirect habitat degradation (e.g., management of invasive plant species, maintenance of required hydrology), success criteria</p>										

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
		<p>ensuring that habitat function goals and objectives are met and target special-status species are established, performance standards to ensure success, and remedial actions if performance standards are not met. The plan will include detailed information on the habitats present within the preservation and mitigation areas, the long-term management and monitoring of these habitats, legal protection for the preservation and mitigation areas (e.g., conservation easement, declaration of restrictions), and funding mechanism information (e.g., endowment).</p> <p>f. If available, purchase of mitigation credits at an agency-approved mitigation bank (i.e., approved by the agency with jurisdiction over the affected species or habitat) in Yolo County, will be acceptable for compensatory mitigation for special-status species that are not covered under the Yolo HCP/ NCCP.</p>										



#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
7.5	If the project would result in ground disturbance on sites containing waterways or other aquatic habitats, the City will require project proponent/s to complete a delineation of waters of the United States according to U.S. Army Corps of Engineers' methods, and to submit the completed delineation to the USACE for jurisdictional determination. If the project would result in fill of wetlands or other waters of the United States, the City will require project proponent/s to obtain a Section 404 Clean Water Act permit from the USACE and water quality certification from the Regional Water Quality Control Board pursuant to Section 401 of the Clean Water Act. If the project involves work in areas containing waters disclaimed by the USACE, project applicants shall obtain a Waste Discharge Requirement permit from the RWQCB pursuant to the Porter Cologne Act. Project applicants shall be required to obtain all needed permits prior to project implementation, to abide by the conditions of the permits, including all mitigation requirements, and to implement all requirements of the permits in the timeframes required therein.	7.B.2 EIR Mitigation Measure 4.4-4a		X							General Fund	Ongoing

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility							Funding Source	Time Frame	
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police			Public Works
7.6	If the project would result in fill or alteration of a waterway or any body of water supporting riparian forest habitat, the City will require project proponent/s to notify the California Department of Fish and Wildlife, obtain a Lake and Streambed Alteration Agreement if determined necessary by the California Department of Fish and Wildlife, and comply with all conditions of the Lake and Streambed Alteration Agreement.	7.B.4 EIR Mitigation Measure 4.4-3a		X							General Fund	Ongoing
7.7	Provide information at City offices and through electronic media about programs operated by the Woodland Tree Foundation or other organizations that provide free trees to Woodland residents.	7.B.9	X								General Fund	Short term
7.8	Evaluate and amend the existing tree preservation ordinance.	7.B.9; 7.B.10		X	X						General Fund	Short term
7.9	Adopt a citywide tree palette for publicly maintained street trees that includes native, compatible non-native, and pollution absorbing species. Address soils, tree spacing, and planting techniques.	7.B.9; 7.F.4		X	X					X	General Fund	Short term
7.10	Partner with the Woodland Tree Foundation to develop and maintain an Urban Forest Management Plan. Strive to achieve a standard of one tree per single family lot.	7.B.10		X	X						General Fund	Medium term



#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility							Funding Source	Time Frame	
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police			Public Works
7.11	Projects that could have significant adverse impacts to potentially significant archaeological resources shall be required to assess impacts and provide feasible mitigation. The following steps, or those deemed equally effective by the City, will be followed: <ol style="list-style-type: none"> Request information from the California Native American Heritage Commission to obtain a review of the Sacred Lands File and a list of local Native American groups and individuals that may have specific knowledge of cultural resources in the area that could be affected by project implementation. Each Native American group and individual identified by the Native American Heritage Commission will be contacted to obtain any available information on cultural resources in the project area. Additional consultation with relevant tribal representatives may be appropriate depending on the relatively level of cultural sensitivity. Request updated information from the Northwest Information Center of the California Historical Resources Information System to determine whether the project area has been previously surveyed 	7.E.1; 7.E.2; 7.E.3									General Fund	Ongoing
		EIR Mitigation Measure 4.6-1b		X								

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
		<p>and whether archaeological resources were identified. In the event the records indicate that no previous survey has been conducted or existing survey data is greater than five years old, the applicant will retain the services of a qualified archaeologist to assess the adequacy of the existing data (if any) and assess the archaeological sensitivity of the project area. If the survey did not meet current professional standards or regulatory guidelines, or relies on outdated information, a qualified archaeologist will make a recommendation on whether a survey is warranted based on the sensitivity of the project area for archaeological resources.</p> <p>c. If a survey is warranted, it will include all necessary background research in addition to an archaeological pedestrian survey. Based on findings of the survey, additional technical studies may be required, such as geoarchaeological sensitivity analysis, or other analysis scaled according to the nature of the individual project. A report will document the results of the survey and provide appropriate management recommendations,</p>										



#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
		<p>and include recordation of identified archaeological resources on appropriate California Department of Parks and Recreation site record forms and cultural resources reports.</p> <p>d. Management recommendations may include, but are not limited to additional studies to evaluate identified sites or archaeological monitoring at locations determined by a qualified archaeologist to be sensitive for subsurface cultural resource deposits.</p> <p>e. Once approved by the City, provide the Northwest Information Center with appropriate California Department of Parks and Recreation site record forms and cultural resources reports for any resources identified. Any subsequent reports completed as a result of additional technical work will likewise be submitted to the Northwest Information Center.</p> <p>f. If no archeological resources are identified that may be directly or indirectly impacted by project activities, mitigation is complete as there would be no adverse change to documented</p>										

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
		<p>archeological resources. The exception would be in the event of the discovery of a previously unknown archaeological site inadvertently exposed during project implementation. In such an event, a qualified archaeologist will be retained to assess the discovery and provide management recommendations as necessary.</p> <p>g. When a project will impact a known archaeological site, and avoidance is not a feasible option, a qualified archaeologist shall evaluate the eligibility of the site for listing in the California Register of Historic Resources. If the archaeological site is found to be a historical resource as per CEQA Guidelines Section 15064.5 (a)(3), the qualified archaeologist shall recommend further mitigative treatment which could include preservation in place or data recovery.</p> <p>h. If a site to be tested is prehistoric, local tribal representatives should be afforded the opportunity to monitor the ground-disturbing activities. Appropriate mitigation may include curation of artifacts removed during subsurface testing.</p>										

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			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
		<p>i. If significant archaeological resources that meet the definition of historical or unique archaeological resources are identified in the project area, the preferred mitigation of impacts is preservation in place. If impacts cannot be avoided through project design, appropriate and feasible treatment measures are required, which may consist of, but are not limited to actions, such as data recovery excavations. If only part of a site will be impacted by a project, data recovery will only be necessary for that portion of the site. Data recovery will not be required if the implementing agency determines prior testing and studies have adequately recovered the scientifically consequential information from the resources. Studies and reports resulting from the data recovery shall be deposited with the Northwest Information Center. Archaeological sites known to contain human remains shall be treated in accordance with the provisions of Section 7050.5 Health and Safety Code.</p>										

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			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
7.12	For projects that could adversely affect a potential historic resource: a. Consult the City’s Historic Resources Inventory and, as necessary, seek updated information from the North Central Information Center or other applicable data repositories to determine whether the project area has been surveyed, and whether historic built environment resources were identified. b. If a survey of the property or the area in which the property is located has not been conducted, a qualified architectural historian shall conduct a study of the project area for the presence of historic built environment resources. c. If a study is required, it will evaluate the significance of built environment resources greater than 50 years in age that may be directly or indirectly impacted by project activities. The study may include a field survey; background, archival and historic research; and consultation with local historical societies, museums or other interested parties; as necessary.	7.E.1; 7.E.2; 7.E.3 EIR Mitigation Measure 4.6-1c		X							General Fund	Ongoing

# Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility							Time Frame	
		Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works	
# Implementation Program	d. If necessary, the qualified architectural historian's study will recommend appropriate protection or mitigative treatment, if any, and include recordation of identified built environment resources on appropriate California Department of Parks and Recreation (DPR) series 523 forms. Recommended treatment for historical resources identified in the report shall be implemented. e. If no significant historic built environment resources are identified in the study or prior survey of the project area that may be directly or indirectly impacted by project activities, there is no adverse change to documented historical built environment resources and no further action is required. f. If a significant historic built environment resource could be directly or indirectly impacted by project activities, avoidance shall be considered the primary mitigation option. If avoidance is not feasible, then the maintenance, repair, stabilization, rehabilitation, restoration,									

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
		<p>preservation, conservation, or reconstruction of the historical resource, conducted in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties will reduce impacts to an acceptable level. If adherence to the Secretary of the Interior's Standards cannot avoid materially altering in an adverse manner the physical characteristics or historic character of the surrounding environmental setting that contribute to a resource's historic significance, additional mitigation may be required.</p> <p>g. If avoidance is not feasible and minimizing impacts through adherence to the Secretary of the Interior's Standards for the Treatment of Historic Properties is not feasible, documentation is required using, as appropriate, Historic American Buildings Survey (HABS), Historic American Survey (HAS), Historic American Engineering Record (HAER), and/or Historic American Landscapes Survey (HALS) guidelines.</p>										

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility							Funding Source	Time Frame	
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police			Public Works
7.13	<p>a. During ground-disturbing activities necessary to implement proposed development and infrastructure projects, if any prehistoric or historic subsurface resources are discovered, all work within 100 feet of the resources shall be halted and a qualified archaeologist shall be consulted within 24 hours to assess the significance of the find, according to CEQA Guidelines Section 15064.5, and implement, as applicable, CEQA Guidelines Sections 15064.5(d), (e), and (f).</p> <p>b. If any find is determined to be a historical resource according to CEQA Guidelines Section 15064.5, representatives from the City and the archaeologist will meet to determine the appropriate avoidance measures or other appropriate mitigation. Cultural resources shall be recorded on appropriate Department of Parks and Recreation forms, and all significant cultural materials recovered shall be, as necessary and at the discretion of the qualified archaeologist and in consultation with the local Native American community if the discovery is prehistoric in age,</p>	7.E.1; 7.E.2; 7.E.3									General Fund	Ongoing
		EIR Mitigation Measure 4.6-1d		X								

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
		<p>subject to scientific analysis, professional curation, and documentation according to professional standards. If it is determined that the proposed development or infrastructure project could damage a historical resource or a unique archaeological resource (as defined pursuant to the CEQA Guidelines), mitigation shall be implemented in accordance with Section 21083.2 of the California Public Resources Code and CEQA Guidelines Section 15126.4, with a preference for preservation in place. Work may proceed on other parts of the project site while mitigation for historical resources or unique archaeological resources is being carried out. Preservation in place may be accomplished by planning construction to avoid the resource; incorporating the resource within open space; capping and covering the resource; or deeding the site into a permanent conservation easement.</p> <p>c. If avoidance is not feasible, the qualified archaeologist shall develop and oversee the execution of a treatment plan.</p>										

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
		<p>The treatment plan shall include, but shall not be limited to, data recovery procedures based on location and type of archaeological resources discovered and a preparation and submittal of report of findings to the Northwest Information Center of the California Historical Resources Information System. Data recovery shall be designed to recover the significant information the archaeological resource is expected to contain, based on the scientific/historical research questions that are applicable to the resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable resource questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by project proponents' actions. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practical.</p>										

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility							Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police		
7.14	a. Consistent with Health and Safety Code, Section 7050 through 7052 and Health and Safety Code Section 8010 through 8030, in the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery during construction, the City and contractor/s shall take the following steps: <i>(1) No further excavation or disturbance of the project site or any nearby area reasonably suspected to overlie adjacent human remains will occur until:</i> <i>(A) the coroner of Yolo County has been contacted to determine that no investigation of the cause of death is required, and</i> <i>(B) if the coroner determines the remains to be Native American:</i> <i>1. the coroner shall contact the Native American Heritage Commission within 24 hours;</i> <i>2. the Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendant from the deceased Native American; and</i> <i>3. the most likely descendant may make recommendations to the landowner or the person responsible for the</i>	7.E.1; 7.E.2; 7.E.3 EIR Mitigation Measure 4.6-2	X							General Fund	Ongoing



#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
		<p>excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods, as provided in Section 5097.98 of the Public Resources Code; or</p> <p>(2) Where the following conditions occur, the landowner or his or her authorized representative shall rebury the Native American remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:</p> <p>(A) the Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant fails to make a recommendation within 24 hours after being notified by the commission;</p> <p>(B) the most likely descendant identified fails to make a recommendation; or</p> <p>(C) the landowner or his or her authorized representative rejects the recommendation of the most likely descendant, and mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.</p>										

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
7.15	<ul style="list-style-type: none"> Prior to the start of earthmoving activities that would disturb 1 acre of land or more within the Riverbank or Modesto Formations, the project applicant shall inform all construction personnel involved with earthmoving activities regarding the possibility of encountering fossils, the appearance and types of fossils likely to be seen during construction, and proper notification procedures should fossils be encountered. If paleontological resources are discovered during earthmoving activities, the construction crew shall immediately cease work in the vicinity of the find and notify the City of Woodland Community Development Department. The project applicant shall retain a qualified paleontologist to evaluate the resource and prepare a recovery plan. The recovery plan may include, but is not limited to, a field survey, construction monitoring, sampling and data recovery procedures, museum curation for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined by the City to be 	7.E.1; 7.E.2; 7.E.3									General Fund	Ongoing
		EIR Mitigation Measure 4.7-4		X								



#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame	
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works			
7.16	necessary and feasible shall be implemented before construction activities can resume at the site where the paleontological resources were discovered.	7.E.2 Enact standard procedures and conditions applicable to all discretionary projects to ensure compliance with State and federal requirements (including HSC Section 7050.5, GC Section 27491, PRC Section 5097.98, SB 18 (2004), and AB 52 (2014) for cultural resources including, historic, archeological, paleontological, tribal cultural, etc.		X								Applicant Funded; Capital Project Funded as necessary	Ongoing, as resources are discovered
7.17	a. New development shall be required to demonstrate adherence with applicable YSAQMD recommended health risk thresholds involving sensitive receptors, uses that involve substantial truck trips, and large gas stations, as defined by the applicable regulations. "Substantial truck trips" is defined as more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units (TRUs) per day, or TRU unit operations that exceed 300 hours per week. A "large gas station" is one that would be anticipated to accommodate a throughput of 3.6 million gallons per year or greater.	7.F.1; 7.F.3 EIR Mitigation Measure 4.3-3c		X								General Fund	Short term

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
		<p>b. Proposed uses that include sensitive receptors may demonstrate compliance with this implementation program by providing a minimum 1,000-foot buffer from existing uses that involve substantial truck trips and a minimum 50-foot buffer from existing large gas stations.</p> <p>c. Proposed uses that involve substantial truck trips may demonstrate compliance with this implementation program by providing a minimum 1,000-foot buffer from properties where the City's land use designation would allow sensitive receptors.</p> <p>d. Proposed large gas stations may demonstrate compliance with this implementation program by providing a minimum 300-foot buffer, while typical gas dispensing facilities would provide a minimum 50-foot buffer from existing sensitive receptors and from properties where the City's land use designation would allow sensitive receptors.</p> <p>e. Avoid siting new sensitive receptors within 500 feet of the edge of the closest travel lane of a freeway, urban roads with 100,000 vehicles per day, or rural roads with 50,000 vehicles per day.</p>										

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
		<p>f. Avoid siting new sensitive land uses within 300 feet of any existing dry cleaning operation.</p> <p>g. As an alternative to these buffer distances, proposed sensitive receptors, uses that involve substantial truck trips, and large gas stations may provide a site-specific health risk assessment, using methods consistent with applicable guidance from the Office of Environmental Health Hazard Assessment, with mitigation, if necessary, to demonstrate compliance with applicable YSAQMD-recommended health risk thresholds. When health risk impacts exceed YSAQMD-recommended thresholds, feasible on-site mitigation measures to reduce TAC exposure shall be implemented to mitigate health risk impacts below YSAQMD thresholds. On-site measures could include, but are not limited to providing enhanced filtration systems (e.g. MERV 13 or greater) for near-by sensitive receptor buildings, changes to the TAC emission source's operation, and positioning of exhaust and intake for ventilation systems to minimize exposure among others.</p>										

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
7.18	New developments that could generate a potentially significant short-term air quality impact shall incorporate feasible construction mitigation strategies, including those listed below, those included in an updated set of mitigation recommendations prepared by the Yolo-Solano Air Quality Management District, or those determined by the City to be as effective: <ul style="list-style-type: none"> a. Water all active construction areas at least twice daily. b. Haul trucks shall maintain at least two feet of freeboard. c. Cover all trucks hauling soil, sand, and other loose materials. d. Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut-and-fill operations and hydroseed area. e. Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days). f. Plant tree windbreaks on the windward perimeter of construction projects if adjacent to open land. 	7.F.2									General Fund	Short term
		EIR Mitigation Measure 4.3-1a	X									

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
		<ul style="list-style-type: none"> g. Plant vegetative ground cover in disturbed areas as soon as possible. h. Cover inactive storage piles. i. Sweep streets if visible soil material is carried out from the construction site. j. Treat accesses to a distance of 100 feet from the paved road with a 6 to 12 inch layer of wood chips or mulch. k. Treat accesses to a distance of 100 feet from the paved road with a 6-inch layer of gravel. l. Limit all idling of vehicles and equipment that use gasoline or diesel fuel to five minutes maximum. m. Use alternative power source, such as electricity, for construction equipment or use reformulated and emulsified fuels, incorporate catalyst and filtration technologies, and generally modernize the equipment fleet with cleaner and newer engines. 										

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
7.19	<p>a. New development that would require the use of diesel-fueled construction equipment within 300 feet of an existing sensitive receptor shall use an equipment mix, incorporate buffering, schedule construction activities, or use other strategies to reduce potential health risk consistent with guidance from the Yolo-Solano Air Quality Management District.</p> <p>b. Alternatively, a project applicant may prepare a site-specific estimate of diesel PM emissions associated with total construction activities and evaluate for health risk impact on existing sensitive receptors in order to demonstrate that applicable YSAQMD-recommended thresholds for toxic air contaminants would not be exceeded or that applicable thresholds would not be exceeded with the application of alternative mitigation techniques approved by the City. The General Plan contains policies to reduce emissions associated with both construction and operational activities.</p>	7.F.2 EIR Mitigation Measure 4.3-3d		X							General Fund	Short term



#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame	
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works			
7.20	<p>The City will maintain a Climate Action Plan designed to achieve the reduction targets for land use-related emissions for the years 2020 and 2035 and put the City on a trajectory toward goals for longer-term years, such as 2050. The City's reduction targets may be revised over time, but will represent a rate of emissions that is efficient enough to provide for Woodland's share of AB 32, Executive Order B-30-15, SB 32, and Executive Order S-3-05 emissions reductions.</p> <p>The Climate Action Plan will focus on GHG emission sectors over which the City could have influence – either through entitlement authority, public investments, incentives, or other feasible means. When making the comparison between Woodland's GHG efficiency and that required for the state as a whole, the City can remove from consideration GHG sources that are beyond local control.</p> <p>The City will monitor relevant local, regional, State, and federal legislation and regulations related to GHG emissions, land use planning, and environmental review, and will make changes to the Climate Action Plan</p>	7.F.9										General Fund	Ongoing
		EIR Mitigation Measure 4.5-1a		X									

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
		<p>accordingly. Future regulations may have the effect of reducing GHG emissions associated with implementation of the Proposed Project. The effect of future regulations shall be taken into account in future revisions to the Climate Action Plan. New transportation modeling tools may become available that allow revisions to emissions estimates based on the City's policies related to land use, urban design, and transportation.</p> <p>d. The City will revise the Climate Action Plan, as necessary, based on updated inventories and assessments of the effectiveness of reduction strategies no less than every 5 years. If, based on the City's future updated assessments, existing reduction strategies would not achieve the City's reduction targets, the City will make revisions to strategies or develop new strategies. The City will make revisions to its reduction targets, if necessary, to ensure that the target continues to demonstrate an appropriate share of the State's emission reduction goals for Woodland. The City anticipates that a Climate Action Plan update will be needed after new statewide measures are adopted to reduce GHG emissions, such as when the</p>										

#	<i>Implementation Program</i>	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility	Funding Source	Time Frame
		<p>State updates the Air Resources Board Scoping Plan. The City will make revisions to the Climate Action Plan, if necessary, as new technology becomes available that would affect emissions in the Planning Area or the City's ability to forecast future emissions. e. In maintaining the Climate Action Plan, during the CAP updates described above, the City will consider new or revised reduction strategies that may be necessary to achieve the City's reduction targets, while also promoting other goals of the City's General Plan. The City will identify additional plans, policies, projects, mitigation measures, and regulations that are necessary to reduce GHG emissions and achieve the City's reduction targets. The City will consider regulatory changes, infrastructure investment strategies, incentives, contributions to (or local use of) carbon offset programs, and other measures, as appropriate. The City shall consider financing programs for installation and use of renewable energy infrastructure in new and/or existing development, building codes to further increase energy efficiency in new buildings,</p>	Administrative Services Community Development Community Services Finance Fire Library Police Public Works		

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility							Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police		
		<p>incentive programs to assist existing property owners in making energy efficiency upgrades, travel demand management programs for new nonresidential projects, and other mechanisms that would reduce GHG emissions. The City will prioritize reduction strategies that offer co-benefits, such as reducing household or business transportation costs, reducing household and business utility bills, improving local air quality, reducing energy use, reducing traffic congestion, conserving water and other resources, moderating the heat island effect, preserving natural habitat, creating local jobs, among other benefits. f. The City anticipates that State funding for GHG-efficient transportation systems and other local applications of the State's GHG reduction mandates will be important in meeting the State's overall GHG goals. Local governments will rely on state funding to improve existing buildings and provide more energy- and GHG efficient sources of electricity. The City will monitor grant and other funding programs that could be used to implement different components of the Climate Action Plan.</p>									



#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility							Funding Source	Time Frame	
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police			Public Works
7.21	Update the Municipal Code and develop programs to implement policies and objectives contained within the Climate Action Plan. Such actions may include: <ul style="list-style-type: none"> - Developing a program to ensure the retrofit of existing residential units to current code, energy and water uses - Facilitating possible off-set fee for new development - Considering participation in a Community Choice Aggregation program - Developing a list of mandatory compliance options including net zero energy for new developments - Developing a program to implement the CAP and integrate it into the development review process - Inventorying public and private projects on a regular basis (every 5 years) for reductions in GHGs to assess the success of programs in achieving GHG reduction targets 	7.F.9	X							General Fund	Short term	
7.22	Adopt a City Fleet Policy that requires that new additions to the fleet must be low-emission vehicles (including hybrid, electric or alternative fuel vehicles), whenever feasible.	7.F.9	X								General Fund	Short term

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame		
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works				
Safety														
8.1	Provide information and incentives for property owners to rehabilitate historic buildings using construction techniques to protect against seismic hazards.	8.A.1		X									General Fund	Short term
8.2	Adopt a locally preferred flood protection alternative and associated funding strategy for the Lower Cache Creek Flood Control Project.	8.B.9	X	X						X			General Fund	Short term
8.3	Participate in regional efforts for flood management improvements for the Yolo Bypass and support flood management improvements for the Yolo Bypass West Levee.	8.B.9	X	X						X			General Fund	Short term
8.4	Prepare a Fire Master Plan. Update on a five year cycle.	8.C.1; 8.C.2; 8.C.3; 8.C.4; 8.C.5						X					General Fund	Medium term
8.5	Conduct a Fire Station Location Assessment to ensure the most effective coverage and response time.	8.C.5; 8.F.4					X						General Fund	Medium term
8.6	Continue to implement community programs for educating residents about fire prevention and emergency preparedness.	8.C.4; 8.F.3					X						General Fund	Ongoing, annually



#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame	
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works			
8.7	Require a Recorded Overflight Notification as a condition of approval for residential projects located within the Sacramento International Airport Secondary Approach Area.	8.D.3	X									Applicant Funded	As necessary
8.8	Continue to partner with Yolo County in educating residents and businesses about the proper disposal of household hazardous wastes, while promoting the use of less toxic alternatives.	8.E.6				X		X		X		General Fund; Solid Waste Fund	Ongoing, annually
8.9	Periodically update the City of Woodland Emergency Operations Plan, as necessary, to ensure that a clear and adequate plan can be activated in the event of an emergency.	8.F.1	X					X		X		General Fund	Short term; and ongoing as needed
8.10	Conduct Emergency Operations Plan training exercises at the management and operational levels on an annual basis. These training exercises should be designed to coincide with the beginning of the risk period for known community hazards.	8.F.1	X					X		X		General Fund	Ongoing, annually
8.11	Update city noise control ordinances and environmental review procedures to be consistent with the General Plan.	8.G.1 to 8.G.7; 8.G.11; Tables 8-5 to 8-7	X									General Fund	Short term; and ongoing as projects are proposed

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
8.12	<p>a. New development that proposes the use of piles for foundations shall include all feasible measures necessary with the goal to ensure that vibration exposure for adjacent buildings is less than 0.5 PPV and less than 80 VdB for adjacent vibration-sensitive uses and less than 0.2 PPV for adjacent historic buildings. These performance standards shall take into account the reduction in vibration exposure that would occur through coupling loss provided by each affected building structure. If it is determined necessary to avoid damage, the project applicant shall coordinate with the Chief Building Official to implement corrective actions, which may include, but is not limited to building protection or stabilization.</p> <p>b. New developments that would generate substantial long-term vibration shall provide analysis and mitigation, as feasible, to achieve velocity levels, as experienced at habitable structures of vibration sensitive land uses, of less than 80 vibration decibels.</p>	8.G.5; 8.G.6									General Fund	Ongoing
		EIR Mitigation Measure 4.11-3a	X									

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
8.13	<p>a. Demolition, construction, site preparation, and related activities that would generate noise perceptible at the property line of the subject property are limited to the hours between 7:00 A.M. and 6:00 P.M. on Monday through Saturday and between 9:00 A.M. and 6:00 P.M. on Sunday and federal holidays. The building inspector may issue an exception to this limitation on hours in cases of urgent necessity where the public health and safety will not be substantially impaired.</p> <p>b. Idling times for noise-generating equipment used in demolition, construction, site preparation, and related activities shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes.</p> <p>c. Demolition, construction, site preparation, and related activities that do not involve pile driving proposed within 445 feet from the edge of properties with existing, occupied noise-sensitive uses shall incorporate all feasible strategies to reduce noise exposure for noise-sensitive uses, including:</p>	8.G.II									General Fund	Ongoing
		EIR Mitigation Measure 4.11-1	X									

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility									
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works	Funding Source	Time Frame
		<ul style="list-style-type: none"> - Provide written notice to all known occupied noise-sensitive uses within 400 feet of the edge of the project site boundary at least 2 weeks prior to the start of each construction phase of the construction schedule; - Ensure that construction equipment is properly maintained and equipped with noise control components, such as mufflers, in accordance with manufacturers' specifications; - Re-route construction equipment away from adjacent noise-sensitive uses; - Locate noisy construction equipment away from surrounding noise-sensitive uses; - Use sound aprons or temporary noise enclosures around noise-generating equipment; - Position storage of waste materials, earth, and other supplies in a manner that will function as a noise barrier for surrounding noise-sensitive uses; - Use the quietest practical type of equipment; - Use electric powered equipment instead of diesel or gasoline engine powered equipment; - Use shrouding or shielding and intake and exhaust silencers/mufflers; and 										

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility				Funding Source	Time Frame				
		<ul style="list-style-type: none"> - Other effective and feasible strategies to reduce construction noise exposure for surrounding noise-sensitive uses. d. For construction of buildings that require the installation of piles, an alternative to installation of piles by hammering shall be used. This could include the use of augured holes for cast-in-place piles, installation through vibration or hydraulic insertion, or another low-noise technique. 	Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		

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B

APPENDIX B: ANTICIPATED GROWTH BY GEOGRAPHIC AREA



The amount of growth that is expected to occur within each of Woodland's main development areas is listed in Table B-1 below.

TABLE B-1: MAXIMUM EIR GROWTH ASSUMPTIONS BY DEVELOPMENT AREA

<i>Development Area</i>	<i>New Housing Units (2035)</i>	<i>New Non-Residential Square Footage (2035)</i>
MAXIMUM NEW GROWTH*	7,000	17,386,000
<i>Infill</i>		
Downtown	1,000	484,000
Corridors/Other Infill	950	3,700,000
Spring Lake Specific Plan	2,600	530,000
Industrial Area	0	8,552,000
<i>New Growth Areas</i>		
SP-1		
SP-1A	1,600	2,160,000
SP-1B	520	216,000
SP-1C	80	0
SP-2	1,600	865,000
SP-3		
SP-3A	200	220,000
SP-3B	50	823,000

Source: Dyett & Bhatia 2016

* Not to exceed. Numbers below may exceed the maximum allowed.

The table illustrates maximum growth by development area during the planning horizon based upon factors analyzed in the EIR.

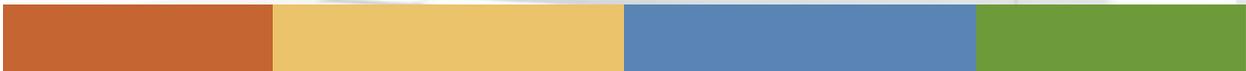
Quantification of growth by development area is provided for long range planning purposes and is subject to change. Development of up to 7,000 new residential units and 17,386,000 new non-residential square feet was analyzed in the General Plan Environmental Impact Report (EIR). Approval of new project development during the horizon of the General Plan shall be dependent upon evaluation for consistency with the General Plan and General Plan Environmental Impact Report. Unit and growth allocations will be reviewed and published in the General Plan Annual Report.

Review of new growth area submittals will include an evaluation of the jobs and housing mix for consistency with the Climate Action Plan.



C

**APPENDIX C: GENERAL
PLAN ZONING
CONSISTENCY MATRIX**



The General Plan/Zoning Consistency Matrix shown in Table C-1 below is intended as a guide to assist in implementing the General Plan, but does not constitute a formal statement of General Plan policy. The matrix is based on zoning districts current as of April 2016, and identifies the zoning districts that will normally be considered consistent with the various land use designations of the General Plan.

A comprehensive update to the City's Zoning Ordinance will be required to implement the General Plan. In that process, new or revised districts and standards may be developed to better implement the Plan's goals and policies.



TABLE C-1: GENERAL PLAN/ZONING CONSISTENCY MATRIX

<i>General Plan Land Use Designation</i>	<i>Zoning District(s)</i>
Low Density Residential (LD)	RR (Large Lot Residential) R-1 (Single Family Residential) R-2 (Duplex Residential) N-P (Neighborhood Preservation)
Medium Density Residential (MD)	R-2 (Duplex Residential) R-M (Multiple Family Residential) N-P (Neighborhood Preservation)
High Density Residential (HD)	R-M (Multiple Family Residential)
Downtown Mixed Use (DX)	CBD (Central Business District)
Corridor Mixed Use (CX)	New district to be created; Subdistricts and/or overlays may apply to specific geographic areas (e.g., East Street)
Neighborhood Commercial (NC)	C-1 (Neighborhood Commercial)
Community Commercial (CC)	C-2 (General Commercial)
Regional Commercial (RC)	C-2 (General Commercial) C-3 (Service Commercial) C-H (Highway Commercial) Existing districts may be combined
Business Park (BP)	New district to be created
Industrial (IN)	I (Industrial) Multiple subdistricts may be created
Specific Plan (SP)	Would be replaced with primary land use designation following adoption of Specific Plan
Public/Quasi Public (PQ)	New district to be created
Open Space (OS)	O-S (Open Space)
Flood Study Area (FS)	New district to be created FP (Flood Plain Overlay)

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D

APPENDIX D: GLOSSARY



100-Year Flood. A flood event that has a one-percent chance of occurrence in any one year.

200-Year Flood. The magnitude of a flood expected to occur on the average every 200 years, based on historical data. The 200-year flood has a 1/200, or 0.5 percent, chance of occurring in any given year.

Affordable Housing. Housing capable of being purchased or rented by a household with very low, low, or moderate income, based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30% of its gross monthly income for housing property taxes, insurance, and utilities.

Aquifer. An underground, water-bearing layer of earth, porous rock, sand, or gravel, through which water can seep or be held in natural storage. Aquifers generally hold sufficient water to be used as a water supply.

Archeological Resource. Places where human activity has measurably altered the earth or left deposits of physical remains. Archeological resources may be either prehistoric (before the introduction of writing in a particular area) or historic (after the introduction of writing). The majority of such places in this region are associated with either Native American or Euroamerican occupation of the area.

Best Management Practices (BMP). The combination of conservation measures, structure, or management practices that reduces or avoids adverse impacts of development on adjoining site's land, water, or waterways, and waterbodies.

Buffer. Areas or bands of land or mechanisms that serve to separate or protect potentially incompatible land uses, such as residential areas and heavy industrial uses or residential areas and intensive agriculture.

Buildout. That level of development characterized by full occupancy of all developable sites in accordance with the General Plan; the maximum probable level of development envisioned by the General Plan under specified assumptions about densities and intensities. Buildout does not necessarily assume parcels are developed at maximum allowable intensities.

Buy Local. A preference to buy locally produced goods and services over those produced farther away.

California Environmental Quality Act (CEQA). A State law requiring state and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project.

Capital Improvement Program (CIP). The multi-year scheduling of public physical improvements based on studies of fiscal resources available and the choice of specific improvements to be constructed.

City (capitalized) and city (non-capitalized). Capitalized “City” refers to the municipal entity and its functions as a local government entity which is also referred to as “City of Woodland,” while non-capitalized “city” refers to the geographical area or the people of Woodland which is also referred to as “city of Woodland.”

City Council. The City Council is the governing body of the City of Woodland and is vested with all powers of legislation in municipal affairs. As the legislative body, the City Council is responsible for adoption of the Plan, subject to Mayoral veto or referendum, and any amendments to the Plan.

City Limits. The incorporated boundaries of the City of Woodland.

Community Garden. A cooperatively-managed garden in an urbanized area. Community gardens can be a source of fresh produce and provide learning opportunities for community members.

CNEL. Community Noise Equivalent Level; 24-hour energy equivalent level derived from a variety of single-noise events, with weighting factors of 5 and 10 dBA applied to the evening (7 PM to 10 PM) and nighttime (10 PM to 7 AM) periods, respectively, to allow for the greater sensitivity to noise during these hours.

Compatible. Capable of existing together without conflict or ill effects.

Complete Neighborhood. Refers to a neighborhood where one has safe and convenient access to the goods and services needed in daily life. This includes a variety of housing options, grocery stores and other commercial services, quality public schools, public open spaces and recreational facilities, affordable active transportation options and civic amenities. An important element of a complete neighborhood is that it is built at a walkable and bikeable human scale, and meets the needs of people of all ages and abilities.

Complete Streets. Complete Streets are designed and operated to enable safe, attractive, and comfortable access and travel for all users, including motorists, pedestrians, bicyclists, children, seniors, individuals with disabilities, and users of public transportation.

Connectivity. The quality of street patterns that allows for through movement between and within neighborhoods.

Conservation. The management of natural resources to prevent waste, destruction, or neglect.

Consistent. Free from variation or contradiction. Policies and programs in the General Plan are to be consistent, not contradictory.

County. Non-capitalized county refers to the geographical area or the people of the “county of Yolo.” Capitalized “County” refers to the local government which is also referred to as either the “County of Yolo” or “Yolo County.”

Decibel (dB). A unit of measurement used to express the relative intensity of sound as heard by the human ear describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the

ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).

Dedication. The commitment by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Dedications for roads, parks, school sites, or other public uses often are required by the City as conditions of approval on a development.

Density. The number of permanent residential dwelling units per acre of land. Gross density includes the total acreage of a site measured to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets. Net density contains only the site or parcel area. For General Plan purposes, gross density is used in land use designations unless otherwise noted.

Density Bonus. The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location. Under California State Law, residential projects that provide affordable housing may be entitled to a 35 percent increase of the underlying zone district.

Design Guidelines. As used in specific programs in this Policy Document, these guidelines would promote concepts and urban design principles for planning for new development to implement General Plan policies to foster new pedestrian- and bicycle-friendly development. These would not include specific building material requirements.

Detention Area. A detention area is an area in the natural environment where rainwater runoff and stormwater naturally collects. Human activity and construction of homes have the effect of changing the size and shape of a detention area.

Detention Basin. Facilities classified according to the broad function they serve, such as storage, diversion or detention. Detention facilities are constructed to retard flood runoff and minimize the effect of floods.

Development. The physical alteration of land by humans. Development includes: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetative cover (with the exception of agricultural activities). Development does not include routine repair and maintenance activities.

Discretionary Development. Development project which requires the exercise of judgment or deliberation when the City decides to approve or disapprove a particular activity, as distinguished from situations where the City has to determine whether there has been conformity with applicable statutes, ordinances, or regulations.

Drought-Tolerant Plants. Plants that are adapted to arid or drought conditions. Once established these plants are able to withstand long periods of dryness without deterioration, going several weeks or a season between watering.

Easement. A right given by the owner of land to another party for specific limited use of that land. An easement may be acquired by a government through dedication when the purchase of an entire interest in the property may be too expensive or unnecessary; usually needed for utilities or shared parking.

Endangered Species, California. A native species or sub-species of a bird, mammal, fish, amphibian, reptile, or plant, which is in serious danger of becoming extinct throughout all or a significant portion of its range, due to one or more factors, including loss in habitat, change in habitat, over-exploitation, predation, competition, or disease. The status is determined by the State Department of Fish and Game together with the State Fish and Game Commission.

Endangered Species, Federal. A species which is in danger of extinction throughout all or a significant portion of its range, other than the species of the Class Insect determined to constitute a pest whose protection under the provisions of the 1973 Endangered Species Act, as amended, would present an overwhelming and overriding risk to humans. The status is determined by the US Fish and Wildlife Service and the Department of the Interior.

Environmental Impact Report (EIR). A document used to evaluate the potential environmental impacts of a project, evaluate reasonable alternatives to the project, and identify mitigation measures necessary to minimize the impacts. The California Environmental Quality Act (CEQA) requires that the agency with primary responsibility over the approval of a project (the lead agency) evaluate the project's potential significant impacts in an Environmental Impact Report (EIR).

Environmental Justice. Environmental Justice refers to the fair treatment of all people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.

Erosion. The process by which material is removed from the earth's surface (including weathering, dissolution, abrasion, and transportation), most commonly by wind or water.

Expansive Soils. Soils which swell when they absorb water and shrink as they dry.

Farmland Classification. California Department of Conservation system for categorizing farmland with respect to its potential for agricultural productivity based on soil type and other physical characteristics.

Fault. A fracture in the earth's crust forming a boundary between rock masses that have shifted. An active fault is a fault that has moved recently and which is likely to again. An inactive fault is a fault which shows no evidence of movement in recent geologic time and little potential for movement.

Fiscal Analysis. Analysis focused on the city's General fund budget, comparing costs of providing services and maintaining public facilities with the primary revenue source available to cover these expenditures. The analysis is designed to inform key planning and policy parameters associated with the General Plan.

Floodplain. An area adjacent to a lake, stream, ocean or other body of water lying outside the ordinary banks of the water body and periodically inundated by flood flows. Often referred to as the area likely to be inundated by the 100-year flood.

Flood Zone. The relatively level land area on either side of the banks of a stream that is subject to flooding under a 100-year or a 200-year flood.

Floor-Area-Ratio (FAR). The ratio of the gross building square footage permitted on a lot to the net square footage of the lot. For example, on a lot with 10,000 net square feet of land area, an FAR of 1.00 will allow 10,000 square feet of gross square feet of building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor). On the same lot, an FAR of 0.50 would allow 5,000 square feet of floor area and an FAR of 0.25 would allow 2,500 square feet.

Foregone Revenue. The difference between revenue actually achieved and potential revenue that could have been obtained under different circumstances.

Form-Based Code. A land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. A form-based code is a regulation, not a mere guideline, adopted into city, town, or county law.

General Plan Area. The land within the city limits and that land outside which in the City's judgment bears relation to its planning.

Greenhouse Gases. Greenhouse gases are gases in the atmosphere that absorb and emit radiation within the thermal infrared range. This process is the fundamental cause of the greenhouse effect. Carbon dioxide, methane, and ozone are examples of greenhouse gases.

Greenway. A greenway is a long, narrow piece of land, where vegetation is encouraged, which is managed for public recreation and slow travel.

Goal. The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Groundwater. Water under the earth's surface, often confined to aquifers capable of supplying wells and springs.

Groundwater Recharge. The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water-holding rocks that provide underground storage (i.e. aquifers).

Habitat. The natural environmental of a plant or animal.

Hazardous Material. A material is considered hazardous if it appears on a list of hazardous materials prepared by a federal, State, or local agency, or if it has characteristics defined as hazardous by such an agency. The California Code of Regulation defines a hazardous material as a substance that, be-

cause of physical or chemical properties, quantity, concentration, or other characteristics, may either (1) cause an increase in mortality or an increase in serious, irreversible, or incapacitating, illness, or (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of, or otherwise managed.

Impervious Surface. Any material which reduces or prevents absorption of water into land.

Implementation Program. An action, procedure, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action and a time frame for its accomplishment.

Infill. California Public Resources Code Section 21061.3 provides the following definition for infill:

“Infill site” means a site in an urbanized area that meets either of the following criteria:

(a) The site has not been previously developed for urban uses and both of the following apply:

(1) The site is immediately adjacent to parcels that are developed with qualified urban uses, or at least 75 percent of the perimeter of the site adjoins parcels that are developed with qualified urban uses, and the remaining 25 percent of the site adjoins parcels that have previously been developed for qualified urban uses.

(2) No parcel within the site has been created within the past 10 years unless the parcel was created as a result of the plan of a redevelopment agency.

(b) The site has been previously developed for qualified urban uses.

Infrastructure. Permanent utility installations, including roads, water supply lines, sewage collection pipes, and power and communications lines.

Intensity. Refers to the relative magnitude of the use or activity which may occur upon a given property or area of land and is typically reflected by the ratio of building area to land area calculated as floor area ratio (i.e. the building area divided by the land area). Intensity may also be measured by other characteristics such as the rate at which the uses of a property generate demand for water consumption, demand for wastewater disposal, or demand for travel such as private vehicle, public transportation, bicycling or walking.

ISO Rating. This rating considers a community’s fire defense capacity versus fire potential, and then uses the score to set property insurance premiums for homeowners and commercial property owners.

L_{dn} . The energy equivalent level, defined as the average sound level on the basis of sound energy (or sound pressure squared). The L_{eq} is a “dosage” type measure and is the basis for the descriptors used in current standards, such as the 24-hour CNEL used by the State of California.

Landmark Trees. A tree or grove of trees designated by resolution of the Woodland City Council to be of historic or cultural value, an outstanding specimen, an unusual species, and/or of significant community benefit.

Level of Service (LOS) Standard. A standard used by governmental agencies to measure the quality or effectiveness of a service or the performance of a facility.

Level of Service (traffic). A scale that measures the amount of traffic that can be accommodated on a roadway segment or at an intersection. Traffic levels of service range from A to F, with A representing the highest level of service, as follows:

- **Level of Service A** Indicates a relatively free flow of traffic, with little or no limitation on vehicle movement or speed.
- **Level of Service B** Describes a steady flow of traffic, with only slight delays in vehicle movement and speed. All queues clear in a single signal cycle.
- **Level of Service C** Denotes a reasonably steady, high-volume flow of traffic, with some limitations on movement and speed, and occasional backups on critical approaches.
- **Level of Service D** Denotes the level where traffic nears an unstable flow. Intersections still function, but short queues develop and cars may have to wait through one cycle during short peaks.
- **Level of Service E** Describes traffic characterized by slow movement and frequent (although momentary) stoppages. This type of congestion is considered severe, but is not uncommon at peak traffic hours, with frequent stopping, long-standing queues, and blocked intersections.
- **Level of Service F** Describes unsatisfactory stop-and-go traffic characterized by “traffic jams” and stoppages of long duration. Vehicles at signalized intersections usually have to wait through one or more signal changes, and “upstream” intersections may be blocked by the long queues.

Liquefaction. A sudden large decrease in the shearing resistance of cohesionless soil, caused by a collapse of the structure by shock or strain, and associated with a sudden but temporary increase of the pore fluid pressure.

Local Agency Formation Commission (LAFCo). A statutorily-required commission in Yolo County that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities.

Low Impact Development. Site planning and development features that reduce impermeable surface areas and increase infiltration, such as use of permeable paving, vegetated swales, and water retention facilities.

Major Projects Financing Plan (MPFP). The Capital Improvement Program adopted by a city that schedules physical improvements, usually for a minimum of five years in the future, to fit the projected

fiscal capability of the jurisdiction. The program generally should be reviewed annually for consistency with the general plan.

Mixed Use. A development type consisting of a diversity of both residential uses and nonresidential uses, which may include but are not limited to office, retail, public, or entertainment, in a compact urban form with a strong pedestrian orientation.

***Vertical Mixed-Use.** A development that contains at least one multistory mixed-use building.*

***Horizontal Mixed-Use.** An integrated mixed-use development consisting of adjacent residential and non-residential uses.*

Mode (transportation). Each form of transportation is a mode: public transit, bicycling, walking, and driving.

Mode Split (transportation). The proportion of trips that use each mode of transportation.

Net Acreage. The developable area of a lot or parcel, excluding streets and rights of way.

Noise Sensitive Uses. Land uses that involve activities where excessive noise levels could cause adverse health effects or disrupt the activity. Noise sensitive uses include residential uses, theaters, auditoriums, music halls, meeting halls, churches, hospitals, nursing homes and other similar uses.

Noise Contours. Lines drawn about a noise source indicating equal levels of noise exposure. CNEL and L_{dn} are the metrics utilized herein to describe annoyance due to noise and to establish land use planning criteria for noise.

Outdoor Activity Area. Considered to be the portion of a property where outdoor activities would normally be expected (i.e., patios of residences and outdoor instructional areas of schools). For the purposes of the Safety Element, outdoor activity areas do not include gathering spaces alongside transportation corridors or associated public rights-of-way.

Overdraft. A groundwater basin is in overdraft conditions when the amount of water being drawn out exceeds the amount of water being recharged.

Park Ratio. The amount of parkland in acres to 1,000 residents.

Pedestrian-oriented Development. Development designed with an emphasis on the street sidewalk and on pedestrian access to the building, rather than an auto access and parking areas.

Performance Standards. A statement representing a commitment by a public agency to attain a specified level or quality of performance through its programs and policies.

Performance Zoning. Under performance zoning, land development and use are regulated by a series of performance standards related to specific impacts of a proposed development. Performance zoning offers flexibility by allowing greater discretion by the regulatory jurisdiction using specific, established standards and metrics. The increased flexibility afforded by performance zoning can be

more responsive to market forces and result in more economically efficient outcomes. Performance standards can limit the intensity of development, control the impacts of development on nearby land uses, limit the effects of development on public infrastructure, and protect the natural environment. For example, performance zoning can set a maximum level for the noise impacts on adjacent property, or it can require specified types of buffers to be established between certain types of land uses.

Planning Area. Territory that includes all land within the Urban Limit Line and land to be considered for future development beyond the time frame of the General Plan.

Planning Commission. The City of Woodland Planning Commission. The Planning Commission hears, reviews, and makes recommendations to the City Council on development, land use, and environmental issues, including the General Plan, zoning and subdivision ordinances, and other land use regulations.

Policy. A specific statement in text or diagram guiding action and implying a clear commitment.

Principal Dwelling. A single family detached dwelling that generally is established first and is the largest dwelling on a lot.

Rare or Endangered Species. A species of animal or plant listed in Sections 670.2 or 670.5, Title 14, California Administrative Code; or Title 50, Code of Federal Regulations, Section 17.11 or Section 17.2, pursuant to the Federal Endangered Species Act designating species as rare, threatened, or endangered.

Renewable Energy. Any naturally occurring, theoretically inexhaustible source of energy, as biomass, solar, wind, tidal, wave, and hydroelectric power, that is not derived from fossil or nuclear fuel.

Retention Area. A pond, pool, lagoon, or basin used for the storage of water runoff, which is not pumped to another location.

Right-of-Way. A continuous strip of land reserved for or actually occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer or other similar use, which may be an easement, fee (ownership) or other interest in land.

Riparian Habitat. Riparian lands are comprised of the vegetative and wildlife areas adjacent to perennial and intermittent streams. Riparian areas are delineated by the existence of plant species normally found near freshwater.

Sensitive Receptors. Persons or land users that are most sensitive to negative effects of air pollutants. Persons who are sensitive receptors include children, the elderly, the acutely ill, and the chronically ill. The term “sensitive receptors” can also refer to the land use categories where these people live or spend a significant amount of time. Such areas include residences, schools, playgrounds, child-care centers, hospitals, retirement homes, and convalescent homes.

Shrink-Swell Potential. The extent to which a soil expands in volume when water is absorbed and shrinks as the soil dries. Expansive soils, with a high shrink-swell potential, are largely comprised of clays.

Siltation. The process of silt deposition. Silt is a loose sedimentary material composed of finely divided particles of soil or rock, often carried in cloudy suspension in water.

Solid Waste. General category that includes organic wastes, paper products, metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes, and wood.

Special Status Species. Any species which is listed, or proposed for listing, as threatened or endangered by the U.S. Fish and Wildlife Service or National Marine Fisheries Service under the provisions of the Endangered Species Act. It also includes any species designated by the U.S. Fish and Wildlife Service as a “candidate” or “species of concern” or species identified on California Native Plant Society’s Lists IA, IB, or 2, implying potential danger of extinction.

Specific Plan. A state-authorized legal tool adopted by cities and counties for detailed design and implementation of a defined portion of the area covered by a general plan and/or area plan. A specific plan may include all detailed regulations, conditions, programs, and/or proposed legislation that may be necessary or convenient for the systematic implementation of any general plan element(s).

Sphere of Influence (SOI). The probable ultimate physical boundaries and service area of a local agency (city or district) as determined by the Local Agency Formation Commission (LAFCO) of the County.

Standard. A specific, often-quantified guideline incorporated in a policy or implementation program defining the relationship between two or more variables. Standards often translate directly into regulatory controls.

State. Non-capitalized “state” refers to the geographical area or the people of state of California. Capitalized “State” refers to the state government which is also referred to as the “State of California”.

Stationary Source. A source of air pollution that is not mobile, such as a heating plant or an exhaust stack from a laboratory.

Stormwater Runoff. Surplus surface water generated by rainfall that does not seep into the earth but flows overland to a watercourse.

Stormwater Management. A coordinated strategy to minimize the speed and volume of stormwater runoff, control water pollution, and maximize groundwater recharge.

Student Generation Rate. The number of new students that is projected to occur with new housing units.

Subsidence. Subsidence occurs when a large portion of land is displaced vertically, usually due to the withdrawal of groundwater, oil, or natural gas.

Surface Water. Water on the earth's surface, as distinguished from subterranean water; typically found flowing in natural or man-made water courses such as rivers, streams, or canals, or contained in lakes or storage reservoirs.

Threatened Species, California. A species of animal or plant is endangered when its survival and reproduction in the wild are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, over-exploitation, predation, competition, disease, or other factors; or when although not presently threatened with extinction, the species is existing in such small numbers that it may become endangered if its environment worsens. A species of animal or plant shall be presumed to be rare or endangered as it is listed in Sections 670.2 or 670.5, Title 14, California Code of Regulations; or Title 50, Code of Federal Regulations Sections 17.11 or 17.12 pursuant to the Federal Endangered Species Act as rare, threatened, or endangered.

Threatened Species, Federal. A species which is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.

Transit Oriented Development. A development or planning concept typified by the location of residential and commercial districts around a transit station or corridor with high quality service, good walkability, parking management and other design features that facilitate transit use and maximize overall accessibility.

Transportation Demand Management. Measures to improve the movement of persons and goods through better and more efficient utilization of existing transportation systems (e.g., streets and roads, freeways and bus systems) and measures to reduce the number of single-occupant vehicles utilized for commute purposes.

Urban. Areas generally characterized by moderate and higher density residential development (e.g., 3 or more dwelling units per acre), commercial development, and industrial development.

Urban Form and Urban Design: Refers to the location, mass, and design of various urban components and combines elements of urban planning, architecture, and landscape architecture.

Urban Limit Line. A line beyond which urban development is not planned or permitted within the time frame of the General Plan.

Use. The purpose for which a lot or structure is or may be leased, occupied, or maintained under the Zoning Code and General Plan land use designation.

Vernal Pools. Basins that form in soils over an impervious rock or clay layer that collect surface runoff from winter storms and gradually dry out by evaporation as the weather becomes warmer in the spring. Vernal pools support diverse and unique plant and wildlife species specifically adapted to these conditions. This habitat supports a number of threatened and endangered species.

Vehicle Miles Traveled (VMT). A measure of both the volume and extent of motor vehicle operation; the total number of vehicle miles traveled within a specified geographical area (whether the entire country or a smaller area) over a given period of time.

Walkable. A characteristic of an area in which a variety of housing types, retail uses, parks, schools and other destinations are in close proximity and well-connected by streets and paths that provide a good pedestrian environment.

Waste Diversion: The prevention and reduction of generated waste through source reduction, recycling, reuse, or composting. Waste diversion generates a host of environmental, financial, and social benefits, including conserving energy, reducing disposal costs, and reducing the burden on landfills and other waste disposal methods.

Water Recycling. The reuse of tertiary-treated wastewater for landscaping, industrial cooling, irrigation, groundwater recharge, or other uses.

Watershed. The total area above a given point on a watercourse which contributes water to the flow of the watercourse; the entire region drained by a watercourse.

Wetlands. Transitional areas between terrestrial and aquatic systems where the water table is usually at or near the surface, or the land is covered by shallow water. Under a “unified” methodology now used by all federal agencies, wetlands are defined as “those areas meeting certain criteria for hydrology, vegetation, and soils.”

Wildlife Corridor. A natural corridor, such as an undeveloped ravine, that is frequently used by wildlife to travel from one area to another.

Williamson Act. Known formally as the California Land Conservation Act of 1965, it was designed as an incentive to retain prime agricultural land and open space in agricultural use, thereby slowing its conversion to urban and suburban development. The program entails a ten-year contract between an owner of land and (usually) a county whereby the land is taxed on the basis of its agricultural use rather than the market value. The land becomes subject to certain enforceable restrictions, and certain conditions need to be met prior to approval of an agreement.

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E

APPENDIX E: HOUSING ELEMENT BACKGROUND DATA



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E Background Data

E.I Introduction

State Housing Law (Government Code Section 65583) requires that a “housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community”.

Senate Bill 375 changed the housing element update schedule from five years to eight years to align with the update schedule for regional transportation plans, and includes new penalties for not meeting the mandated adoption deadline. This 2013-2021 Housing Element document is an update of the Housing Element previously adopted by the City of Woodland in 2009 and it also documents development that occurred during this period.

The assessment and inventory includes all of the following:

- Analysis of population and employment trends, documentation of projections, and a quantification of Woodland’s existing and projected housing needs for all income levels. This includes Woodland’s share of the regional housing need in accordance with Section 65584 of the Government Code.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.
- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning, public facilities, and city services to these sites.
- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.
- Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.

- Analysis of any special housing needs, such as those persons with developmental disabilities, elderly, large families, farm workers, the homeless, and families with female heads of households.
- Analysis of opportunities for energy conservation with respect to residential development.
- An evaluation of accomplishments under the 2009 adopted Housing Element.

The Background Data provided in Section 2 of the Housing Element includes demographic and employment information that is used to identify the City's housing needs. The Goals, Policies, and Implementation Programs presented in Section 1 describe the actions that the City will take to meet its housing needs.

Housing is influenced by local growth rates, interest rates, employment levels, and other economic variables. Affordable housing challenges have resulted as the gap between housing costs and household income levels widen. Traditionally, housing costs throughout California have increased at a rate greater than the household income levels. However, this trend changed in 2008 as the national economy and the housing market across the United States experienced a dramatic downturn. Due to the accessibility of credit and risky mortgage lending practices during the previous housing element report period, the country experienced insupportable home price inflation, and, subsequently, a rise in mortgage defaults and foreclosures nationwide, which led to an excess of available properties, and a tightening of the credit market.

The City of Woodland, along with the region, experienced the impact of the changing economy. The median home price in Woodland dropped substantially during the last planning period. New housing construction dropped to its lowest level in decades. The housing market is slowly improving in the Sacramento region, including Woodland, and is expected to continue to improve during the first half of this housing element cycle. At the same time, housing affordability has increased for ownership housing due to the drop in home values and historically low interest rates. Conversely, many former homeowners are now renters, and rental costs have not dropped significantly relative home prices.

At the state level, Redevelopment Agencies were eliminated as of February 1, 2012 as a way to help balance the State Budget. In June 2011, all new RDA activities were suspended and assets were to be liquidated. Some debts and remittances are managed by a successor agency. However, the successor agency cannot continue or initiate any new redevelopment projects or programs. The activities of this new successor agency are overseen by an oversight board, comprised primarily of representatives of other taxing agencies, until such time as the remaining debts of the former redevelopment agency are paid off, or all Agency assets liquidated and all property taxes are redirected to local taxing agencies. The 20% set aside funds for affordable housing purposes is no longer available. With the elimination of Woodland's Redevelopment Agency (RDA), funding housing projects will be more challenging this planning period.

E.2 Housing Needs Assessment

DEMOGRAPHIC AND EMPLOYMENT CHARACTERISTICS AND TRENDS

The 2013 City of Woodland Housing Element is an update to the 2009 Housing Element, which relied primarily on 2000 U.S. Census and State of California, Department of Finance (DOF) data. This update uses data from the previous Housing Element where applicable, along with the 2010 Census data and population, housing, and employment data published by DOF and the Sacramento Area Council of Governments (SACOG).

The data for Woodland is presented alongside comparable data for Yolo County and California where possible. This facilitates an understanding of Woodland's characteristics by illustrating how the City's demographics are similar to, or differ from, the county and state.

General Characteristics and Trends

As shown in Table E-1, Woodland's population grew modestly, 12.9 percent between 2000 and 2010, compared to 19.1 percent for Yolo County (Table E-1)

Woodland's median age was 33.7 in 2010, lower than the California median of 34.7 years but higher than Yolo County's median of 30.4 years. The higher median age is consistent with Woodland's larger percentage of family households with children compared to Yolo County as a whole.

**Table E-1: Population and Household Trends for Woodland and Yolo County
2000-2010**

	<i>City of Woodland</i>			<i>Yolo County</i>		
	<i>2000</i>	<i>2010</i>	<i>Increase 2000–2010</i>	<i>2000</i>	<i>2010</i>	<i>Increase 2000–2010</i>
Population	49,151	55,468	12.9%	168,660	200,849	19.1%
Median Age	32.4	33.7	4%	29.5	30.4	3.1%
Total Households	16,751	18,721	11.8%	59,375	70,872	19.4%
Household Population	48,361	54,483	12.7%	161,145	194,140	20.5%
Group Quarters Population	790	985	24.7%	7,515	6,709	-10.7%
Persons Per Household	2.89	2.91	0.02	2.71	2.74	0.03
Housing Units	17,101	19,845	16%	61,587	74,224	20.5%

Note: All figures have been rounded.

Source: SACOG Housing Element Data Profiles Dec 2012 (Tables 1-3, 8-9)

Table E-2 compares 2010 Census data for a variety of demographic characteristics including age, sex, and race and ethnicity for Woodland and Yolo. One notable demographic change in Woodland is the increase of the Hispanic population, 47.4% of the total population, up from 38.8% in 2000. By comparison, the Hispanic proportion of the County’s population increased to 30.3% in 2010 from 25.9% in 2000.

Table E-2: Woodland and Yolo County Age, Sex, and Race and Ethnicity

<i>2010</i>					
<i>Woodland</i>			<i>Yolo County</i>		
<i>Age distribution</i>	<i>Number</i>	<i>Percent</i>	<i>Age distribution</i>	<i>Number</i>	<i>Percent</i>
Under 5	4,360	7.9%	Under 5	12,577	6.3%
5-9	4,067	7.3%	5-9	12,235	6.1%
10-14	4,120	7.4%	10-14	12,693	6.3%
15-19	4,273	7.7%	15-19	19,318	9.6%
20-24	3,987	7.1%	20-24	27,185	13.5%
25-34	7,930	14.3%	25-34	28,168	14%
35-44	7,324	13.2%	35-44	23,913	11.9%
45-54	7,559	13.6%	45-54	24,830	12.3%
55-59	3,214	5.8%	55-59	11,193	5.8%
60-64	2,610	4.7%	60- 64	8,966	4.5%
65-74	3,083	5.6%	65-74	10,570	5.3%
75-84	1,888	3.4%	75-84	6,227	3.1%
85+	1,053	1.9%	85+	2,974	1.5%
Total	55,468	100%	Total	200,849	100%
Median Age	33.7	-	Median Age	30.4	-
<i>Sex</i>			<i>Sex</i>		
Male	27,317	49.2%	Male	97,935	48.8%
Female	28,151	50.8%	Female	102,914	51.2%
<i>Race/Ethnicity³</i>			<i>Race/Ethnicity³</i>		
Not Hispanic White	23,368	42.1%	Not Hispanic White	100,240	50.0%
Not Hispanic Black or African American	708	1.3%	Not Hispanic Black or African American	4,752	2.4%
Not Hispanic American Indian and Alaska Native	332	0.6%	Not Hispanic American Indian and Alaska Native	1,098	0.5%
Not Hispanic Asian	3,385	6.1%	Not Hispanic Asian	25,640	12.8%
Not Hispanic Native Hawaiian and Other Pacific Islander	141	0.1%	Native Hawaiian and Other Pacific Islander	817	0.4%
Not Hispanic Some other race	62	0.1%	Not Hispanic Some other race	443	0.2%
Not Hispanic 2Plus	1,183	2.1%	Not Hispanic 2Plus	6,906	3.4%
Hispanic	26,289	47.4%	Hispanic	60,953	30.3%
Total	55,468	100.0%	Total	200,849	100%

Note: All figures have been rounded.

Source: SACOG Housing Element Data Profiles Dec 2012 (Table 4)

The U.S. Census divides households into two different categories, depending on their composition. Family households are those that consist of two or more related persons living together. Non-family households include persons who live alone or in groups composed of unrelated individuals. As shown in Table E-3, Woodland had a larger percentage of family households (70.7 percent) than Yolo County (62.0 percent). Additionally, it also had fewer non-family households equaling 29.3 percent of the total units, compared to the County's 38.0 percent. In both Woodland and Yolo County, the percentage of non-family households increased. The change in household type may reflect the trend of non-family members living together due to the economy.

Table E-3: Woodland and Yolo County Household Type

<i>Household Type</i>	<i>Woodland</i>		<i>Yolo County</i>		
			<i>Household Type</i>		
Families	13,631	71%	Families	42,850	62%
Non-Families	5,683	29%	Non-Families	26,536	38%
Total	19,314	100%	Total	69,386	100%

Note: All figures have been rounded.

Source: U.S. Census Bureau 2006-2010 American Community Survey 5-Year Estimate

Table E-4 shows the distribution of households according to their 2010 incomes for Woodland and Yolo County. Woodland's median income was about 97% of the median income countywide, and Woodland had a significantly lower percentage of households in the both the lowest and highest income categories.

Table E-4: Household Income Distribution for Woodland and Yolo County

	<i>Woodland</i>		<i>Yolo County</i>	
	<i>Households</i>	<i>Percent</i>	<i>Households</i>	<i>Percent</i>
Less than \$24,999	3,818	19.8%	15,763	22.7%
\$25,000 to \$49,999	4,827	25.0%	14,945	21.5%
\$50,000 to \$74,999	3,882	20.1%	12,143	17.5%
\$75,000 to \$99,999	2,578	13.3%	8,202	11.8%
\$100,000 or more	4,209	21.8%	18,333	26.4%
Total Households	19,314	100.0%	69,386	100.0%
Median Household Income	\$55,406	-	\$57,077	-

Note: All figures have been rounded.

Source: SACOG Housing Element Data Profiles Dec 2012 (Tables 11 and 12)

Employment Characteristics

The City of Woodland estimates that its civilian labor force is approximately 28,000 workers. According to the data provided by SACOG (2006-2010 ACS data), the City of Woodland has 25,291 persons in the civilian labor force (age 16 years and over) employed (Table E-5). Approximately 5% work in the Agriculture, forestry, fishing, hunting and mining category. The largest employment sector of 23% is in the Educational, health, and social services category which saw an annual increase of 2.5%. Between 2000 and 2010, Woodland saw declines in employment in the Wholesale, Information, and Manufacturing sectors (Table E-5).

Table E-5: Employment by Industry

	<i>2006-2010 Jobs of Resident Population</i>	<i>Percent</i>	<i>Annual Percentage Change from 2000 Census</i>
Employee Civilian population 16 years and over	25,291	100.0%	1.7%
Agriculture, forestry, fishing and hunting and mining	1,260	5.0%	3.7%
Construction	2,002	7.9%	2.1%
Manufacturing	1,258	5.0%	-3.1%
Wholesale	743	2.9%	-4.8%
Retail Trade	3,553	14.0%	2.2%
Transportation and warehousing and utilities	1,108	4.4%	-0.4%
Information	262	1.0%	-4.4%
Finance, insurance, real estate, and rental and leasing	1,612	6.4%	4.1%
Professional, scientific, management, administrative, and waste management services	2,391	9.5%	3.2%
Educational, health, and social services	5,793	22.9%	2.5%
Arts, entertainment, recreation, accommodation, and food services	2,130	8.4%	5.8%
Other services (except public administration)	1,239	4.9%	2.7%
Public administration	1,940	7.7%	4.0%

Source: SACOG Housing Element Data Profiles Dec 2012 (Table 6)

According to the California Employment Development Department (EDD), Yolo County’s labor force was 97,500 in June 2012 (EDD 2012). Of that total, EDD estimated that 86,900 were employed and 10,600 were unemployed. Yolo County’s 10.8% unemployment rate was nearly the same as the state rate of 10.7%. The City of Woodland’s December 2012 unemployment rate was 13.7 percent (BAE 2013).

Potential Population Change and Job Growth Impacts on Housing Need

Table E-6 is the Sacramento Area Council of Governments (SACOG) summary of projected population, households, housing units, and employment for Woodland during the 2008-2035 period. The projected annual average growth rate for population, households, housing units and employment in Woodland during the 2008-2035 period is about 1 to 1.2 percent.

Table E-6: Summary of Population, Employment, and Housing Projections for Woodland, 2008-2035

	2008	2020	2035	Projected Average Annual Change 2008-2035
Population	50,379	56,040	66,041	1.2%
Households	18,143	21,053	23,347	1.1%
Housing Units	19,238	21,518	24,452	1.0%
Total Employment	26,243	29,399	33,368	
Jobs/Household Ratio	1.3	1.4	1.5	-

Source: SACOG Housing Element Data Profiles Dec 2012 (Table 6) and SACOG staff

EXISTING HOUSING NEEDS

Housing Stock Characteristics and Conditions

This section describes the housing characteristics and conditions that affect housing needs in Woodland. Important housing stock characteristics include housing type, vacancy rates, tenure, condition, age and affordability. Table E-7 presents data on the housing stock in Woodland and Yolo County in 2010. The table breaks out the total housing stock by type. As shown in this table, the majority of housing in Woodland during 2010 was single-family detached housing, which accounted for 63 percent of all units. This is a larger proportion of the total in the State overall, where only 58 percent of all units are single-family detached. With 59 percent of single-family detached units in 2010, Yolo County has a higher proportion of single-family detached units than the State, but slightly lower than Woodland.

Multi-family units (units in structures that contain two or more units) comprised the next largest segment of Woodland's housing stock, approximately 28 percent of the total. This proportion of multi-family units is slightly lower than that in both Yolo County at 29 percent and the State at 30 percent. The proportion of mobile home units (2.6%) is higher than Yolo County (1.7%) as a whole, but lower than the State (4.1 percent.)

Table E-7: Housing Units by Units in Structure for Woodland and Yolo County

City/County	Total Housing Units	SF Detached	SF Attached	2-4 units	5+	Mobile Homes
Woodland	19,845	12,633	1,313	1,151	4,067	681
Yolo County	74,224	42,980	5,032	4,810	17,674	3,728

Note: All figures have been rounded.

Source: SACOG Housing Element Data Profiles Dec 2012 (Table E1) and Table E-5 City/County Population and Housing Estimates 1/1/2012

The proportion of the housing stock by unit type (e.g., single-family versus multi-family) does not equate to tenure (owner versus renter) because some single-family homes are renter-occupied and some multi-family units may be owner-occupied. The rate of home ownership in Woodland was 55.9 percent in 2010, slightly higher than the 52.8 percent in Yolo County (Table E-8, below). Table E-8 suggests that a significant portion of the single-family housing stock in Woodland is rented, as there are few multi-family units in Woodland that are individually owned (such as

Palmwood Condominiums). The percentage of homeownership in Woodland declined by 2.6 percent between 2000 and 2010, compared to a much smaller decline of 0.3 percent in Yolo County. The decline in Woodland may be due, in part, to foreclosure trends, in which some foreclosed homes became investor-owned rentals.

Table E-8: Woodland and Yolo County Housing Tenure

Woodland			Yolo		
<i>Household Tenure</i>			<i>Household Tenure</i>		
Owner	10,472	55.9%	Owner	37,416	52.8%
Renter	8,249	44.1%	Renter	33,456	47.2%
Total	18,721	100.0%	Total	70,872	100%

Note: All figures have been rounded.

Source: SACOG Housing Element Data Profiles Dec 2012 (Table 9)

Table E-9 shows the number of vacant units by vacancy status. It is important to note that these counts include all vacant units, including those units held vacant for seasonal use; not all of the vacant units are actually offered for sale or for rent. Woodland is shown as having an overall 5.5 percent vacancy rate in 2010, compared to 2.16 percent in 2006. Yolo County experienced a similar vacancy rate of 5.6 percent in 2010.

However an “effective” vacancy rate of approximately 5 percent for rentals and 2 percent for ownership is considered optimum for housing supply/demand pricing, taking into account the higher mobility rate for renters versus homeowners. The effective vacancy rate does not consider vacant housing units that are not available for sale or rent. When considering only vacant housing units being offered for sale or rent, the effective vacancy rate for owner-occupied homes was 2.1 percent, within the optimum range. The effective vacancy rate for rental dwellings was 6.5 percent, indicating that rental housing was readily available.

Table E-9: Vacancy Status for Woodland and Yolo County

City/County	Total	For Rent	For Sale only	Rented or Sold, not occupied	For Seasonal, recreational, or occasional use	For migrant workers	Other Vacant
Woodland	1,085	534	218	67	49	0	217
Yolo County	4,182	1,774	734	279	454	76	865

Note: All figures have been rounded.

Source: SACOG Housing Element Data Profiles Dec 2012 (Table E2)

The U.S. Census provides only limited data that can be used to infer the condition of Woodland’s housing stock. In most cases, the age of a community’s housing stock is a good indicator of the likely condition of the housing stock. According to the 2010 Census data shown in Table E-10 (below), 13.8 percent of Woodland’s 2010 housing stock was less than ten years old. Approximately 55 percent of the stock is less than 30 years old. As a general rule, structures older than 30 years begin to show signs of deterioration and require active maintenance to maintain good condition and property value. Maintaining and improving housing quality is an important goal for the City.

In 2007, the City’s Community Development Department contracted with Willdan to conduct a housing conditions survey as a part of the City’s previous Housing Element update. The majority of the existing house stock was considered to be in good to fair condition, with about 24 percent of houses rated “poor” (significant structural and/or cosmetic repairs needed) or “needs improvement” (minor repairs needed).

Based on the age of the housing stock and the results of the previous study, the City estimates at least 25 percent of the housing stock (4,978 units) is in need of some type of rehabilitation.

Table E-10: Age of Woodland Housing Stock

<i>Age of Structure</i>		
<i>Year Structure Built</i>	<i>All Housing Units</i>	<i>Category as Percentage of Total</i>
2005-2010	1,399	7.0%
2000-2004	1,345	6.8%
2000-2010 Sub-Total	2,744	13.8%
1999 to March 2000	265	1.3%
1995 to 1998	1,204	6.1%
1990 to 1994	1,250	6.3%
1980 to 1989	3,394	17.1%
1970 to 1979	4,485	22.6%
1960 to 1969	2,469	12.4%
1940 to 1959	2,624	13.2%
1939 or earlier	1,410	7.1%
Sub-Total 1900-2000	17,101	86.2%
TOTAL	19,845	100%

Note: All figures have been rounded.

Source: SACOG Housing Element Data Profile (Table 17)

Overpayment

One of the major barriers to housing availability is the cost of housing relative to income levels. In order to provide housing to all economic levels in the community, a wide variety of housing types should be available at a range of prices. Housing affordability is dependent on income and housing costs. According to the U.S. Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development, a household is considered to be overpaying when 30% or more of its gross income is spent on rental or mortgage costs. Severe housing cost burden occurs when a household pays more than 50% of its income on housing. The prevalence of overpayment varies significantly by income, tenure, household type, and household size.

Of the 22.8 percent of total occupied units with owners/renters paying 30-50 percent of their income for housing, 58.5 percent of the households were in the Extremely Low, Very Low and Low income categories. Of the 17.0 percent of the total occupied units with owners/renters paying

50 percent or greater of their income for housing, 89.3 percent of the households were in the Extremely Low, Very Low and Low income categories (Tables E-11 and E-12).

Table E-11: Woodland Households Paying 30-50% of Income for Housing

	<i>Total</i>	<i>Owner</i>	<i>Renter</i>
All Occupied Units	18,445	--	--
Total Paying 30-50%	4,205	2,215	1,990
Extremely Low Income	405	90	315
Very Low Income	870	100	770
Low Income	1,185	460	725
Moderate Income	390	295	95
Above Moderate Income	1,355	1,270	85

SACOG Housing Element Data Profile Dec 2012 (Table 14)

Table E-12: Woodland Households Paying More than 50% of Income for Housing

	<i>Total</i>	<i>Owner</i>	<i>Renter</i>
All Occupied Units	18,445	--	--
Total Paying 30-50%	3,140	1,450	1,690
Extremely Low Income	1,345	280	1,105
Very Low Income	765	320	445
Low Income	655	575	80
Moderate Income	220	190	30
Above Moderate Income	115	85	30

SACOG Housing Element Data Profile Dec 2012 (Table 15)

Overcrowding

SACOG provides overcrowding data, expressed as the number of persons per room in occupied housing units. The Census includes living rooms, dining rooms, bedrooms, kitchens, finished attics and basements, family rooms, offices and permanently enclosed porches in the definition of a “room”. A housing unit with more than 1 person per room is considered overcrowded, and a housing unit with 1.5 or more people per room is severely overcrowded.

In Woodland, 93.8 percent of the occupied housing units had less than 1 person per room during the 2005-2009 period. 6.2 percent of units were overcrowded, including 360 owner-occupied and 620 renter-occupied units. 45 owner-occupied and 115 renter-occupied units were severely overcrowded. While Woodland saw a 0.9 percent decrease overall in overcrowding from the previous planning period, the data indicates a need for additional adequately-sized units that are affordable particularly for renters. Table E-13 presents overcrowding data for Woodland.

Table E-13: Number of Households In Woodland by Tenure With Overcrowding Conditions

<i>Total Occupied Units</i>	<i>Owner occupied units</i>		<i>Renter occupied units</i>	
	<i>Over-crowded/Severely</i>	<i>Over-crowded</i>	<i>Over-crowded/Severely</i>	<i>Over-crowded</i>
18,445	360	45	620	115

Source: SACOG Housing Element Data Profiles Dec 2012 (Table 16)

Large Families

According to Table E-14, there were 3,086 large families (five or more members) living in family households in Woodland in 2010. This total accounts for 16.2 percent of the total number of family households. It is notable, that in 2000, 11.4 percent of families had five or more people. This increase may reflect the trend of extended family members sharing housing for reasons of economic need.

Table E-14: 2010 Tenure by Household Size Owner and Renter Occupied

#	%	<i>person Household</i>		<i>2-person household</i>		<i>3-person household</i>		<i>4-person household</i>		<i>5-person household</i>		<i>6-person household</i>		<i>7+person household</i>	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%
Owner Occupied															
10,742	100%	1,914	18.3%	3,452	33.0%	1,784	17%	1,699	16.2%	851	8.1%	428	4.1%	344	3.3%
Renter Occupied															
8,249	100%	2,183	26.5%	1,904	23.1%	1,404	17%	1,295	15.7%	773	9.4%	394	4.8%	296	3.6%

Source: SACOG Housing Element Data Profiles Dec 2012 (Table 8)

Housing Costs Compared to Ability to Pay

The ability to pay for housing is a function of housing cost and other essential living expenses in relation to household income. The State of California uses common definitions of income levels and affordability for various housing and community development programs to provide a uniform basis of measuring income and ability to pay. The State definitions closely align with federal definitions used by the Department of Housing and Urban Development, but include a different measure of “moderate income.” For the purpose of this Housing Element, the state definitions are used and shown below in Table E-15. Since above-moderate income households do not generally have problems in locating affordable units, affordable units are frequently defined as those reasonably priced for households that are low- to moderate-income.

Table E-15: Housing Income Limit Definitions

Extremely Low-Income Households have incomes less than 30% of the median income for Yolo County as established by HUD. A household of four is considered to be very low-income in Yolo County if its 2012 combined income is \$23,050 or less.

Very Low-Income Households have incomes between 30% and 50% of the median income. A household of four is considered to be very low-income in Yolo County if its 2012 combined income is \$38,450 or less.

Low-Income Households have incomes between 50% and 80% of the median income. A household of four is considered to be low-income in Yolo County if its 2012 combined income is \$61,500 or less.

The Median-Income is the point where half of households earn more and half earn less. Yolo County’s 2012 median income for a household of four is \$76,900.

Moderate-Income Households have incomes between 80% and 120% of the median income. A household of four is considered to be moderate-income in Yolo County if its 2012 combined income is \$92,300 or less.

Above-Moderate-Income Households have incomes above 120% of the median income. A household of four is considered to have above-moderate-income if its 2012 combined income exceeds \$92,300.

Source: State Income Limits for 2012 Department of Housing and Community Development February 1, 2012 Memorandum

Table E-16 shows the 2010 income limits for Extremely Low-, Very Low-, Low-, Median-, and Moderate-Income households, and compares these income limits to affordable rent and purchase prices. Tables E-17 and E-18 present recent rental cost information (median gross rents and apartment rental rates). These tables show that median gross rents are generally within the range of affordability for households earning 80 percent or more of the Yolo County median income, but are not affordable for low-, very-low or extremely low-income households.

Table E-16: City of Woodland Ability to Pay for Housing for Very Low, Low, and Moderate Income Households, and Fair Market Rents

	<i>Studio</i>	<i>1 Bedroom</i>	<i>2 Bedroom</i>	<i>3 Bedroom</i>	<i>4 Bedroom</i>	<i>5 Bedroom</i>
Number of Persons	1	2	3	4	5	6
Extremely Low-Income Households at 30% of 2012 Median Family Income						
Income Level	\$16,150	\$18,450	\$20,750	\$23,050	\$24,900	\$26,750
Max. gross rent ¹	\$404	\$461	\$519	\$576	\$623	\$669
Max. purchase price at 5% down ²	\$66,264	\$75,701	\$85,138	\$94,575	102,166	\$109,756
Max. purchase price at 20% down ³	\$79,685	\$91,033	\$102,381	\$113,729	\$122,857	\$131,985
Very Low-Income Households at 50% of 2012 Median Family Income						
Income Level	\$26,950	\$30,800	\$34,650	\$38,450	\$41,550	\$44,650
Max. gross rent ¹	\$674	\$770	\$866	\$961	\$1,039	\$1,116
Max. purchase price ²	\$110,577	\$126,373	\$142,170	\$157,762	\$170,481	\$183,200
Max. purchase price at	\$132,972	\$151,968	\$170,964	\$189,713	\$205,009	\$220,304

Table E-16: City of Woodland Ability to Pay for Housing for Very Low, Low, and Moderate Income Households, and Fair Market Rents

	<i>Studio</i>	<i>1 Bedroom</i>	<i>2 Bedroom</i>	<i>3 Bedroom</i>	<i>4 Bedroom</i>	<i>5 Bedroom</i>
Number of Persons	1	2	3	4	5	6
20% down ³						
Low-Income Households at 80% of 2012 Median Family Income						
Income Level	\$43,050	\$49,200	\$55,350	\$61,500	\$66,450	\$71,350
Max. gross rent ¹	\$1,076	\$1,230	\$1,384	\$1,538	\$1,661	\$1,784
Max. purchase price ²	\$176,636	\$201,869	\$227,103	\$252,337	\$272,647	\$292,752
Max. purchase price at 20% down ³	\$212,410	\$242,754	\$273,099	\$303,443	\$327,866	\$352,043
Median-Income Households at 100% of 2012 Median Family Income						
Income Level	\$53,880	\$61,553	\$69,227	\$76,900	\$83,072	\$89,244
Max. gross rent ¹	\$1,347	\$1,539	\$1,731	\$1,923	\$2,077	\$2,231
Max. purchase price ²	\$221,072	\$252,554	\$284,041	\$315,523	\$340,847	\$366,171
Max. purchase price at 20% down ³	\$265,845	\$303,704	\$341,568	\$379,427	\$409,880	\$440,332
Moderate-Income Households at 120% of 2012 Median Family Income						
Income Level	\$64,680	\$73,920	\$83,160	\$92,280	\$99,720	\$107,160
Max. gross rent ¹	\$1,617	\$1,848	\$2,079	\$2,307	\$2,493	\$2,679
Max. purchase price ²	\$265,384	\$303,296	\$341,208	\$378,628	\$409,155	\$439,681
Max. purchase price at 20% down ³	\$319,133	\$364,723	\$410,314	\$455,312	\$492,021	\$528,731

Based on Yolo HUD Metro FMR Area, FY 2012 Median Family Income; \$76,900: HUD FY 2012 Section 8 Income Limits.

Notes:

¹ 30% of income devoted to maximum monthly rent or mortgage payment, including utilities, taxes and insurance

² Assumes 95% loan (i.e., 5% down payment) @ 4.5% annual interest rate and 30-year term; assumes taxes, mortgage insurance, and homeowners insurance account for 21% of total monthly payments

³ Assumes 80% loan (i.e., 20% down payment) @ 4.5% annual interest rate and 30-year term; assumes taxes and homeowners insurance account for 20% of total monthly payments.

Table E-17: Median Gross Rent

<i>Location</i>	<i>2000</i>	<i>2006-2010</i>
Woodland	\$655	\$935
Yolo County	\$687	\$1,041

Source: SACOG Housing Element Data Profiles Dec 2012 (20)

Table E-18: Rental Rates* in Woodland, 2013 Includes Apartments and Homes for Rent

<i>Craigslist Apartments for Rent</i>								
	<i>Studio</i>	<i>1-Bedroom</i>	<i>2-Bedroom</i>	<i>3-Bedroom</i>	<i>4-Bedroom</i>	<i>5-Bedroom</i>	<i>6-Bedroom</i>	<i>Total</i>
Number advertised	2	35	65	36	11	1	1	151
Mean	\$620	\$791	\$969	\$1,370	\$1,662	\$2,220	\$1,899	
Median	\$620	\$750	\$870	\$1,350	\$1,690	\$2,220	\$1,899	
<i>YCH Data (mean and median rates based on price range of each unit type)</i>								
	<i>Studio</i>	<i>1-Bedroom</i>	<i>2-Bedroom</i>	<i>3-Bedroom</i>	<i>4-Bedroom</i>			
Mean		\$612.5	\$683	\$837	\$1,157	\$1,310.5		
Median		\$612.5	\$675	\$850	\$1,117	\$1,310.5		

Note: * Cost of Utilities are not included

Sources: Craigslist of Apartments for Rent 2/15/2013, Yolo County Housing 2/13/2013.

HUD provides housing needs data that identifies the number of housing units with one or more problems. The four housing unit problems that are included in the data include: lack of kitchen, lack of plumbing, more than 1 person per room (overcrowding) and cost burden greater than 30 percent (overpaying), as shown in Table E-19, below. The information is broken down by HUD income category and home owner/renter. As shown in Table E-19, 43.1 percent of households have one or more of four housing unit problems. Because Woodland’s 2007 housing condition study found that 99.4 percent of the housing units contained complete plumbing facilities, overcrowding and overpaying are of greatest concern. Of the households having one or more housing unit problems, 72.3 percent fall into the extremely-low, and low and very-low income categories.

Table E-19: Housing Need Data: Households with One or More Housing Unit Problem by Income Level

		<i>Total</i>		<i><=30% of Median</i>		<i>30-50% of Median</i>		<i>50-80% of Median</i>		<i>80-100% of Median</i>		<i>100% + of Median</i>		
		<i>Owner</i>	<i>Renter</i>	<i>Owner</i>	<i>Renter</i>	<i>Owner</i>	<i>Renter</i>	<i>Owner</i>	<i>Renter</i>	<i>Owner</i>	<i>Renter</i>	<i>Owner</i>	<i>Renter</i>	
<i>Total</i>	<i>Owner</i>	7,955	3,885	4,070	430	1,590	420	1,280	1,105	925	505	210	1,480	235

Source: SACOG Housing Element Data Profile Dec 2012 (Table 18)

Housing Prices

The subprime mortgage crisis that hit in 2007 affected financial markets and eliminated the opportunity for many first-time homebuyers to secure financing for home purchases as money lending tightened. The result was tumbling home values, vexing the efforts of those holding subprime loans to refinance as loan rates adjusted upward. The inability to refinance many of these subprime loans led to a large increase in bank foreclosures and loan defaults. Interest rates at the present time are not a constraint to affordable housing and are at historic lows. However, many homeowners have suffered severe financial distress (job loss or hours reductions, salary

decreases, etc.), and cannot afford to stay in their homes or purchase a home, even with lower interest rates and the drop in housing prices.

Affordability of homes for purchase is affected by both the cost of the housing stock and the ability of potential buyers to fulfill down payment requirements. Conventional home loans typically require 5 to 20 percent of the sales price as a down payment, and this represents the largest constraint to first-time homebuyers. As reported by the Sacramento Bee, between February 2011 and February 2013, 1,592 homes sold in Woodland. The median home sale price was \$201,000 (Table E-20). This median sale price represents a 54.7 percent drop from the median home price of \$367,343 in 2007. Much of this drop was driven by the predominance of distressed property sales (foreclosures and short-sales) in contrast to regular market sales. The sales prices decrease was further skewed by the tendency of owners of higher-priced homes who were not in a distressed situation and did not need to sell their homes immediately to keep their homes off the market until prices improved. While, the drop in home prices has made market rate homes affordable to some very low- and low-income households, it has also led to foreclosures which are quantified later in this report.

Table E-20: Home Sale Prices by Number of Bedrooms

<i>Bedrooms</i>	<i>Number of Sales</i>	<i>Average Price</i>	<i>Median Price</i>
1	-	-	-
2	43	\$127,541	\$115,000
3	144	\$171,381	\$154,500
4	41	\$250,599	\$247,000
5	2	\$140,000	\$140,000
6	3	\$257,667	\$210,000
Not Specified	1,362	\$227,347	\$295,000
Total	1,592	\$220,149	\$201,000

Note: Data for home sales between February 2011 and February 2013.

Source: *The Sacramento Bee* (<http://ssl.sacbee.com/onboard/homes.html>)

Table E-21 illustrates the sale price distribution of single-family residences between September 2012 and February 2013. More than three quarters of the homes sold during that period had sales prices between \$100,000 and \$300,000.

Table E-21: Sale Price Distribution

<i>Sale Price Range</i>	<i>Number of Units Sold</i>	<i>Percent of Total</i>
Less than \$99,999	13	4.5
\$100,000-\$199,999	115	39.7
\$200,000-\$299,999	112	38.6
\$300,000-\$399,999	39	13.4
\$400,000-\$499,999	7	2.4
\$500,000-\$599,999	0	0
\$600,000 or more	4	1.4
Total	290	100

Note: Based on all full and verified sales of single-family residences in the 95695 and 95776 ZIP Codes between 9/1/2012 and 2/28/2013.

Source: *DataQuick, BAE 2013*

Special Housing Needs

The following subsections discuss these special housing needs of six groups identified in State housing element law (Government Code, Section 65583(a)(7)). These groups, referred to in this document as “special needs groups,” include seniors, persons with disabilities, large households, farm workers, families with female heads of households, and the homeless.

Persons with Disabilities

As shown in Table E-22, 6,157 Woodland residents over the age of five have some form of disability. Table E-23 presents data on the types of disabilities among people in Woodland from the ACS. Based on these data, more than 50 percent of people in Woodland who have a disability are not in the labor force.

The statistics for the Supplemental Security Income (SSI) program also provide information on the number of persons with disabilities who may have housing needs because of their low incomes. As of December 2011, the total number of SSI recipients receiving disability benefits in the two ZIP codes serving Woodland (95695 and 95776) was 1,370. This total may include SSI recipients who live outside the Woodland city limits but within those ZIP codes.

The Alta California Regional Center coordinates services for persons with developmental disabilities (cognitive disability, cerebral palsy, epilepsy, autism, etc.). As of February 2013, there were 276 adult clients in Woodland. No information is available on their housing arrangements. While some live independently, it is likely that many are living with parents or other family members. The number of people with developmental disabilities is increasing in California, the population is getting younger, and the number of people desiring to live in their own home in the community is increasing. According to the Association of Regional Center Agencies, housing needs for persons with developmental disabilities include universal design concepts; individual rooms for each tenant in community care homes; a range of housing types, size, and locations; and the open opportunity for tenants of a residential facility to obtain services from other, unrelated providers.

Table E-22: Residents with Disabilities

	<i>Total Civilian non-institutionalized population aged 5 and over</i>	<i>With a Disability (number of persons)</i>	<i>Percent</i>
Woodland	54,648	6,157	11.3%

Source: SACOG Housing Element Data Profile Dec 2012 (Table E4)

Table E-23: Disability Types and Employment

	Total Population: 33,730		
	Population In Labor Force: 26,800		
	<i>Employed: 24,254</i>	<i>Unemployed: 2,546</i>	<i>Not in Labor Force: 6,930</i>
With a disability	1,085	177	1,524
With a hearing difficulty	413	77	180
With a vision difficulty	284	0	298
With a cognitive difficulty	208	81	674
With an ambulatory difficulty	395	74	1,014
With a self-care difficulty	59	0	614
With an independent living	55	55	935
No Disability	23,169	2,369	5,406

Source: SACOG Housing Element Data Profile Dec 2012 (Table E5)

The Statewide Independent Living Needs Assessment prepared by the Department of Rehabilitation describes Yolo County as a formerly rural area that has undergone rapid population growth and urbanization over the past 20 years. The assessment concludes that growth has outpaced the expansion of Independent Living services, and human services of all kinds.

Latinos, Asian Americans and Native Americans are the most frequently mentioned ethnic minority populations in the need of Independent Living services. Disabled participants identified housing as a critical issue:

1. Adequate, affordable, universal design and safe housing is a basic need for community living. Many respondents discussed the need for housing, especially housing located near transportation and services. The built environment, including the relationship between housing, and transportation systems, can create barriers to independent living. Seven of ten people said that they could afford \$500 or less per month for housing. Almost 35% of the survey respondents have to go without basic needs such as childcare, health care or food in order to pay the rent or mortgage.
2. Transportation is the second most unmet service need due to the rising cost of fixed-route public transportation and paratransit services and lack of available non-emergency medical transportation.
3. The third most discussed unmet service need was health care. Co-pays are increasing and access to specialists accepting Medi-Cal and/or Medicare is increasingly difficult.

In-Home Supportive Services (IHSS) is the program administered by the County. It helps disabled and elderly people who need assistance with personal care and/or housework to remain safely in their own homes with independence and dignity. IHSS pays providers to do household tasks such as cooking, shopping, and cleaning as well as personal care such as help with bathing, bathrooming, getting dressed, transferring, and hygiene. To be eligible for IHSS an individual must meet both income and program requirements.

As of February 27, 2013, IHSS was providing support services to 512 disabled persons in Woodland. Summer House, Inc. provides housing for developmentally disabled adults and has 4 units. New Dimensions was completed in 2004, and is a 15-unit project that serves very low-income residents who are chronically mentally ill.

Many of the needs of residents with disabilities are related to housing affordability and may be met by implementing the City’s programs supporting construction, rehabilitation, and preservation of affordable units. Residents with disabilities have special needs related to in-home services, mobility, or reasonable accommodations of disabilities. Programs 2.A.16, 2.C.3, and 2.C.4 address these special needs.

Senior Households

Senior households are defined as households with one or more persons over the age of 65 years. Approximately 10.8 percent of Woodland’s population is comprised of seniors. Commonly seniors own their own home, but due to limited income or disabilities, may need assistance to remain in their homes.

Table E-24 shows the number of persons over the age of 65 years and the percent of change in 2000-2010 per age category. Table E-25 provides information about seniors with incomes below the poverty level. 11.2 percent of the total seniors had incomes below the poverty level during this period. The highest poverty rate is among seniors 75 years of age or more, at 14.5 percent. This rate is well below the overall poverty rate of Woodland residents as a whole (17.2 percent) and the poverty rate of other special needs groups (such as persons with disabilities and single mothers with minor children).

As of 2010, the majority of senior households in Woodland were homeowners as shown in Table E-26. Of all 2010 households headed by a person 65 years or older, 70.6 percent owned their homes and 29.4 percent rented.

Table E-24: Senior Population and Percentage Change

	Total Pop 65+	65-69	70-74	75-79	80-84	85-89	90-94	95-99	100-104	105-109	100+
Number of Persons	6,024	1,793	1,290	1,055	833	694	272	74	13	0	0
Percentage Change between 2000-2010	16.6%	38.0%	14.1%	-7.5%	6.1%	38.8%	18.3%	2.8%	62.5%	n/a	n/a

SACOG Housing Element Data Profile Dec 2012 (Table E6)

Table E-25: Seniors with incomes below the poverty rate

Total			Below Poverty	
65 to 74	75+	65 to 74	75+	
2,876	3,380	210	7.3%	489 14.5%

SACOG Housing Element Data Profile Dec 2012 (Table E7)

Table E-26: Housing Tenure of Woodland's Senior and Non-Senior Households

<i>Household Type and Tenure</i>	<i>Number</i>	<i>Percent</i>
Senior-Headed Households¹	3,678	100%
Renter	1,083	29.4%
Owner	2,595	70.6%
Households Headed by a Non-Senior Person¹	15,043	100%
Renter	7,166	47.6%
Owner	7,877	52.4%

¹ Based on 65+

Source: SACOG Housing Element Data Profile Dec 2012 (Table E8)

The 2010 census data indicates a need in Woodland for additional programs to assist senior renters. Although there are more senior homeowners, it is the renters who experience the greatest housing challenges because of fixed incomes and rising rental rates. Senior homeowners, however, do face the problem of maintaining their homes, often on fixed incomes as well.

According to statistics from the Social Security Administration, as of December 2011, there were 2,057 Supplemental Security Income (SSI) recipients 65 years and over in Yolo County. SSI is a needs-based program that pays monthly benefits to persons who are 65 or older, blind, or have a disability. Seniors who have never worked or have insufficient work credits to qualify for Social Security disability often receive SSI benefits. In fact, SSI is the only source of income for a number of low-income seniors. With the maximum monthly benefit of \$698 as of 2013, SSI recipients are likely to have difficulty in finding housing that fits within their budgets since they can only afford to pay \$209 a month for rent.

Many of the needs of senior households are related to housing affordability and may be met by implementing the City's programs aimed at providing, preserving, and rehabilitating affordable housing. Other needs include in-home services, and assistance in home rehabilitation or maintenance. Programs 2.A.16 and 2.B.1 include actions to address these needs.

Large Households

Large households are those with five or more household members. Large households require housing units with more bedrooms than housing units needed by smaller households. In general, housing for these households should provide safe outdoor play areas for children and should be located to provide convenient access to schools and child-care facilities. These types of needs can pose problems particularly for large families that cannot afford to buy or rent single-family houses, as apartment and condominium units are most often developed with childless, smaller households in mind. According to the 2010 Census, 3,086 households, or 16.5 percent of the total households in Woodland, had five or more members (Table E-27, below).

Table E-27: Tenure for Large Households

	<i>1-4 person household:</i>	<i>Percent</i>	<i>5-or-more person household</i>	<i>Percent</i>	<i>Total</i>	<i>Percent</i>
Total	15,735	83.5	3,086	16.5	18,821	100.0
Owner occupied	8,849	84.5	1,623	15.5	10,472	100.00
Renter occupied	6,786	82.3	1,463	17.7	8,249	100.00

Source: SACOG Housing Element Data Profile Dec 2012

The 2006-2010 ACS estimates that Woodland housing stock has 3,352 owner-occupied units and 439 rental units with 4 or more bedrooms. That is 30 percent of the owner-occupied housing unit stock and 5.4 percent of the rental unit stock. However, the majority of these larger homes are not affordable to lower-income large families, creating a gap in housing need for this group.

In July 2011, the City approved funding assistance for the Mutual Housing at Spring Lake affordable project. The project will result in the construction of 101 rental units for very low- and low-income households. To date, 62 units have been constructed and the final phase qualified for loan and rental assistance through the U.S. Department of Agriculture. More than 30 percent of the units will have 3+ bedrooms. The City will continue to implement programs to facilitate construction, rehabilitation, and preservation of affordable housing, including larger units.

Farm Workers

Farm Workers are generally considered to have special housing needs because of their limited income and the often unstable nature of their employment (i.e., having to move throughout the year from one harvest to the next).

Farm workers are historically undercounted by the census and other data sources. The USDA Census of Agriculture provides a count of the number of farms and ranches and of the people who operate them, for each county in the nation. The USDA Census of Agriculture includes farm labor categorized by number of farms, total workers, workers working less than 150 days, and workers working more than 150 days. The latest available data is from the 2007 Census as the 2012 data has not been released to the public at this time. Table E-28 summarizes the USDA Census of farm labor for Yolo County in 2007 by farm operation size. Table E-29 provides a summary of the total number of farm, and farmers by permanent and part-time (seasonal) labor.

Table E-28: Yolo County Hired Farm Labor Workers

	<i>Farm Workers</i>	<i>Farms</i>
Farm operations with fewer than 10 employees		
Permanent	875	269
Seasonal (e.g., fewer than 150 days)	650	218
Total	1,525	487
Farm operations with 10 or more employees		
Permanent	3,078	99
Seasonal (e.g., fewer than 150 days)	1,278	50
Total	4,356	149
Grand Total Permanent Farms (fewer than 10 and more than 10 employees)	3,953	368

Source: USDA 2007 Census of Farm Workers Volume 1, Chapter 2: County Level Data.

Table E-29: Yolo County Farms and Farm Labor Workers

	<i>Farms</i>	<i>Total Workers</i>	<i>Workers >150 days</i>	<i>Workers <150 days</i>
Yolo County	368	3,953	2,025	1,928

Source: USDA 2007 Census of Agriculture; SAGOG Assessment of Farm Data January 22, 2012

In 2007, agricultural employment for farm workers working 150 days or more resulted in a payroll of \$24,459 (Yolo County). For those working less than 150 days, earnings were reported to be \$5,591. According to the U.S. Department of Agriculture, hired farm labor in Yolo County accounted for an annual average of 3,953 jobs.

The supply of farm worker housing remains inadequate in Woodland. Table E-30 summarizes farm worker housing. As of February 2013, there was no publicly owned farm worker housing in Woodland. Based on discussions with local community members, many of the permanent farm workers live at the Casa Del Sol Mobile Home Park. Sacramento Mutual Housing received a loan from the State's Joe Serna, Jr. Farmworker Housing Grant Program and the 61 affordable units in Phase 1 of the Spring Lake housing project are farm worker units.

Table E-30: Farm Worker Housing in and near Woodland

<i>Facility Name</i>	<i>Location</i>	<i>Number of Units</i>
Casa Del Sol Mobile Home Park	Woodland	156
Dixon Center	Dixon	85
Madison Migrant Center	Madison	90
Davis Center	Davis	64
Spring Lake Sacramento Mutual Housing (Phase I)	Woodland	61
Total Units		456

Source: Yolo County and City of Woodland

In addition to expanding the stock of housing permanently available and affordable to farm workers, it is important to retain the existing stock of affordable housing that has been financed by federal and state sources. The USDA Section 515 rental housing program, while not specifically targeted to farm workers, provides low-cost housing in rural areas. Sacramento Mutual Housing received a loan from the State's Joe Serna, Jr. Farmworker Housing Grant Program and the 61 affordable units in Phase 1 of the Spring Lake Sacramento Mutual Housing project are farmworker units.

Most farm worker housing needs are related to housing affordability, and the City's programs to facilitate construction, rehabilitation, and preservation of affordable units will help meet the needs of farm workers in this area. In addition, Program 2.A.10, requires that the City amend its zoning code to facilitate farm worker housing, and that the City consider fee waivers and reduced development standards to encourage farm worker housing.

Female-Headed Households

Female headed households are another special needs group defined by State law. These households often have special needs due to their family or lower-income status. Of particular

concern are single female-headed households with children, as this group tends to have lower incomes and high dependency on social services. The U.S. Census provides household information regarding single female-headed households with children under the age of 18. Children living in female-headed households are more likely than others to live below the poverty level. Single mothers have a greater risk of falling into poverty than single fathers, due to such factors as the wage gap between men and women, limited training, required education for higher-wage jobs, and inadequate child support. According to the United States Bureau of Labor Statistics, in 2011, California women who were full-time wage and salary workers had median weekly earnings of \$751 or 89.9 percent of the \$835 median weekly earnings for their male counterparts.

As shown in Table E-31, of the 13,548, households in 2010, females headed 19.6 percent of the City’s households. Further examination shows that 34.9 percent had children under 18, and 1.7 percent had no children under the age of 18. Table E-31 shows that of the 7.8 percent of Woodland’s families living below the poverty level, 45.2 percent are female-headed households.

Table E-31: Female-Headed Households

<i>Householder Type</i>	<i>Number</i>	<i>Percent</i>	<i>Percent Change from 2000-2010</i>
Total Households	13,548	100%	10.3%
Total Female-Headed Householders	2,649	19.6% of total families	22.2%
Female Heads with Children under 18	1,804	68.8% of female headed families	34.9%
Female Heads without Children under 18	845	31.9% of female headed families	1.7%
Total Families Under the Poverty Level		7.8% of total families	
Female-Headed Households Under the Poverty Level		20.8% of total below poverty	
Female-Headed Households Under the Poverty Level with children under 18		24.4% of total below poverty	

Note: All percentages have been rounded.

Source: SACOG Housing Element Data Profiles Dec 2012 (Tables 32 and 33)

Historically, mothers receiving welfare benefits have been unable to rent decent housing in the private market. As of 2013, a CalWORKS (formally known as Aid for Dependent Children [AFDC]) family, which receives \$725 (family of 4) per month, is not able to afford the 2013 Fair Market Rent of \$850 for a 2 bedroom apartment in Woodland.

The housing need for this special needs group is also demonstrated by the fact that as of March 2013, 460 households in Woodland were receiving rental assistance from the Housing Choice Voucher Program (formerly known as Section 8). Although Yolo County Housing (YCH) does not track recipients by gender, the agency reported that the larger percentage of this total is received by female-headed households. YCH administers affordable housing programs for Woodland, Winters, West Sacramento, Davis, and unincorporated communities in Yolo County, which are funded by HUD. The program subsidy pays the difference between 30% - 40% of income at initial move-in.

YCH owns and operates three affordable housing developments in Woodland: Yolano Village (60 units) Donnelly Circle (72 units), Cottonwood Meadows (48 units), and Crosswood Apartments (47 units). YCH also owns and operates 4 transitional housing units. As of April 24, 2013, there were 3,060 households on the waiting list for Yolano-Donnelly units.

The difficulty that female heads of households encounter in obtaining affordable housing has often led to homelessness for both them and their children (see Table E-32, below). The Yolo County Homeless and Poverty Action Coalition (HPAC) conducted a biannual count of the homeless in Woodland in January 2013 and reported 186 people to be homeless, including 45 women and 39 children.

The housing needs of female-headed households are similar to those of other groups, although these households are more likely to have lower incomes or to live in poverty. The City's programs to construct, rehabilitate, and preserve affordable housing, as well as programs supporting emergency shelters and homeless services address many of the needs of female-headed households.

Homeless Persons

Table E-32 shows the estimated homeless population in Yolo County from the 2013 Yolo County Homeless Census, including the number of chronic homeless, homeless veterans, and homeless families with children.

Table E-32: 2013 Homeless Census

	<i>Sheltered</i>	<i>Unsheltered</i>	<i>Total</i>	<i>Chronic Homeless</i>	<i>Veterans</i>	<i>Persons in Households with children</i>
Woodland	146	40	186	16	18	60
Yolo County Total	276	198	474	134	44	129

Source: Yolo County Homeless Census Data Report 2013

The current federal definition of a chronically homeless person does not include persons in families. Many service providers believe that the definition should be expanded to include persons that meet the other conditions of chronic homelessness but are part of a family unit. These family members may face many of the same challenges as single individuals, while also dealing with family maintenance issues.

The City of Woodland recognizes the needs of the homeless population and is committed to the countywide 10-year plan to end homelessness. The adopted plan is called *One at a Time: Ending and Preventing Homelessness in Yolo County (2010-2020)*. Local Ten-Year Plans to End Homelessness are encouraged by the U.S. Interagency Council on Homelessness and are results-oriented plans that incorporate cost-benefit analyses, prevention, housing and services innovations, and best practices.

Six Key Action Steps in the Ten-Year Plan are:

- Create and expand Housing Resource Centers in each City to improve system coordination, reduce duplication, and increase access to available services, housing, and homeless services.
- Identify and access funding for extremely affordable permanent housing and services to access and maintain housing.
- Increase availability and access to mental health and substance use services.
- Make transportation assistance available to improve access to services and employment opportunities.
- Create or assign a staff position to support plan implementation and move the plan forward.
- Maximize use of the Homeless Management Information System (HMIS) to collect and analyze data on homelessness and program outcomes and to facilitate inter-agency case management and information sharing and to increase efficiency.

The City of Woodland supports and funds (when possible) an array of special services for the homeless. The City participates in the countywide Homeless Coordination Project that provides services to the homeless in Yolo County. The Project includes Homeless Coordination and the Cold Weather Shelter. The intent of the Homeless Coordination Project is to improve and expand services to the homeless and very low-income individuals, increase funding for local agencies serving these individuals, and increase the efficiency with which grant funds are obtained and managed. The Cold Weather Shelter provides shelter to homeless individuals during the four coldest months (120 nights) from November through February. There are beds for 24 persons each night and provisions for overflow. The City of Woodland provides funding for the shelter.

The City amended the East Street Corridor Specific Plan in March 2013 to add emergency shelters as permitted uses in Areas C and E. In these two zones alone (Areas E and C), there are six vacant parcels and 10 vacant and substantially underutilized parcels (where at least 80% of the site, or two acres, is undeveloped). There is more than seven acres of vacant land available in these Specific Plan zones (7.017 acres) and almost 13 acres of substantially underutilized land (12.88 acres). In addition, the City amended its zoning code to include emergency shelters as a conditional use in the Multiple Family Residential (R-M) Zone. These parcels have no significant environmental or infrastructure constraints that would impede their use for homeless shelters and supportive service facilities.

Based on the estimated number of homeless persons in Woodland (see Table E-32, previous page), the acreage available to accommodate homeless facilities is more than adequate to meet the City's unsheltered homeless needs.

City of Woodland's programs for homeless services include the following:

Yolo Wayfarer Center (Cold weather shelter services): The singles' shelter program provides 14 transitional beds and 30 beds for residential treatment. The family shelter program provides 10 apartments, 4 three-bedroom duplexes, and a 5-bedroom women's house.

Walnut House: This program, operated by the Woodland Youth Services, provides shelter services to females ages 12 through 21 that are in the foster care system and also for AB12 non-minor dependents who are disabled or temporarily homeless after being abandoned, neglected, or abused. The home is licensed for 6 residents. Due to the current budget constraints, the City is unable to commit funding to this program as it had in the past.

Shelter Home: This program is also operated by the Woodland Youth Services and provides shelter services to male children ages 12 through 21 that are in the foster care system and also for AB12 non-minor dependents who are disabled or temporarily homeless after being abandoned, neglected, or abused. The home is licensed for 10 residents. Due to the current budget constraints, the City is unable to commit funding to this program as it had in the past.

Short Term Emergency Aid Committee (STEAC): This non-profit organization provides assistance to low-income families with moving into long-term housing by paying first month's rent, assisting with utility costs, food and/or clothing throughout Yolo County

Countywide Homeless Coordinator: The City provides funds annually to support the activities of the Homeless Coordinator. Through 2012 to 2013, the City continued to contract for the services of Yolo County's Homeless Coordinator.

The City implements programs 2.A.14, 2.A.14, and 2.A.15 to provide emergency shelter services, fund transitional and special needs housing for homeless residents, and support the services of Yolo County's Homeless Coordinator.

PROJECTED HOUSING NEEDS

Regional Fair Description of Criteria for Identifying Housing Sites

Share Allocation

The Sacramento Area Council of Governments (SACOG) issued its Final Regional Housing Needs Plan (RHNP) and Regional Housing Needs Allocations (RHNA) on September 20, 2012 for the Housing Element compliance period of January 1, 2013 through October 31, 2021. The RHNP is part of a State-wide mandate to address housing issues that are related to future growth in the SACOG region, and is required by State law. The RHNP allocates to cities and counties their "fair share" of the region's projected housing needs by household income group over the planning period of each jurisdiction's housing element.

The core of the RHNP is a series of tables which indicate for each jurisdiction the distribution of housing needs (RHNA) for each of four household income groups, and the projected new housing unit targets by income group for the ending date of the plan. These units are considered the basic new construction need to be addressed by individual city and county housing elements. The allocations are intended to be used by jurisdictions when updating their housing elements as the basis for assuring that adequate sites and zoning are available to accommodate at least the number of units allocated.

The total number of units allocated to each jurisdiction for the 2013-2021 planning period is derived from regional allocations based on population forecasts produced by the California Department of Finance. SACOG also took each jurisdiction's draft percentage share of growth

forecasted in the Metropolitan Transportation Plan (MTP) adopted on April 19, 2012 and multiplied that percentage by the overall regional housing needs determination provided by HCD.

As shown in Table E-33, SACOG allocated Woodland a total of 1,877 housing units for the 8-year planning period between January 1, 2013 and October 31, 2021. The allocation is equivalent to an average yearly need of 235 housing units. While the RHNA does not include an allocation for extremely low, Government Code Section 65583(a)(1) requires that a jurisdiction’s housing element include a calculation on the subset of extremely low income (ELI) households either using existing data or presume that 50 percent of the very low income (VLI) households qualify as ELI households. The City has calculated its ELI at 195 units or half of the VLI.

The City of Woodland must demonstrate that it can accommodate a total of 1,877 new housing units by October 2021.

Table E-33: Woodland Regional Housing Needs Allocations (RHNA) by Income, 2013-2021

Total	Extremely Low (ELI)*	Very Low* (VLI)	Low (LI)	Moderate	Above Moderate	Combined Lower Income (ELI, VLI, and LI)
1,877	195	195	274	349	864	664
100%	10.4%	10.4%	14.6%	18.6%	46.0%	35.4%

* The very low income housing need allocation provided by SACOG was 380 units, and the City has chosen to distribute 50 percent of this total into the extremely low income category.

Source: Sacramento Area Council of Governments (SACOG), 2013-2021 Final Regional Housing Needs Allocations

Since the Housing Element planning period starts on January 1, 2013, the City may count housing constructed beginning January 1, 2013, or housing approved for construction as of that date, toward its RHNA for this planning period. For the period of January – March 2013, the City issued building permits for the construction of 30 single-family homes ranging in price from \$177,278 - 319,911, including homes set aside for purchase by lower-income households pursuant to the City’s Affordable Housing Ordinance (6A). In addition, in 2015, the first phase of the Spring Lake Sacramento Mutual Housing project was completed, which resulted in a total of 62 units – 45 reserved for very low-income households and 16 for low-income households (with 1 manager’s unit). In total, the City issued 159 building permits for housing citywide in 2013, with 144 in the Spring Lake Specific Plan Area; 128 citywide in 2014, with 122 of these in the Spring Lake Specific Plan Area; 152 citywide in 2015, with 141 of these in the Spring Lake Specific Plan Area; and through June 30th, 149 citywide in 2016, with 146 in the Spring Lake Specific Plan Area.

Units At-Risk of Conversion

Assisted Rental Housing Eligible for Conversion

California housing element law requires jurisdictions to include a study of all low-income housing units, which may at some future time be lost due to the expiration of affordability restrictions. The law requires that the analysis and study cover a 10-year period, and be divided into two periods, coinciding with updates of the housing element. There are three general cases that can result in the conversion of public assisted units:

- Prepayment of HUD Mortgages: Section 221(d) (3), Section 202, and Section 236 — Section 221 (d) (3) is a privately owned project where HUD provides either below-market interest rate loans or market-rate loans with a subsidy to the tenants. With Section 236 assistance, HUD provides financing to the owner to reduce the costs for tenants by paying most of the interest on a market rate mortgage. Additional rental subsidy may be provided to the tenant. Section 202 assistance provides a direct loan to non-profit organizations for project development and rent subsidy for low-income elderly tenants. It also provides assistance for the development of units for physically handicapped, developmentally disabled, and chronically mentally ill residents.
- Opt-outs and Expirations of Project-Based Section 8 Contracts — Section 8 is a federally funded program that provides subsidies to the owner of a pre-qualified project. Subsidies make up differences between what the tenants are able to pay, and the actual cost of contract rent. Opt-outs occur when the owner of the project decides to opt-out of a contract with HUD by pre-paying any remaining mortgage. Usually the likelihood of opt-outs increases as market rents exceed contract rents.
- Other — Expiration of the low-income use period of various financing sources which may include one or more of the following: Low-income Housing Tax Credit (LIHTC), bond financing, density bonuses, California Housing Finance Agency (CALHFA), Community Development Block Grant (CDBG), and HOME funds. Generally, bond-financing properties expire according to a qualified project period or when the bonds mature. The qualified project period in the City’s bond financed multi-family properties is 15 years. Density bonus units expire in 30 years, depending on the level of incentives. No density bonus property was found with a 10-year affordability term. Also, properties that were funded through the City of Woodland’s redevelopment agency required an affordability term of 45 years for owner-occupied or 55 years for rental properties.

Table E-34 lists all government assisted rental properties in the City. Generally, the inventory consists of HUD, the City of Woodland, and Yolo County multi-family bonds and density bonus properties. Target levels include the very low- and low-income groups. A total of 1,488 assisted housing units were identified in Woodland. Table E-34 contains the total number of units in each building, the number that are subsidized, and the source of the information by address. The inventory was compiled from federal, state, and jurisdiction information.

As a part of the work for SACOG’s HUD grant, SACOG staff compiled information from a number of sources to build an inventory of public housing units and affordable rentals built with some form of public subsidy in each jurisdiction.

SACOG staff also compiled information obtained from the California Housing Partnership Corporation on subsidized rental housing at risk of conversion to market rate and made that data available on January 18, 2013. Three projects, Greenery, Crosswood Apartments and Cherry Glen, were, initially, identified as “moderate” or “very high” risk. YCH staff states it has successfully preserved Crosswood Apartments and that Cherry Glen is being preserved by another party, so neither project is considered at risk. Greenery has been preserved with the use Tax Credits and LMSA funding. Another project, New Dimensions, is considered low-risk because it is owned and managed by the nonprofit Community Housing Opportunities Corporation of Fairfield and is dedicated to maintaining the affordability of the project.

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Table E-34: Assisted Housing*Assisted Rental Units*

<i>Project Name</i>	<i>Address</i>	<i>Owner/Contact</i>	<i>Total Units</i>	<i>Total Assisted Units</i>	<i>Type</i>	<i>Expiration Date- Restrictive Clause Expiration Date</i>	<i>Subsidy</i>	<i>Type of Conversion Risk</i>
Cherry Glen	762 W Lincoln Avenue		44	44	Family	Preserved ¹	HHFA Tax-Exempt Bonds, 8 NC, Deferred Developer Fee	Not-At-Risk
Crosswood Apartments	646 3rd Street	YCH	48	48	Family	Preserved ²	HUD Section 236 Section 8	Not-At-Risk
Hotel Woodland Apartments	436 Main Street	Community Housing Opportunities (CHOC)	76	76	Individuals/ Couples	--	RDA, CDBG, LIHTC Tax Credits	Not At-Risk
The Greenery	505 W. Cross Street	AF Evans	95	95	Family	Preserved	Tax Credits LMSA	Not At-Risk
Terracina Spring Lake Family Apartments		USA Properties/ USA Multi-Family Management	156	156	Family	--	LIHTC HOME	Not At-Risk
Heritage Oaks	186 Muir Street		120	120	Family	--	Tax-Exempt Bonds LIHTC	Not At-Risk
Eaglewood Apartments	1975 Maxwell Ave	American Property Development	156	40	Family	--	Density Bonus	Not At-Risk
Skylark Apartments	--	--	29	7	Family	--	--	Not At-Risk
Sycamore Point Apartments	521 Pioneer Ave	--	136	135	Family (Section 8 available)	--	Density bonus, LIHTC Tax Credits and HOME	Not At-Risk

Table E-34: Assisted Housing

<i>Assisted Rental Units</i>								
<i>Project Name</i>	<i>Address</i>	<i>Owner/Contact</i>	<i>Total Units</i>	<i>Total Assisted Units</i>	<i>Type</i>	<i>Expiration Date- Restrictive Clause Expiration Date</i>	<i>Subsidy</i>	<i>Type of Conversion Risk</i>
Woodmark Apartments	7000 Kincheloe Court	--	173	171	Family	--	Tax Credits	Not At-Risk
925 North Street	925 North Street	Development Assistance Corp. (DAC)	7	7	Family	--	CDBG, LIHTC Tax Credits Tax-Exempt Bonds	Not At-Risk
Summertree Apartments	555 Community Lane	--	93	91	Disabled	2011	SEC 8 NC	Not At-Risk
Fair Plaza East Senior Apartments	35 West Clover Street	USA Properties	68	67	Senior	--	CALHFA HELP, Bonds, LIHTC Tax Credits	Not At-Risk
Lincoln Gardens	800 West Lincoln Avenue	PCC Properties	86	32	Senior	2012	Tax-Exempt Bonds, Density Bonus Section 8	Not At-Risk
Cottonwood Meadows	120 N. Cottonwood Street	New Hope CDC (YCH)	47	14	Senior	--	State RHCP	Not At-Risk
Courtside Towers/Village	320 West Court Street	--	102	102	Senior (Section 8)	--	Density bonus	Not At-Risk
Acacia Glen Senior Apartments	615 Acacia Way	--	41	8	Senior	--	--	Not At-Risk
Fowler Commons	135 Third Street	--	5	5	Senior	--	In perpetuity	Not At-Risk
Summer House Inc. Project		--	3	3	Persons with Disabilities	--	CDBG	Not At-Risk

Table E-34: Assisted Housing*Assisted Rental Units*

<i>Project Name</i>	<i>Address</i>	<i>Owner/Contact</i>	<i>Total Units</i>	<i>Total Assisted Units</i>	<i>Type</i>	<i>Expiration Date- Restrictive Clause Expiration Date</i>	<i>Subsidy</i>	<i>Type of Conversion Risk</i>
New Dimensions	580 Kentucky Avenue	--	15	15	Persons with Disabilities	10/31/2012 ³	PRAC/811	Low Risk
Stella Senior Apartments – 25 West Lincoln Avenue	--	--	24	24	Senior	--	--	Not At Risk
Leisureville Mobile Home Park	1313 E Gibson Road	Resident-owned	150	76	Senior	--	CDBG/ HOME	Not At-Risk
Casa Del Sol Mobilehome Park	709 East Street	CHOC	156	156	Family	--	HCD MPROP, HELP funds Tax-Exempt Bonds CalHOME, Serna, CalHFA, AWHHP, RDA, CDBG	Not At-Risk
Rochdale Grange	2090 Heritage Parkway	Rochdale Grange, L.P.	44	43 (7 Accessible Units)	Family	2065	LITHC, HOME, AHP	Not At-Risk
Yolano Village	0 Lemen Ave	Yolo County Housing	60	60	Family		Public Housing	Not At Risk
Donnelly Circle	0 Lemen Ave	Yolo County Housing	72	72	Family		Public Housing	Not At Risk

Source: ¹ Conversation with YCH, specific data was not yet available or was unattainable.

² YCH is new owner

³ SACOG January 18, 2013 Data on SACOG Region-Preservation Units lists a Low Risk Level

To address subsidized housing units that may be at risk in the future, the City will keep its program that implements the following: monitoring of at-risk units, ensuring compliance with noticing requirements, establish partnerships with entities qualified to acquire and manage at-risk units, and provide assistance and education to tenants. Further, the City of Woodland is strongly committed to the preservation of affordable housing units and therefore has identified the following resources in an effort to save such at-risk units.

The City has had two rehabilitation projects with affordability covenants since adoption of the 2013 Housing Element. Cherry Glen Apartments would have expired in 2014 and was renewed for 55 years to provide 5 extremely low-income units, 20 very low-income units, and 18 low-income units. Crosswood Apartments was also at risk of converting, but recorded a new 55-year covenant in 2015 to provide 5 extremely low-income units, 31 very low-income units, and 11 low-income units.

Efforts by the City to retain low-income housing must be able to draw upon two basic types of preservation resources that include organizational and financial assistance. Qualified non-profit and for-profit entities need to be made aware of the possibilities of units becoming at-risk. Groups with whom the City has an ongoing association are the logical entities for future participation. There are several non-profit and for-profit organizations active in the Yolo County region and other areas that have the managerial capacity to own and manage affordable housing. These groups have expressed an interest in being notified when assisted rental housing becomes available. In addition to YCH and its subsidiary New Hope CDC, Table E-35 lists 12 additional non-profit and 13 for-profit organizations that are or have been interested in affordable rental housing in Woodland.

Table E-35: Non-Profit and For-Profit Housing Organizations Interested in Acquiring At-Risk Rental Housing

<i>Name</i>	<i>Address</i>	<i>City</i>
Non-Profit		
ACLC, Inc.	42 N. Sutter St., Suite 206	Stockton
C. Sandidge and Associates	143 Scotts Valley	Hercules
Christian Church Homes of Northern California, Inc.	303 Hegenberger Road, Suite 201	Oakland
Community Housing Opportunities Corporation	5030 Business Center Drive, Suite 260	Fairfield
Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael
Jamboree Housing Corporation	17701 Cowan Ave, Suite 200	Irvine
Mercy Housing California	3120 Freeboard Drive, Suite 202	West Sacramento
Nehemiah Progressive Housing Development Corp.	1851 Heritage Lane, Suite 201	Sacramento
Mutual Housing California	8001 Fruitridge Road, Suite A	Sacramento
Senior Housing Foundation	1788 Indian Wells Way	Clayton
Solano Affordable Housing Foundation	2400 Hillborn Rd, Lower Level	Fairfield

Table E-35: Non-Profit and For-Profit Housing Organizations Interested in Acquiring At-Risk Rental Housing

<i>Name</i>	<i>Address</i>	<i>City</i>
For-Profit		
Gala Construction	269 Technology Way, Suite B1	Rocklin
Neighborhood Partners	516 Rutgers Drive	Davis
Pacific Housing, Inc.	1801 L Street, Suite 245	Sacramento
Pacific West Builders	8700 Technology Way	Reno, Nevada
St. Anton Partners	1801 I Street, Suite 202	Sacramento
Simpson Housing Solutions	320 Golden Shore, Suite 200	Long Beach
USA Properties Fund	2440 Professional Drive	Roseville
Wasatch Advantage Group	26522 La Alameda, Suite 260	Mission Viejo
Cyrus Youssefi	1001 Sixth St. Suite 200	Sacramento

Source: City of Woodland, 2013. HCD, September 2008.

Strategies to Retain Affordable Units. The following is a list of potential financial resources considered a part of the City's overall financial plan to deal with retaining affordable units. The number and availability of programs to assist cities and counties toward increasing and improving their affordable housing stock is limited, and public funding for new projects is unpredictable. Listed below are some federal, state, and local programs.

- **City Funds Deferred Fee and Developer Pass:** The City Funds Deferred Fee and Developer Pass is a program run by the City. The City has deferred the payment of a portion of City development fees for a number of affordable housing projects. The City collects an affordable housing fee for each single-family, market-rate unit in the Spring Lake Specific Plan Area. The funds collected are used to support affordable housing projects. The City on a case-by-case basis has approved the payment of affordable housing in-lieu fees and used these funds to support multi-family affordable housing development.
- **HOME Program:** HOME funds are made available to the City of Woodland on an annual competitive basis. These funds help make it possible to develop and support affordable rental housing and home ownership assistance. Activities include acquisition, rehabilitation, construction, and rental assistance. The City of Woodland has primarily used HOME funds for first-time homebuyers (down payment assistance) and new construction of multi-family projects. HOME funds may be used also for owner-occupied rehabilitation and acquisition/rehabilitation of multi-family projects.
- **Housing Enabled by Local Partnerships (HELP):** HELP funds are made available to the City of Woodland as an unsecured loan from CalHFA for up to 10 years at a simple interest per annum, and carry minimal restrictions and conditions. HELP funds are intended to help the City address its unmet affordable housing needs. The City has received HELP loans for three multi-family projects: Casa Del Sol Mobile Home Park, Heritage Oaks, and Fair Plaza East Senior Apartments.

- Tax Credit Allocation Committee (TCAC): TCAC funds are made available from federal tax credits to the City of Woodland.
- YCH: The YCH administers the Housing Choice Voucher Program (HCV) that is formerly known as Section 8 Rental Assistance. This is a federally funded rental assistance program for low-income families. Very low-income persons and/or families are defined as having income at or below 50% of the area median income as established by HUD. The program's primary purpose is to provide rental assistance to very low-income families for affordable, decent, safe, and sanitary housing. Recipients of the assistance receive a voucher, either a project-based voucher tied by contract to a particular unit, or to rent homes in the private market, or to assist with mortgage payments. The voucher covers a portion of the rent (or mortgage) and the tenant is expected to pay the balance. The tenant's share of the rent is an affordable percentage of their income, which is generally between 30% to 40% of the monthly income for rent and utilities. The program is based on income. As of April, 2013, 460 households in Woodland were receiving rental assistance from this program.

As previously mentioned, with the dissolution of the Redevelopment Agency in 2012, Woodland lost its ability to set aside 20% of the gross tax increment revenues into a low- to moderate- income housing fund for its affordable housing activities. Projects that were funding before the elimination of the RDA included \$67,000 toward the acquisition/rehabilitation of the Fair Plaza East Senior Apartments.

The City Council allocates Community Development Block Grant (CDBG) entitlements funds on an annual basis. Funding allocations during the period of FY 2008-2009 through 2012-2013 have included the City's First Time Homebuyer Assistance Program, a foreclosure prevention project with Legal Services of Northern California (LSNC), the City's CDBG Owner-Occupied Rehabilitation Program, the Fair Housing Hotline operated by LSNC (multiple funding years), the Yolo Wayfarer Center emergency shelter (multiple funding years), New Dimensions Supportive Housing for mentally ill adults (multiple funding years), the Sexual Assault and Domestic Violence Center emergency shelter (multiple funding years), Short Term Emergency Aid Committee (homeless prevention), Yolo County Care Continuum's supportive housing rehabilitation (mentally ill adults), Habitat for Humanity Yolo County's Heidrick Ranch Duplex Build (payment of development fees), Summer House Accessible Entrance (developmentally disabled adults), Playgrounds at Yolano Village, the TANA Art Center, and ADA improvements at Cottonwood Meadows.

E.3 Resource Inventory

AVAILABILITY OF LAND AND SERVICES

Inventory of Regulatory Requirements and Incentives

General Plan Designation and Zoning

Table E-36 shows the General Plan land use designations that allow residential development. These eight designations permit a range of residential development types from Rural Residential development (density of up to two units per acre) up to High Density Residential

(density of 16 to 25 units per acre). The Central Commercial designation also allows residential units above the ground floor at 5 to 12 units per acre.

Table E-36: 2002 General Plan Land Use Designations Permitting Residential Development (Prior to 2035 Update)

General Plan Designation		Residential Use	Density Range	Corresponding Zoning Districts
Rural Residential	RR	Single family detached homes, second units.	0-2.0 units/ gross acre	Used outside city limits
Very Low Density Residential	VLDR	Single family detached homes, second units.	1.0-4.0 units/ gross acre	Used in the R-3 Land Use Category in the Spring Lake Specific Plan Area
Low Density Residential	LDR	Single family detached and attached homes, second units.	3.0-8.0 units/ gross acre	R-1 R-2
Neighborhood Preservation	NP	Single family detached and attached homes, duplexes, existing triplexes and fourplexes, existing multi-family units.	3.0-8.0 units/ gross acre	N-P
Medium-Low Density Residential	MLDR	Single family detached and attached homes, second units.	5.0-12.0 units/ gross acre	R-1 R-2
Medium Density Residential	MDR	Single family detached and attached homes, duplexes, triplexes and fourplexes, multi-family units, group quarters, mobilehome parks.	8.0-15.0 units/ gross acre	R-2 R-M
High Density Residential	HDR	Triplexes, fourplexes, multi-family units, group quarters, mobilehome parks.	16.0 to 25.0 units/gross acre	R-M
Planned Neighborhood	PN	Single family detached and attached homes and multi-family units.	1.0-25.0 units/ gross acre. Overall average residential density shall not exceed 7.0 units/ gross acre	Replaced with primary land use designation prior to annexation.
Central Commercial	CC	Residential units above the ground floor.	5.0-12.0 units/ gross acre	C-2

Source: City of Woodland General Plan.

As shown in Table E-37 below, there are four residential zoning districts in Woodland. The table shows the residential uses permitted in each district, as well as the minimum lot sizes for each district.

Table E-37: Residential Zoning Districts

<i>Zoning District</i>		<i>Residential Uses Permitted</i>	<i>Minimum Lot Area</i>
Single Family Residential	R-1	Single family dwellings, second attached residential unit, duplexes on corner lots, mobilehome parks.	6,000 sq. ft. – corner lot (single-family (SF)) 5,000 sq. ft. – interior lot (SF) 7,000 sq. ft. – corner lot (duplex) coverage: 50%
Duplex Residential	R-2	Single family dwellings, duplexes, mobilehome parks.	6,000 sq. ft. – corner lot (SF) 5,000 sq. ft. – interior lot (SF) 7,000 sq. ft. – corner lot (duplex) 6,000 sq. ft. – interior lot (duplex) coverage: 50%
Neighborhood Preservation	N-P	Single family dwellings, duplexes, mobilehome parks, existing apartments and multiple family dwellings.	6,000 sq. ft. – corner lot (SF) 5,000 sq. ft. – interior lot (SF) 7,000 sq. ft. – corner lot (duplex) 6,000 sq. ft. – interior lot (duplex) coverage: 50%
Multiple Family Residential	R-M	Single family dwellings, duplexes, apartments, multiple family dwellings and mobile home parks.	6,000 sq. ft.= lot area 1,500 sq. ft. max. lot area per dwelling unit 4,000 sq. ft. min. lot area per dwelling unit coverage: 50%

Source: City of Woodland Zoning Ordinance.

Survey of Available Land

In 2012, the Sacramento Area Council of Governments (SACOG) Board approved the 2013-2021 Regional Housing Needs Plan (RHNP). Woodland was assigned a portion of the regional housing need for a total of 1,877 new housing units distributed in the following household income groups:

- 390 very low-income units,
- 274 low-income units,
- 349 moderate-income units, and
- 864 above moderate-income units,

Housing element law requires an inventory of land suitable for residential development (Government Code Section 65583[a][3]). An important purpose of this inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to accommodate the needs of all household income levels.

This section provides an analysis of the land available within the City of Woodland for residential development. In addition to assessing the quantity of land available to accommodate the City’s total housing needs, this section also considers the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs.

Description of Criteria for Identifying Housing Sites

The City identified vacant and potentially redevelopable land that could accommodate residential development within Woodland’s City Limits (see Figures E-1 and E-2).

All identified developable land designated for residential use (all residential land use designations in the General Plan) is available for residential development. Additionally, land within the Central Commercial (CC) designation is available for residential development. The General Plan permits residential uses above the ground floor in the CC designation. The Zoning Ordinance also permits single-family dwellings, duplexes, and multi-family units in the C-2 district (General Commercial Zone), which implements the General Commercial (GC) designation, with a use permit. A conditional use permit is required in C-2 and C-3 zoning district for most residential use types except single-family developments and duplexes, which require a Zoning Administrator permit.¹

Inventory of Vacant and Underdeveloped Sites

Table E-38 provides a summary of estimated developable land within the City limits. Also shown are the residential density ranges for each designation and the holding capacity for residential units based on 80% of the maximum density for each designation (and 100% for the Spring Lake Specific Plan). The table breaks down the developable land into two categories: (1) vacant parcels and (2) underutilized parcels that are considered “redevelopable” for residential development.²

All of the sites identified in this initial assessment are within the City limits and served by backbone infrastructure for water, sewer, roads, and drainage, and are not hazardous materials sites or in the 100-year floodplain. 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 theoretical holding capacity of 2,925 units, not including residential units that can be developed within the C-2 and C-3 Zones with a conditional use permit.

Residential yield was estimated at 80% of the allowable density, except within the Spring Lake Specific Plan Area. The capacity estimates for the Spring Lake Specific Plan Area use the assumption of 100% of the allowable density. This is based on recent history for multi-family projects in Woodland (which has been an average of 103 percent of the allowable density). This is also based on the Spring Lake Financing Plan, which requires residential projects to be

¹ Please refer to the Zoning Ordinance, which is available online, for more details: <http://www.cityofwoodland.org/civica/filebank/blobdload.asp?BlobID=6143>.

² For the Medium Density Residential General Plan land use designation and R-2 zoning, the City reduced the assumed capacity by four units compared to the 2013 Housing Element to reflect a more conservative view of available sites with this designation/zoning. Similarly, for the Neighborhood Preservation General Plan land use designation and N-P zoning, the City reduced the assumed capacity by two units, as compared with the 2013 Housing Element.

developed at 100 percent of the allowable density (maximum density) or pay the difference in fees between maximum density and the actual developed density.

Table E-38: Residential Capacity by General Plan Designation and Zoning District

<i>GP Designation</i>	<i>LU²</i>	<i>Zone (2)</i>	<i>Maximum Density (Units/Acre)</i>	<i>Vacant Acreage</i>	<i>Redevelopable Acreage</i>	<i>Total Acreage</i>	<i>Residential Holding Capacity (Units)¹</i>
Central Commercial	CC	CBD	12	0	0.18	0.18	2
East Street Corridor Specific Plan (ESCSP)	ESD	ESD	25	1.22	19.38	20.60	412
General Commercial	GC	C-2	n/a	7.73	9.09	16.83	0
High Density Residential	HDR	RM	25	3.22	1.82	5.04	101
Medium Density Residential	MDR	R-2	16	1.90	0	1.90	24
Medium-Low Density Residential	MLDR	R-1	12	0.68	0.59	1.27	12
Neighborhood Commercial	NC	C-1	n/a	0.46	0	0.46	0
Neighborhood Preservation	NP	N-P	8	0	0.59	0.59	4
Service Commercial	SC	C-3	n/a	0.51	0	0.51	0
Spring Lake Specific Plan ³	SLSP	R-25	25	13.5	n/a	13.5	338
Spring Lake Specific Plan	SLSP	R-20	20	4.2	n/a	4.2	83
Spring Lake Specific Plan	SLSP	R-15	15	23.3	n/a	23.3	349
Spring Lake Specific Plan	SLSP	R-8	8	81.2	n/a	81.2	577
Spring Lake Specific Plan	SLSP	R-5	5	119.1	n/a	119.1	595
Spring Lake Specific Plan	SLSP	R-4	4	57.3	n/a	57.3	229
Spring Lake Specific Plan	SLSP	R-3	3	66.2	n/a	66.2	199
Total				374.69	31.65	406.34	2,925

Note: Vacant/redevelopable parcels in all residential and commercial land use designations are included in this inventory. SLSP = Spring Lake Specific Plan.

- 1 Numbers for the Residential Holding Capacity have been rounded. The residential yield was calculated at 80% of maximum density except for the Spring Lake Specific Plan Area, which has developed at approximately 100% of the density allowed. The average density for recent multi-family projects in Woodland has been at 103% of the allowable density (Terracina- 156 units = 125% of density [R-20]; Rochdale - 44 units = 107% of density [R-15]; and Sacramento Mutual - 101 units = 80% [R-25]). For certain vacant properties within the Spring Lake Specific Plan, a tentative map has been approved, so the proposed density was used, rather than the density allowed by the Specific Plan. The total capacity for the R-25 zone does not include the additional 39 units that are approved for funding in the Spring Lake Mutual Housing Project, which are all income-restricted for very low-income and low-income households. This table also does not reflect lower-income housing capacity provided by a recent project approval. The City approved the Mercy Housing project not in the Spring Lake Specific Plan Area, approved near the intersection of Beemer and Cottonwood streets, in March of 2016. This approval changed the zoning from R-1 to HDR in order to 35 units will be for very low-income households, 44 units will be for low-income households, and 1 unit will be for an on-site manager.
- 2 Residential units are allowed within the 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.
- 3 This total for the Spring Lake Specific Plan R-25 designation does not include the 5.14 acres that will provide 101 units in the Spring Lake Sacramento Mutual Housing project, the first phase of which has been completed, and which is accounted separately.

Density for Lower-Income Housing

The City of Woodland's highest-density residential zone districts (HDR and R-25) allow a density range of 16 to 25 units per acre and 20 to 25 units per acre, respectively. In cases where a city does not have residential sites zoned at 30 units per acre or more to meet their RHNA allocation for lower income households, State law allows alternative analysis of feasibility for construction of affordable units on sites zoned for less than 30 units per acre. The City recently approved three affordable housing developments at less than 30 units per acre: the Terracina at Spring Lake project (completed in 2007 at 25 units per acre), the Rochdale Grange apartments (completed in 2011 at 16 units per acre) and the Mutual at Spring Lake apartments (construction beginning this year at 20 units per acre). To date, 62 of the 101 units in the Spring Lake Mutual Housing project have been constructed and the final phase qualified for loan and rental assistance through the U.S. Department of Agriculture. Additional details for these projects are provided in Appendix D.

The average density of the Terracina at Spring Lake, Rochdale Grange, and Mutual at Spring Lake projects demonstrates that the City can accommodate housing affordable to lower income households at less than 30 units per acre, with per-unit gap financing of \$9,010 to \$90,909. With the exception of manager units, all units are restricted to low- or very low-income households. Based on this analysis, the City concludes that parcels zoned HDR, R-M, R-20, and R-25 can accommodate housing affordable to lower income households (based on the allowable densities).

A 2012 study of affordable housing projects in San Diego County constructed since 2009 provides additional evidence that constructing affordable housing is feasible at densities less than 30 units per acre. The report found that surface-parked garden-style apartments had the lowest financing gap when compared to lower-density townhomes and higher-density stacked flats. The overall median density of projects in the study was 22.1 units per acre.

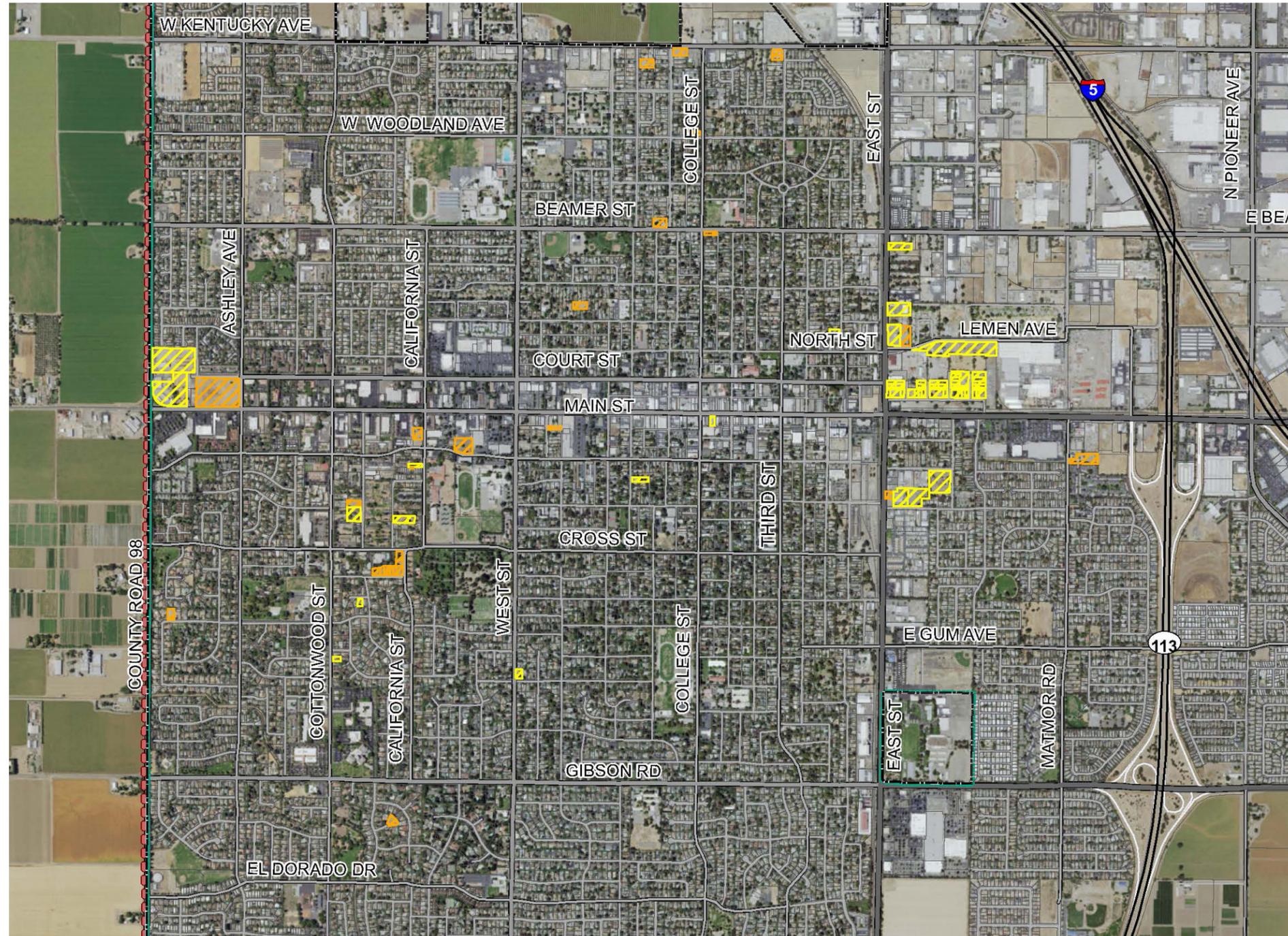
Residential Development Capacity

As noted, although the C-2 and C-3 zones allow residential development with a conditional use or zoning administrator permit, they have been removed from the total estimate of the City's housing development capacity.

The City also reviewed project sizes for projects that included very low- and low-income units, which ranged from 10 units to 663 units. Although, based on the recent history of development proposals, it appears that relatively small projects could be viable in Woodland in infill contexts, certain sites were removed from further consideration to ensure that the inventory is realistic and conservative. The site with CBD zoning of 0.18 acre is not included in the sites inventory when calculating total development capacity for housing. The 41 vacant and underutilized sites with ESD zoning that are less than one acre were also removed from consideration. The 14 sites with R-M zoning of less than one acre in land area were also removed when calculating total development capacity for housing.

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Figure E-1: Vacant and Redevelopable Sites for Housing

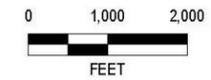
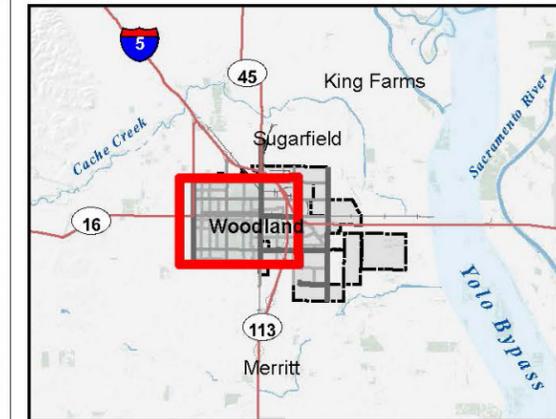


LEGEND

- Infill Sites**
-  Redevelopable
 -  Vacant

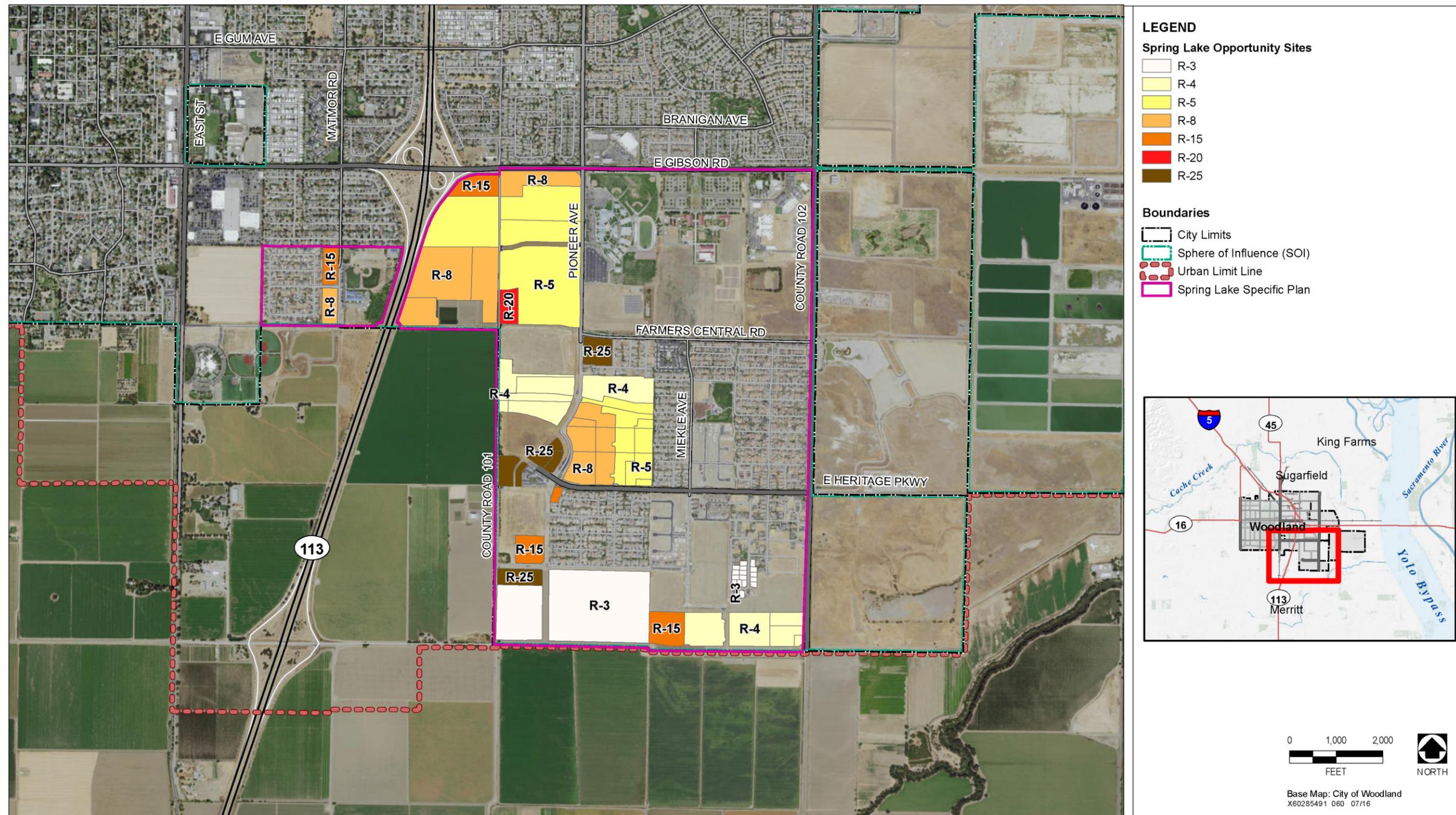
Boundaries

-  City Limits
-  Sphere of Influence (SOI)
-  Urban Limit Line



Base Map: City of Woodland
X60285491 059 07/16

Figure E-2: Vacant and Redevelopable Sites for Housing, Spring Lake Specific Plan Area



Source: City of Woodland 2016

Sites Inventory

Although the City has specifically examined opportunities to encourage infill development and reinvestment as a part of the 2035 General Plan Update, to provide a more conservative estimate for the purposes of the Housing Element, the parcels identified as “redevelopable” have been removed from the final estimate of housing development capacity.

Although theoretically, each of the parcels identified in Table 2-38 could be developed with housing at the highest densities allowed by the City’s zoning, in the case that either some of the parcels are not developed with housing during this planning period or some of the parcels are developed at lower densities, the City wanted to ensure that there were enough sites available to accommodate Woodland’s share of the RHNA. Table 2-38 represents the total housing development capacity and Table E-39 represents a reduced and summarized version of housing development capacity by income category.

The City conducted a comprehensive review of development standards and on-site improvement requirements, and other potential governmental constraints. As noted in the constraints section of this report, the City’s development standards, procedures, and fees do not pose undue constraints on the development of housing in Woodland.

The City assumes that the R-20 and R-25 zones provides lower-income housing opportunities (assuming a 50%-50% split between very low and low income) except where the income level is known, as in the case for the approved Spring Lake Sacramento Mutual project and the Mercy Housing project.³ The R-2 and Spring Lake Specific Plan R-15 zones provide moderate-income housing opportunities; and the R-1, N-P, and Spring Lake Specific Plan R-3, R-4, R-5, and R-8 zones provide above moderate-income housing opportunities. Although the R-M zone would also provide lower-income housing opportunities, the City did not include these sites in the sites inventory, in order to ensure a conservative inventory.

The City approved the Mercy Housing project, which is located near the intersection of Beemer and Cottonwood streets, in March of 2016. This approval changed the zoning from R-1 to HDR in order to 35 units will be for very low-income households, 44 units will be for low-income households, and 1 unit will be for an on-site manager.

Table E-39 takes into account the approved and partly constructed Spring Lake Mutual Housing project and the approved the Mercy Housing project. The table also takes into

³ The 2013 Housing Element identified a total of 21 acres and capacity of 433 units with the R-20 and R-25 designation within the Spring Lake Specific Plan Area, including 5 acres for the Spring Lake Sacramento Mutual Housing project site. The 2013 Housing Element split the total capacity of the R-20 and R-25 sites evenly between very low income and low income ($433/2 = 216.5$ in each category, rounded up to 217). As noted elsewhere, it is now known that the first phase of the Spring Lake Sacramento Mutual Housing project provides a total of 62 units – 45 reserved for very low-income households and 16 for low-income households (with 1 manager’s unit). The second phase will provide another 39 units, with 30 income-restricted for very low-income households, 8 for low-income households, and 1 manager’s unit. The total number of units has not changed for this project as compared to the assumptions in the 2013 Housing Element, but instead of dividing the 101 units up equally between very low-income and low-income units (50.5 in each category), the distribution is now: 75 very low-income units, 24 low-income units, and 2 manager’s units, conservatively assumed to be above moderate income.

account three rezonings in the Spring Lake Specific Plan Area and 452 units under construction in the Solara, Heidrick Ranch, Parkview, Heritage Remainder, Heritage Park, Hutchison Valley, and Spring Lake projects, assumed to be available to above moderate-income households. Table E-39 summarizes residential development capacity in Woodland compared to the City’s assigned housing need.

As shown, the City has demonstrated the capacity to accommodate a total of 3,040 dwelling units within the existing City limits during the planning period in the zoning districts that were included in this assessment. For very low-income households, the City has a shortfall of 73 units. Please see Program 2.A.2, which addresses the City’s redesignation/rezoning commitment. While production of units is the most critical element in the capacity analysis, ensuring that there are adequate sites will help facilitate housing unit production. With a shortfall of 73 very low-income units identified, the City has identified a target for rezoning of 5 acres to accommodate the shortfall. This acreage is based on the assumption that 5 acres, developing at 80% capacity, at 20 units per acre, would provide for approximately 80 units.

The City has a surplus of 1 unit for lower-income households. For moderate-income units, the City’s surplus is 33 units, while for above moderate-income households, the surplus is 1,202 units. Please refer to Tables A-1, A-2, and A-3 in the Appendix for more detail.

Table E-39: Residential Development Capacity

	Very Low	Low	Moderate	Above Moderate	Total
Total RHNA	390	274	349	864	1,877
2013 Housing Element Capacity	217	217	605	2,028	3,066
Sacramento Mutual Housing Project	+25	-26			
Mercy Housing Project	+35	+44			
Spring Lake Central Rezone	+40	+40	-125	-65	
Cal West Rezone (Spring Lake)			-84	+51	
Heritage Remainder Rezone (Spring Lake)			-14	+52	
2016 Housing Element Capacity	317	275	382	2,066	3,040
Surplus (Shortfall)	(73)	1	33	1,202	1,163

Note: The 2013 Housing Element presented rounded numbers that for higher-density sites in the Spring Lake Specific Plan, tending to underestimate slightly the actual capacity. For example, the R-25 site with APN 042-030-034-000 was previously identified as 4 acres in size, but is actually approximately 4.8 acres in size, which at 25 units per acre could accommodate approximately 120 higher-density units, instead of the 100 that were assumed. The R-20 site with the APN 042-580-002-000 had been assumed to be 4 acres, but is actually 4.167 acres and could accommodate approximately 83 units, rather than the 80 that had been assumed. The net change from these more accurate estimates of acreage is another 23.6 units or a net of +11.8 for very low income and +11.8 for low income. Acreages in parcel maps used in development can be slightly different from acreages calculated in GIS using digital outlines of parcels. Ultimately, the City has elected not to add acreage to the capacity based in the updated, more accurate GIS estimates. This provides a more conservative idea of the capacity for housing within the City (tending to underestimate somewhat the capacity).

Source: City of Woodland Community Development, 2013 and June 30, 2016.

In addition, although not counted in Table E-39, the City has had two rehabilitation projects with affordability covenants since adoption of the 2013 Housing Element. Cherry Glen Apartments would have expired in 2014 and was renewed for 55 years to provide 5 extremely low-income units, 20 very low-income units, and 18 low-income units. Crosswood Apartments was also at risk of converting, but recorded a new 55-year covenant in 2015 to provide 5 extremely low-income units, 31 very low-income units, and 11 low-income units.

2035 General Plan

A major focus of the 2035 General Plan is to provide a variety of housing opportunities, including higher-density housing. The General Plan Vision Statement emphasizes, “urban housing” options for the Downtown area, and “a variety of housing types to meet the needs for all generations and income levels.” The City’s vision is to “[e]ncourage and enable a mix of housing types and densities that will provide Woodland residents with access to a full range of housing opportunities, and enable the City to meet its fair share of the region’s housing need. The General Plan’s emphasis on higher-density infill development is reflected in revisions to the Land Use Diagram and allowable densities.

The 2035 General Plan’s new Corridor Mixed Use land use designation has a minimum density of 20 units per acre.⁴ This new designation allows up to 40 units per acre for residential development and a floor area ratio (FAR) of up to 3 for mixed-use projects (such as those that include both housing and another use). Assuming one-third of the square footage is non-residential use, an average unit size of 900 square feet, and that 30 percent of the residential square footage devoted to hallways, stairwells, and other non-occupied spaces, this FAR could provide an allowable density of up to 67 units per acre. For the Corridor Mixed Use designation, approximately 73 acres are currently zoned C-2, 40 acres are zoned ESD, 13 acres are zoned “I” (Industrial), 5 acres are zoned R-1, and 4 acres are zoned R-M. Compared to existing zoning, the zoning update that will follow the 2035 General Plan adoption could increase allowable densities for approximately 154 acres within existing City limits in areas with access to existing infrastructure. Using conservative assumptions on density and the portion of each site that could accommodate housing, the City estimates that these two new land use designations alone would add capacity for another 2,257 units on vacant and underutilized parcels.

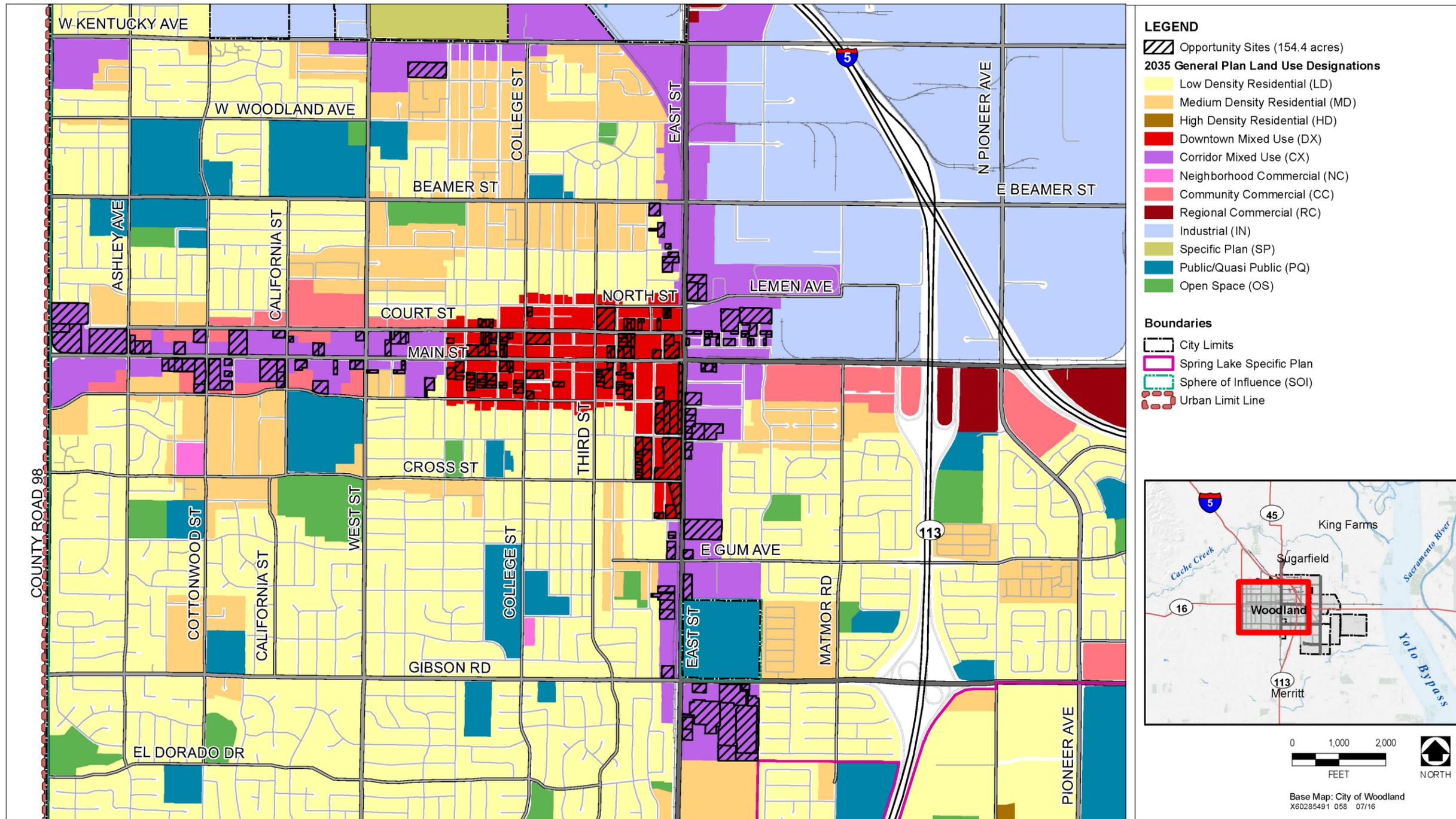
The 2035 General Plan’s new Downtown Mixed Use land use designation does not have any ceiling on residential density at all. Areas in the Downtown Mixed Use land use designation are currently zoned CBD, which, as noted earlier, has a density limit of 12 units per acre. The zoning update that will follow the 2035 General Plan adoption would substantially increase allowable residential density for the approximately 50 acres of land area that is included in the Downtown Mixed Use land use designation.

Finally, the 2002 General Plan HDR land use designation allowed residential development at a gross density of between 16 and 25 units per acre and the 2035 General Plan proposes

⁴ According to the General Plan, lower densities may be allowed in areas abutting existing low-density residential development.

densities for the same designation of between 20 and 40 units per acre. Please see Figure E-3 for an illustration of vacant and underutilized sites that will accommodate higher-density housing under the 2035 General Plan and Table A.2 in the Appendix for a summary of these sites.

Figure E-3: Vacant and Underutilized Higher-Density Housing Sites, 2035 General Plan



Source: City of Woodland 2016

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Land Available for Other Types of Housing and Shelter

State law (Government Code Section 65583(c)(a)) requires that local land use regulations accommodate a range of housing types, as well as facilities for people in need of emergency shelter and transitional housing. The following is a brief analysis of the availability of land for other types of housing.

Manufactured Housing

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

In November 2001, Woodland voters approved a mobile home rent control ordinance (Measure T). Under the ordinance current rents were rolled back to 1996 levels and then increased by adding 3 percent per year, or 75 percent of the annual increase in the Consumer Price Index (CPI), whichever is lower. The measure restricts annual rent increases to the CPI or a cap of 3 percent.

Transitional Housing

The City amended its zoning code in March 2013 to treat transitional housing as a residential use, subject to the same requirements as a similar residential development.

The City's transitional housing facilities are listed below. Woodland also provides funding or has provided funds for several programs (listed in the "Programs Section") that help the homeless as well as low-income families.

Summer House – (CDBG) The City allocated \$11,000 in CDBG funds during Fiscal 2010-2011. The funding was used to construct an ADA accessible entrance. Summer House serves adults with traumatic brain injuries.

Safe Harbor House – (CDBG) A total of \$180,000 in CDBG funds were allocated for Safe Harbor House from 2001 to 2003. The project added 15 new low-income "supportive housing" apartments for adults with mental illness. Additional CDBG funds, in the amount of \$38,683, were allocated to help complete the project during 2006 to 2007.

Cache Creek Lodge Women's Residential Treatment and Housing Facility – (CDBG) During 2004 to 2005, the City committed \$90,000 in CDBG funds for Phase I of the Cache Creek Lodge Women's Residential Treatment and Housing Facility. Phase I included the demolition of three structures and construction of a 6,000 square foot building to house services for women, and a 5-plex to house those undergoing drug/alcohol treatment at the facility.

New Dimension Supportive Housing – (CDBG current planning period) The City provided funds for the operations of the New Dimension Supportive Housing project.

Family Transitional Housing – This facility provides transitional housing for families.

Emergency Shelters

The City amended the East Street Corridor Specific Plan in March 2013 to add emergency shelters as permitted uses in Areas C and E. In these two zones alone (Areas E and C), there are six vacant parcels and 10 vacant and substantially underutilized parcels (where at least 80% of the site or two acres is undeveloped). There is more than seven acres of vacant land available in these Specific Plan zones (7.017 acres) and almost 13 acres of substantially underutilized land (12.88 acres). In addition, the City amended its zoning code to include emergency shelters as a conditional use in the Multiple Family Residential (R-M) Zone.

The City's emergency shelters are listed below. Woodland also provides funding or has provided funds for several programs (listed in the "Programs Section") that help the homeless as well as low-income families.

Friends of the Mission – (CDBG) During 2003 to 2005, a total of \$89,450 in CDBG funds were allocated to Friends of the Mission for the construction of a year-round homeless shelter (Yolo Wayfarer Center) in Woodland. The City provided an additional \$90,000 in CDBG funds for the program in Fiscal Year 2005-2006. The homeless shelter project also received \$65,992 in CDBG funds in Fiscal Year 2006-2007. Construction of the shelter was completed in Fall 2006. The shelter features a 5,000 plus square foot facility with a cold weather shelter area/dining room for over 100 homeless individuals.

Yolo Wayfarer Center Homeless Shelter (cold weather shelter services): (CDBG) The facility is licensed for 73 beds, but is funded for only 50 beds. The City has provided CDBG funds for the operation of the shelter on multiple occasions during the period of Fiscal Years 2008-2009 through 2012-2013. The City has also received Continuum of Care (CoC) transitional housing grant funds from HUD to support the Wayfarer Center. The City received a \$165,920 grant award for 2012.

Wallace and Vannucci Domestic Violence Shelter (Sexual Assault and Domestic Violence Center) – (CDBG) This shelter opened in 1999, to provide domestic violence shelter services for women and children. Emergency shelter includes 98 days of comprehensive programs for battered women and their children. The facility currently has 25 beds. The City has provided CDBG funds for the operation of the shelter on two occasions during the period of Fiscal Years 2008 – 2009 through 2012-2013.

Shelter Home – The facility contains 10 beds and provides emergency housing for young male victims of abuse and abandonment. .

Programs

The City supports and funds an array of special services for the homeless. The City has partnered with the other cities in Yolo County and the County since July 1996 to support the countywide Homeless Services Coordinator and Cold Weather Shelter Program. The project contracts for a coordinator to seek State, Federal, and private grants for countywide homeless services and provides funding assistance for the Yolo Wayfarer Center's cold weather shelter for the homeless. City programs for homeless services include the following:

1. Yolo Wayfarer Center: The City sponsored the Day Services Program at the Friends of the Mission Yolo Wayfarer Center to serve the homeless population of Woodland.
2. Crossroads House and the Shelter Home: This program is operated by Woodland Youth Services and provides shelter services to children who are temporarily homeless after being abandoned, neglected, or abused. The Crossroad House provides services for females and can house up to 6 individuals. Shelter Home provides services for males and can house up to 10 individuals.
3. Short Term Emergency Aid Committee (STEAC): This organization provides a Rental Assistance Program, an Emergency Shelter Program, and an Eviction Prevention Program. STEAC offers several other services including Free Food and Clothing Programs.
4. Countywide Homeless Coordinator: The City provides funds to support the activities of the Homeless Coordinator.

Second Units

The City permits second units in all of the General Plan residential land use designations and in the following zoning districts:

- Single Family Residential Zone (R-1)
- Duplex Residential Zone (R-2)
- Neighborhood Preservation Zone (N-P)
- Multiple Family Residential Zone (R-M)

Second attached residential units are also allowed in the A and C Zones of the East Street Specific Plan at a maximum of 10% of the existing living area.

Sites Suitable for Redevelopment for Residential Use

As described previously, the analysis of developable land includes both vacant land and land that is classified as "underdeveloped" and is available for redevelopment for residential uses.

Adequacy of Public Facilities and Infrastructure

Roads

The General Plan states that all new development projects are required to construct or fund improvements necessary to mitigate any traffic impacts resulting from the project. In addition, the 1998 City of Woodland Street Master Plan Update identifies roadway

improvements required through 2020 to accommodate growth as proposed under the General Plan. The City has adequate existing and planned roadway capacity to accommodate the new units included in its RHNA.

The City is in the process of updating its 1998 Master Plan with its update of the General Plan. The Master Plan uses revised traffic counts to update the traffic model, which projects future traffic patterns based on buildout land use estimates and resulting level of service (LOS), and develops a future project list and evaluates policy considerations and project priority.

Water

The City of Woodland is the only provider of water for domestic, commercial, and industrial use within the city limits with groundwater as the City's sole source of water supply. There are a total of 19 groundwater wells located throughout the City, and an elevated water tank is located at Beamer and Walnut Streets. According to the Woodland Public Works Department, the City pumped approximately 4.535 billion gallons of groundwater (or 13,921 acre-feet) in 2010. In 2000, the City pumped approximately 5.376 billion gallons of groundwater (or 16,500 acre-feet). As new development has occurred new wells have been drilled to provide capacity for growth. However, as existing wells have failed, replacement wells have not been provided.

While the City's groundwater currently meets State requirements, its decreasing water quality will soon require major improvements to several wells, the drilling of new wells, use of storage tanks with booster pumps, and/or nitrate treatment to stay in compliance. Similar actions are also caused by the aging of wells. The Davis/Woodland Water Supply project will provide treated surface water from the Sacramento River to the Woodland and Davis communities and UC Davis. In November 2007, the City Council adopted and certified the EIR for the Water Supply Project (after the Davis City Council adopted and certified the EIR in October 2007). In 2009, the City entered into a Joint Powers Authority named the Woodland-Davis Clean Water Agency; with the City of Davis as a partner and UC Davis as a participating agency. The new JPA will finalize planning, and design, construct, own and operate the new water supply.

Phase 3 Water Meter Project is scheduled to begin in April 2013. Phase 3 will install approximately 300 ¾-inch to 2-inch meters and several 3-inch and 8-inch meters. This is the final phase of the water meter installation project and will mostly include a number of condominium communities and several meter installations that were missed during Phases 1 & 2 of the project. This will complete the City's water meter installation project and bring the City into compliance with the State's water usage requirements, Water development fees, including fees for the surface water project were updated in 2011. Woodland has adequate existing and future water supply and water conveyance infrastructure to meet the needs of the additional housing units identified in the RHNA.

Sewer

The City of Woodland maintains the collection system facilities that distribute wastewater to the City's wastewater treatment plant (WWTP), which is located in the southeastern portion

of Woodland. The wastewater collection system consists of pipelines ranging from 6 to 48 inches in diameter. There are three main collection systems controlled by gravity flow to the Woodland WWTP: the Kentucky Trunk System, Beamer Trunk System, and Gibson Trunk System. The Beamer Trunk sewer system has adequate capacity until the City reaches buildout in 2020. According to the Wastewater Collection System Master Plan Report, while the Kentucky and Gibson Trunk Systems had adequate capacity as of 2000, these systems may reach capacity in the future because of new development occurring on the City edges.

The City completed the WWTP Stage 2 Expansion, Tertiary Treatment Improvements, and Flood Protection Projects in 2008 at a construction cost of more than \$27 million. The expansion project increased the average dry weather flow capacity of the WWTP from 7.8 million gallons per day (mgd) to 10.4 mgd, the tertiary treatment improvements included the installation of a ultraviolet disinfection system and new cloth-disc filters, and the flood protection work resulted in the construction of levees around the WWTP Mechanical Plant site and Overflow Pond to provide flood protection from a 100-year Cache Creek flood event as well as the improvement of levees around the remaining ponds to protect against a localized 100-year flood event. Development impact fees funded all of the work associated with the WWTP expansion in order to address new growth. Woodland has adequate existing and approved wastewater conveyance and treatment infrastructure to meet the needs of the additional housing units identified in the RHNA.

The City is currently lining and replacing existing sewer lines, which will delay the need for increased capacity in the downtown area. The City plans to relieve current capacity constraints in the Beamer Trunk Line, which serves the downtown area, with a line to the Kentucky Trunk Line, which runs underneath Kentucky Avenue and has additional capacity.

Infrastructure Financing

Existing master plans are being updated or completed to cover major capital facilities. The City's Capital Improvement Program (CIP), which schedules projects through 2020, is based on existing development impact fees. The development impact fee is updated periodically to ensure that sufficient funds are generated to finance new development's share of the CIP.

Environmental Constraints

The City of Woodland is in an area of California with relatively low hazards from seismic activity, slope, and wildfire; these potential environmental constraints do not affect housing development in Woodland. Although some areas within the City are subject to flood hazards, the City has excluded lands in flood hazard areas from its residential land inventory. Finally, the City has not identified individual environmental issues for any of the parcels on the land inventory based on their past use and related potential for residual soil or groundwater contamination.

INVENTORY OF LOCAL, STATE, AND FEDERAL HOUSING AND FINANCING PROGRAMS

Current Programs

The City of Woodland utilizes local, State, and federal funds to implement its housing strategy. Because of the high cost of new construction, more than one source of public funds is required to construct an affordable housing development. The City does not act as a developer in the production of affordable units, but relies upon the private sector to develop new units with the assistance of various funding sources.

As an entitlement community under the Community Development Block Grant (CDBG), the City of Woodland receives an annual grant from HUD to use to meet the objectives of the CDBG program. Between 2009 and 2012, the City received approximately \$2.15 million in CDBG funds.⁵ These funds are used to fund a variety of housing and community development related activities. The City does not have entitlement status under the HOME, ESG, and HOPWA programs. However, in the past the City has applied for and received HOME grants from the State. These funds have been used to fund the construction of affordable multi-family housing projects as well as to assist first-time homebuyers purchase single-family homes.

The Woodland Redevelopment Agency and Successor Agency were historically an important source of funds for the City's housing programs. In the absence of Redevelopment funding, the City will have to consider a more limited scope of housing programs that can be achieved with available funds. The City currently funds or has funded a number of housing programs that are summarized below:

- HOME, First Time Homebuyer Program – In 2011, the City received a grant of \$800,000 and to date has closed four loans for low-income households.
- HOME, First Time Homebuyer Program – In 2007, the City received a grant of \$800,000 and closed 26 loans for low-income households.
- HOME, Multi-Family Construction – In 2005, the City received a HOME grant in the amount of \$4,000,000 and used the grant and \$189,000 in HOME Program Income funds for the Terracina Spring Lake Family Apartments project. The project resulted in the construction of a 156-unit multi-family development with 85 units for very low- and 71 units for low-income households. The City received a \$4,000,000 HOME grant in 2007 for the 44-unit Rochdale Grange multi-family development. The project includes 43 units for very low-income households. Terracina and Rochdale are located in the Spring Lake Specific Plan area.
- CalHome, First Time Homebuyer Program – In 2007, the City received \$600,000 in first time homebuyer funds. The City closed 21 loans for low-income households with the CalHome funds.

⁵ http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/about/budget

- CDBG Housing Rehabilitation Program – The City offers assistance to low-income households to rehabilitate existing single-family units. This program, which is funded by CDBG funds, is designed to correct health and safety hazards in deteriorated owner-occupied units. The maximum loan amount for the program is \$75,000 per housing unit. Over the past decade the City has approved and conducted over 85 housing rehabilitation loan projects for qualified households. The source of funding for the housing rehabilitation loans comes from program income generated through the repayment of these loans as well as through direct funding from the CDBG program. In 2009-2010, the City dedicated \$88,988 to three housing rehabilitation loans.
- Fair Housing Services – CDBG funds are used to contract with Legal Services of Northern California to provide fair housing services, including counseling related to tenant/landlord rights and responsibilities, fair housing complaint process, investigation and referral, and fair housing workshops. While the fair housing services are available to residents of all income categories, the majority of Legal Services' fair housing clients are from low-income households.
- Homeless Prevention Program – The Short Term Emergency Aid Committee received CDBG funds from the City of Woodland in Fiscal Year 2008-2009 for rental payment assistance to low-income households.
- Emergency Shelters – The City provided CDBG funds this planning period for operations of the Yolo Wayfarer Center and Sexual Assault and Domestic Violence Center.
- BEGIN Program – In January 2008, the City identified 18 units in the Spring Lake Specific Plan area that met the BEGIN Criteria and received \$540,000 for homebuyer activities. To date, the City has committed funding for thirteen loans in the amount of \$390,000 for low and moderate-income households.
- Spring Lake Specific Plan Inclusionary Units Production (Single-Family) – To date, 62 units have been closed with deeds of trust totaling \$4,408,917 (silent seconds) for low- income households in Spring Lake and the Stonehaven and Starlyn Park Subdivisions which are located in the Southeast Area Special Plan as a result of the City's Inclusionary Housing Program.
- Mutual Housing at Spring Lake Project – The City in 2013 approved a \$910,000 loan through the Spring Lake Affordable Housing Fund for the 101-unit multi-family project that will include 100 units for lower-income households. Previously, in 2011, the City approved a \$350,000 pre-development loan for the project and to date nearly all the loan funds have been disbursed. To date, 62 of the 101 units have been constructed and the final phase qualified for loan and rental assistance through the U.S. Department of Agriculture.

Woodland residents may benefit from affordable housing programs administered by YCH, which are funded by the United States Department of Housing and Urban Development (HUD). The Housing Choice Voucher Program (formerly known as Section 8) provides rental assistance through private landlords. As of March 1, 2013, 500 households in

Woodland were receiving rental assistance from this program. As of April 24, 2013, there were 4,429 households on the waiting list throughout Yolo County for these units which range in size from one to six bedrooms.

YCH owns and operates three affordable housing developments in Woodland: Yolano Village (60 units), Donnelly Circle (72 units), Cottonwood Meadows (47 units), and Crosswood Apartments (48 units). Yolano Village, Donnelly Circle, and Crosswood provide family housing while Cottonwood is for senior citizens. YCH also owns and operates 4 transitional housing units.

YCH has used \$727,977 in CDBG and other funds for rehabilitation at Yolano Village, Donnelly Circle, and Cottonwood, including window and HVAC improvements, new playgrounds, and ADA site improvements at Yolano Village and Donnelly Circle in 2009 and 2010; and ADA bridge, sidewalk, and driveway repairs at Cottonwood in 2013.

Assisted/Affordable Housing Projects

In June 2004, the City adopted an amendment to its citywide inclusionary housing ordinance (Chapter 6A. Affordable Housing). This amendment requires any new housing project, for-sale or rental, produced anywhere in the City to provide affordable units, thereby implementing a “scattered sites” (affordable units shall be located (scattered) throughout the plan area to the greatest feasible extent) policy citywide. In the Spring Lake Specific Plan area, a Scattered Site Program also requires the development of each market rate unit to pay an “offsite” fee of \$1,100 per market rate unit. This fee will be used to assist with an additional 74 units of affordable housing.

Subsidized housing projects in Woodland, except those operated by YCH, are summarized in Table E-34.

Other Funding Programs

There are several local, State, and federal funding programs that can be used to assist first-time homebuyers, build affordable housing, and help special needs groups. Because of the high cost of new construction, more than one source of funds is usually required to construct an affordable housing development. Funds provided may be low-interest loans, or in some instances, grants are provided that do not require repayment.

In most cases other entities, including for-profit and non-profit developers, apply for funds or other program benefits. For example, developers apply directly to HUD for Section 202 and Section 811 loans or to the California Tax Credit Allocation Committee (TCAC) for low-income housing tax credits. The City of Woodland does not act as a developer in the production of affordable units, but relies on the private sector to develop new units with the assistance of these various funding sources, such as the Rochdale Grange affordable housing project, which received low income housing tax credits and a \$4,000,000 HOME loan from the City.

The City can help sponsor grant and loan applications, provide matching funds, or furnish land at below-market cost. However, there are also programs, such as CalHFA’s HELP

program, to which the City applies directly. Finally, there are a few programs, such as the Mortgage Credit Certificate (MCC) Program or the Lease Purchase Program which is available directly to households. City funding may help satisfy a local match requirement for a funding program. Or, in other instances such as the awarding of low income housing tax credits through TCAC, the City's assistance may be counted as local leverage and enhance the competitive advantage of a funding application.

ENERGY CONSERVATION OPPORTUNITIES

State housing element law requires an analysis of the opportunities for energy conservation in residential development. Energy efficiency has direct application to affordable housing because the more money spent on energy, the less available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases and many times must choose between basic needs such as shelter, food, and energy.

Pacific Gas and Electric (PG&E) provides gas and electricity services for the City of Woodland. PG&E assists low-income, disabled, and senior citizen customers through several programs and community outreach projects that include the following:

- CARE (California Alternate Rates for Energy) – The CARE program provides a 20 percent discount on monthly bills for qualified low- or fixed-income households and housing facilities. Qualifications are based on the number of people living in the home and total annual household income.
- FERA (Family Electric Rate Assistance) – Family Electric Rate Assistance is PG&E's rate reduction program for large households of three or more people with low- to middle-income.
- Energy Partners Program – The Energy Partners Program provides qualified low-income customers free weatherization measures and energy-efficient appliances to reduce gas and electricity usage.
- Medical Baseline Allowance – Residential customers can get additional quantities of energy at the lowest (baseline) price. To qualify for Medical Baseline, a California-licensed physician must certify that a full-time resident in the home has a serious medical condition such as being dependent on life-support equipment while at home.
- Low-Income Home Energy Assistance Program (LIHEAP) – The program is funded by the federal government and the State Department of Community Services & Development (CSD) administers LIHEAP. The federal Department of Health and Human Services distributes funds to states annually to assist with energy bills and offset heating and/or cooling energy costs for eligible low-income households. California's annual share is approximately \$89 million which CSD distributes to contracted community energy service providers.
- Relief for Energy Assistance through Community Help (REACH) – This is a one-time energy-assistance program sponsored by PG&E and administered through the Salvation Army from 170 offices in Northern and Central California. Those who have experienced an uncontrollable or unforeseen hardship may receive an energy grant of

up to \$300. Generally, recipients can receive REACH assistance only once within a 12-month period, but exceptions can be made for seniors, the physically challenged, and the terminally ill.

All new buildings in California must meet the standards contained in Title 24, Part 6 of the California Code of Regulations (Energy Efficiency Standards for Residential and Nonresidential Buildings). These regulations were established in 1978 and most recently updated in 2010, including CalGreen standards to increase energy efficiency and water conservation. The City adopted the 2010 California Building Standards Code and the 2010 California Green Building Code. Energy efficiency requirements are enforced by local governments through the building plan check and inspection process. All new construction must comply with the standards in effect on the date a building permit application is submitted.

Solar Access

The California Subdivision Map Act (Government Code Sections 66473-66498) allows local governments to provide for solar access as follows:

66475.3. For divisions of land for which a tentative map is required pursuant to Section 66426, the legislative body of a city or county may by ordinance require, as a condition of the approval of a tentative map, the dedication of easements for the purpose of assuring that each parcel or unit in the subdivision for which approval is sought shall have the right to receive sunlight across adjacent parcels or units in the subdivision for which approval is sought for any solar energy system, provided that such ordinance contains all of the following:

- (1) Specifies the standards for determining the exact dimensions and locations of such easements.
- (2) Specifies any restrictions on vegetation, buildings and other objects, which would obstruct the passage of sunlight through the easement.
- (3) Specifies the terms or conditions, if any, under which an easement may be revised or terminated.
- (4) Specifies that in establishing such easements consideration shall be given to feasibility, contour, configuration of the parcel to be divided, and cost, and that such easements shall not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or a structure under applicable planning and zoning in force at the time such tentative map is filed.
- (5) Specifies that the ordinance is not applicable to condominium projects, which consist of the subdivision of airspace in an existing building where no new structures are added.

As previously mentioned, the City adopted the 2010 California Green Building Code. Fees for Solar projects have been reduced and plan review times have been shortened.

The Rochdale Grange project was completed in 2011 and includes solar panels on the Community Center to help supply energy to the complex. New homes built by Standard Pacific in Spring Lake are required to have a minimum of 5 percent of their homes utilizing solar panels. The Pulte development in the Southeast Area offers solar on all of its 79 homes.

Planning and Land Use Energy Conservation

The City's Community Design Standards address site planning for new residential development and modifications to existing buildings, as well as provide standards for landscaping and screening techniques to enhance the streetscapes. The intent of the Design Standards is to create better neighborhoods, reduce emphasis on the automobile and encourage alternative modes of transportation. The Spring Lake Specific Plan (SLSP) area development design guidelines are patterned around the Neo-Traditional neighborhood. The SLSP also allows for residential compact development, requires that the maximum number of residential dwelling units to be oriented in a north or south direction (within 30 degrees), and provides for the installation of roof-mounted photovoltaic energy or alternative energy systems for a portion of the residential units. The landscaping requirements stipulate the use of drought tolerant plant species and the planting of a shade tree canopy for all streets within the SLSP.

Opportunities for Energy Conservation

The City is currently preparing a Climate Action Plan (CAP), which will include a more comprehensive program for residential energy efficiency. The following list details the draft strategies and actions from the CAP:

- Reduce per capita energy consumption and overall energy demand
 - Require that natural factors, such as cross ventilation, solar access, wind protection, and shade, be considered in site and building design for new construction.
 - Promote participation in Energy Upgrade California, Yolo Energy Watch, and other state, federal, and PG&E incentive programs for improving home energy efficiency, including lighting, appliance, insulation, roof, and other energy efficiency upgrades.
 - With other local jurisdictions, establish and/or promote a local turn-key PACE program, group purchasing discount programs such as Energy Benefits Yolo, and other available financing programs that can be used by homeowners for affordable residential energy efficiency retrofits.
 - Promote energy efficiency upgrades for historical structures that are consistent with maintaining historical integrity.
 - Conduct and support educational outreach on the energy-saving benefits of new lighting technologies such as CFLs, LEDs, and solar tubes, and support the establishment of improved industry standards for lighting technologies.
 - Provide targeted outreach and continue City rebates for the planting of shade trees that help reduce energy demand, and provide information to support proper tree maintenance.

- Provide new homeowners with information on energy and water efficiency tips and assistance programs.
- Increase renewable energy generation and procurement
 - Increase the percentage of homes in new development that are solar ready and/or that have solar water heaters.
 - Encourage builders to install EV charging stations in new developments.
 - Promote participation in state, federal, and PG&E financing, incentive, and rebate programs for solar installations.
 - With other local jurisdictions, establish and/or promote a local turn-key PACE program, group purchasing discount programs such as Energy Benefits Yolo, and other available financing programs that can be used by homeowners for affordable solar PV installations.
 - Support the establishment of community solar opportunities to expand access to solar power for renters, those with shaded roofs, and those who choose not to install a residential system on their home for financial or other reasons.
- Reduce per capita water demand
 - Continue to promote water conservation through targeted leak-detection assistance, landscape water reduction guidance, rebates and incentives, workshops, and additional education and outreach programs.
 - Provide new homeowners with information on energy and water efficiency tips and assistance programs.
 - Continue to provide information on water use patterns and comparative water use in utility bills to help water users understand consumption patterns and adjust water use.
- Reduce the number of vehicle miles travelled within and outside of Woodland
 - Encourage pedestrian and bicycle-oriented design in the allocation of space, building size and placement, site enhancement, open space design, connection to pedestrian/bikeways and site amenities such as plazas, courtyards, and breezeways.
 - Design new neighborhoods so that daily shopping errands can generally be completed within easy walking and biking distances.
 - Encourage telecommuting and live/work arrangements to reduce commuting through policies and regulations that allow home occupations, home offices, and live/work uses, provided they are compatible with surrounding neighborhood uses and do not cause significant negative impacts.
- Promote infill development, adaptive reuse, and densification where possible
- Promote a mix of uses in new development and redevelopment projects
 - Promote mixed use of commercial areas – including upstairs spaces in the downtown area (e.g., uses including retail, entertainment, services, and residential).

- Encourage the redevelopment of vacant or underutilized lots with buildings including second stories for retail, residential, or office uses.

In addition, the City will consider additional actions, some of which would be included in the CAP:

- Apply for or support applications for affordable housing funds from agencies that reward and incentivize good planning. Examples include the HCD’s Multifamily Housing Program (MHP) and California Tax Credit Allocation Committee resources which provide competitive advantage for affordable infill housing and affordable housing built close to jobs, transportation, and amenities.
- Promote Location Efficient Mortgage (LEM) and Energy Efficient Mortgage (EEM) programs. These programs provide homeowners with affordable mortgage assistance if they purchase a home in specified location efficient areas or by meeting certain energy conservation standards.
- Promote broad public outreach, including educational programs and the marketing of energy-saving incentives.
- Target local funds, including CDBG, to assist affordable housing developers incorporate energy efficient designs and features.

A CAP, or similar strategy, can serve as a mitigation strategy under CEQA for GHG/climate change impacts associated with a proposed project. A suite of greenhouse gas reduction strategies, including strategies for energy efficiency, and a framework for implementation will be finalized in the adopted CAP.

E.4 Potential Housing Constraints

POTENTIAL GOVERNMENTAL CONSTRAINTS

Land Use Controls – General Plan Land Use Designations and Zoning

Permitted Uses and Development Standards

By definition, local land use controls constrain housing development by restricting housing to certain sections of the City and by limiting the number of housing units that can be built on a given parcel of land. The City of Woodland General Plan establishes land use designations for all land within the City’s boundaries. These designations specify the type of development that the City will permit. The General Plan includes seven designations that permit a range of residential development types (see Table E-40), from Rural Residential development (density of 2 units per acre) up to High Density Residential (density of 16 to 25 units per acre).

Table E-42 lists which housing types Woodland’s zoning districts allow. The Planning Commission considers uses that require a Conditional Use Permit (CUP).

Special Needs Housing

City Municipal Code Section 25-3-10 defines a “Residential Care Home” as a state authorized, certified or licensed family care home, foster home, or group home serving six or fewer

mentally disordered or otherwise handicapped persons or dependent and neglected children on a twenty-four-hour basis. The City currently allows “Residential Care Homes” in the R-1, R-2, N-P, and R-M zones as a permitted use without further discretionary entitlements.

Currently, “Residential Care Homes” with more than six mentally disordered or otherwise handicapped persons or dependent and neglected children are allowed in the R-1, R-2, N-P, R-M, and ESD zones with a conditional use permit (CUP). To remove this constraint, the City will need to amend the zoning ordinance to permit a “Residential Care Home” that allows more than six guests in its R-M zone.

Table E-40: City General Plan Residential Land Use Designations

<i>General Plan Designation</i>	<i>Description</i>
Rural Residential (RR)	Single family detached homes and second units at a maximum density of 2 units per acre.
Very Low Density Residential (VLDR)	Single family detached homes and second units with a density range of 1 to 4 units per acre.
Low Density Residential (LDR)	Single family detached and attached homes and second units with a density range of 3 to 8 units per acre.
Neighborhood Preservation (NP)	Single family detached and attached homes, duplexes, triplexes and fourplexes, existing multi-family units (as of 1979), with a density range of 3 to 8 units per acre.
Medium-Low Density Residential (MLDR)	Single family detached and attached homes and second units with a density range of 5 to 12 units per acre.
Medium Density Residential (MDR)	Single family detached and attached homes, duplexes, triplexes and fourplexes, multi-family units, group quarters, and mobile home parks with a density range of 8 to 15 units per acre.
High Density Residential (HDR)	Triplexes, fourplexes, multi-family units, and group quarters with a density range of 16 to 25 units per acre.
Planned Neighborhood (PN)	Single family detached and attached homes, multi-family units, and second units at a maximum density of 7 units per acre.

Source: City of Woodland General Plan.

Table E-41: City Zoning Designations

	Zoning Designation outlined within section 25.4.10 Table 1													Specific Plans		
	A-1	O-S	R-1	R-2	N-P	R-M	C-1	CBD	C-2	ESD	C-3	C-H	I	Down-town	Spring lake	East Street Corridor
Requires a Use Permit for Residential	No	N/A*	No	No	No	No	N/A*	Yes(m)	Yes(l)	Yes(n)	Yes(1)	N/A*	N/A	****	No	****
Minimum Lot Width																
Corner Lot	-	-	60'	60'	60'	60'	-	-	-	-	-	-	-	-	-	-
Interior Lot	125	-	50'	50'	50'	-	-	-	-	-	-	-	-	-	-	-
Min. Lot Area/Unit Corner/interior	2 1/2 acres	-	6000 5,000	6000 5,000	6000 5,000	6,000/ 1,500 per unit	-	-	-	***	-	-	-	-	-	-

* Residential use not permitted.

*** Requirement depends on zone within the specific plan

**** Permitted within certain zones within the specific plan; see Specific Plan

Note: The following special conditions apply to those land uses indicated by corresponding letter in Table

- (a) Existing uses in N-P zone on December 6, 1979. These uses may be replaced with new structures containing the same number of, but no additional, dwelling units, rooms or beds than existed on December 6, 1979. Nursing and convalescent homes may be expanded or enlarged by conditional use permit;
- (b) Conditional use permit required if for more than six guests or persons;
- (c) Permitted on corner lots only. Each entrance must front on a separate street;
- (d) Conditional use permit required;
- (e) Accessory use, incidental to principal use;
- (f) See Section 25-7-50;
- (g) Conditional use permit subject to Section 25-21-30;
- (h) Subject to Section 25-21-50;
- (i) Residence must be located in the building of the use. If use is open storage that has no buildings, a mobile home is permitted;
- (j) Office must be converted to residences when sales activity ceases;

	<i>Zoning Designation outlined within section 25.4.10 Table 1</i>													<i>Specific Plans</i>		
	<i>A-1</i>	<i>O-S</i>	<i>R-1</i>	<i>R-2</i>	<i>N-P</i>	<i>R-M</i>	<i>C-1</i>	<i>CBD</i>	<i>C-2</i>	<i>ESD</i>	<i>C-3</i>	<i>C-H</i>	<i>I</i>	<i>Down-town</i>	<i>Spring lake</i>	<i>East Street Corridor</i>

- (k) Conditional use permit required. Only allowed in neighborhood preservation/transitional overlay zone (NP/T);
- (l) Zoning administrator permit required;
- (m) Refer to downtown specific plan and the land use area matrix contained in Article 14.5;
- (n) Conditional use permit required and subject to the following restrictions:
 - (1) Such use must be located more than one thousand feet from any other such use.
- (o) Refer to East Street corridor specific plan and the land use area matrix contained in Article 15.5;
- (p) Permitted use if in compliance with zoning requirements and community design standards, site plan and design review by the planning commission is required. (Ord. No. 1024, § 2; Ord. No. 1050, § 1; Ord. No. 1147, § 10; Ord. 1157, § 1 (part); Ord. No. 1180, § 2; Ord. No. 1238, § 1 (part); Ord. No. 1254, § 4; Ord. No. 1314, § 4; Ord. No. 1372, § 2; Ord. No. 1394, § 3 (part).)

Table E-42: Housing Types Permitted by Zoning District

Residential Use	Zone								
	A-1	R-1(1)	R-2(2)	N-P	R-M(3)	CBD	C-2	ESD	C-3
Conditional Use = C									
Permitted Use =X									
Single-Family/Duplex (4)	X	X	X	X	X	(5)	(6)	(7)	(8)
3 + DU	-	-	-	(9)	X	(10)	C	(11)	C
Residential Care <6P	-	X	X	X	X	-	-	(12)	-
Residential Care >6P		C	C	C	C	-	-	(13)	-
Emergency Shelter	-	-	-	-	-	C	-	(14)	-
Manufactured Homes/Mobile-Homes on Permanent Foundations	X	X	X	X	X	X	-	(15)	-
Mobile Home Parks	X	X	X	X	X			(16)	
Transitional Housing	(17)	(17)	(17)	(17)	(17)	(17)	(17)	(17)	(17)
Farm Worker Housing (18)	-	-	-	-	-	-	-	-	-
Supportive Housing	(17)	(17)	(17)	(17)	(17)	(17)	(17)	(17)	(17)
2nd Unit	X	X	X	X	X	-		X	-

Notes:

- (1) This Zone District is consistent with Land Use Categories R-4, R-5, and R-8 in the Spring Lake Specific Plan.
- (2) This Zone District is consistent with Land Use Categories R-5, R-8, R-15, R-20, and R-25 in the Spring Lake Specific Plan.
- (3) This Zone District is consistent with Land Use Categories R-15, R-20, and R-25 in the Spring Lake Specific Plan.
- (4) Duplexes not permitted in A-1, permitted on corner lots of R-1.
- (5) Permitted use in District C (of CBD) and permitted use in Districts D and E (portion of district). If performance standards cannot be met, conditional use in Districts D and E.
- (6) Zoning Administrator Permit (ZAP) required.
- (7) Permitted use in Zone A (of ESD) and ZAP required for Zones C – F.
- (8) ZAP required.
- (9) Existing uses as of December 6, 1979 are permitted. These uses may be replaced with new structures containing the same number of, but no additional, dwelling units, rooms or beds than existed on December 6, 1979. Nursing and convalescent homes may be expanded or enlarged by CUP.
- (10) Permitted use in Districts A, B, D, and E if minimum standards met. Otherwise, CUP required.
- (11) Existing uses as of December 6, 1979 are permitted in Zone A. These uses may be replaced or expanded with CUP. Conditional use in Zone C.
- (12) Permitted use in Zone A.
- (13) Conditional use in Zone A.
- (14) Emergency shelters are allowed by right in Zones C and E.
- (15) Permitted use in Zones A and B.
- (16) Permitted use in Zone A and ZAP required for Zone B.
- (17) Transitional Housing and Supportive Housing are defined as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone
- (18) Currently, the City has no public farm worker housing.

Source: City of Woodland, 2013.

The State has removed any city discretion for review of small group homes for persons with disabilities (six or fewer residents). The City does not impose additional zoning, building code, or permitting procedures other than those allowed by State law.

The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements.

Farm worker housing is not permitted in any zone district. This represents a constraint to the provision of housing for this special needs group, and is addressed through Program 2.A.10, which requires that the City propose an amendment to the Zoning Code to permit farm worker housing.

Supportive housing and transitional housing are defined in the code, and permitted as a typical residential use. Emergency shelters are permitted in the CBD and R-M zone with a use permit, or by right in Zones C and E of the East Street Corridor Plan subject to development standards defined in the code. The development standards applied to emergency shelters include:

- At least 300 feet from an existing emergency shelter
- Maximum of 40 beds
- One off-street parking space for each employee or volunteer plus one space per family sheltered and 0.35 space for each non-family bed. Planning Director can grant modifications to parking requirements. Bicycle parking must also be provided, and may be used to reduce automobile parking requirements.
- Size and location of indoor and intake and waiting areas, including minimum of 10 square feet per bed and two private offices/cubicles. Outdoor security lighting is required.
- On-site management must be present at all times during operation. Annual management plans must be filed with the City.
- Maximum stay is six months in a 12 month period.
- Central cooking, dining, and laundry facilities must be adequate for the maximum number of residents. A designated outdoor smoking area must be provided, and must not be visible from the street.

As of 2013, sheltered and transitional housing are available in the City of Woodland as described in the discussion of the Homeless special needs group in Section B.6.

Development Standards

Through its Zoning Ordinance, the City enforces minimum site development standards for new residential uses. These include: maximum number of dwelling units, minimum lot size, lot width, setbacks, and lot coverage; maximum building height; and minimum parking standards. These standards are comparable to those in other communities, and do not pose undue constraints on the development of housing in Woodland. Tables E-43 through E-45 below summarize the basic standards for the City's residential zoning districts.

Table E-43: City of Woodland Zoning Ordinance Development Standards

<i>Zone Description</i>	<i>Zone</i>	<i>Setbacks (Front/Rear/Side) (ft.)</i>	<i>Coverage</i>	<i>Height (ft.)</i>	<i>Parking (spaces per unit)</i>
Single Family Residential	R-1	25/20/5	50%	30	2 approved off-street
Duplex Residential	R-2	25/20/5	50%	30	2 approved off-street
Neighborhood Preservation	N-P	25/20/5	50%	40	2 approved off-street
Multiple Family Residential	R-M	20/20/7.5	50%	4 stories/40 feet	1.5 spaces/unit + 1 space per every 5

Note: Front yard setbacks of 20 ft. are permitted in the R-1, R-2, and N-P zones when the garage is equipped with roll-up doors and under other conditions.

Source: City of Woodland, Community Development Department.

Table E-44: City of Woodland Southeast Area Specific Plan Development Guidelines

<i>Zone Description</i>	<i>Land Use Category</i>	<i>Setbacks (Front/Rear/Side) (ft.)</i>	<i>Coverage</i>	<i>Open Space</i>	<i>Height (ft.)</i>
Single Family Residential	LDR-4	20/20/5	50%	-	30
Single Family Residential	LDR-5	20/20/5	50%	-	30
Single Family Residential	LDR-7	20/20/5	50%	-	30
Multiple Family Residential	MDR-20	20/20/10	-	25%	40

Source: City of Woodland, Community Development Department.

Table E-45: City of Woodland Spring Lake Specific Plan Development Guidelines

<i>Zone Description</i>	<i>Land Use Category</i>	<i>Setbacks (Front/Rear/Side) (ft.)</i>	<i>Height (ft.)</i>
Single Family Residential	R-3	20/25/5	35
Single Family Residential	R-4	17/20/5	35
Single Family Residential	R-5	15/20/5	35
Single Family Residential	R-8	12/15/5	35
Multiple Family Residential	R-15	10/10/5	35
Multiple Family Residential	R-20	10/20/5	35
Multiple Family Residential	R-25	10/20/5	35

Source: City of Woodland.

Development standards are similar across all residential zoning districts. One exception to note is that the minimum lot area per unit decreases as allowable development intensity increases from the R-1, single-family residential zone to the R-M, multiple-family residential. Likewise the front setback requirement becomes less restrictive as permitted density increases. That is the R-1 front yard is 25 feet while the R-M zone required front setback is reduced to 20 feet. In addition, some specific plans, such as the Spring Lake Specific Plan and Downtown Specific Plan, allow greater unit density and less restrictive setbacks for mixed use and multi-family residential projects.

The maximum building height for all residential zoning districts is between 30 to 40 feet. This allows for development to exceed two stories in all zones for all residential housing types. The zoning code also contains a provision for exceeding the maximum height limit for architectural features and projections such as domes and cupolas. Parapet walls can extend four feet above the maximum height limit.

Residential parking standards in the City of Woodland are based on the number of units for both single and multi-family developments. All single-family residences and duplex dwelling units are required to provide a minimum of two parking spaces for each unit. Apartments and multiple-family dwellings are required to provide 1.5 parking spaces plus one guest parking space for each five units. Qualified senior citizen housing requires one parking space for each two dwellings. The parking requirement for a second unit is one space for each bedroom not to exceed two spaces, which do not have to be covered. The zoning code requires one space per two beds (with a minimum of two spaces) for boarding houses, rooming houses, and group quarters, which do not have to be covered.

The downtown parking standards encourage and promote mix-use in the downtown. The ordinance reduced parking standards (one space per live/work unit, one space for studio and one-bedroom apartments, 1.75 spaces per two-bedroom apartment, and 2 spaces for apartments with 3 or more bedrooms). The City Council also established a parking in-lieu fee for the downtown area.

While all of the base residential development standards are listed above, the City's zoning code contains other provisions that provide flexibility for many of the base standards, which allows property owners and developers to maximize development on their lots without requiring discretionary action. For instance, certain architectural features may project into required yards and courts such as canopies, chimneys, cornices, eaves, rain gutters and other architectural features supported from the structure may project twenty-four inches into a required yard or court. Also, balconies, fire escapes, handicapped ramps and outside stairways may project into a required yard. The zoning code also allows patio covers, sunshades and similar structures attached to the main building, may utilize up to twenty percent of the required rear yard area.

Other provisions that provide flexibility include: second-story additions may be constructed in the side yard, relocation of rear yard setback for corner lots, and reduced setbacks for accessory structures.

The City's residential development standards—including setbacks, minimum lot sizes, building height limits, and parking requirements—have not served as constraint to the provision of housing as a number of residential housing projects, ranging in size from smaller 3-unit developments in the R-3 zone to the 156-unit Terracina multi-family development located in the Spring Lake Specific Plan Area, have achieved the maximum permitted densities.

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

Density Bonus

The City's Bonus Density Ordinance is consistent with Government Code Section 65915. In summary, applicants of residential projects of five or more units may apply for a density bonus and additional incentive(s) if the project provides for construction of one of the following:

- a. Ten percent of the total units of a housing development for lower income households as defined by Health and Safety Code Section 50079.5; or
- b. Five percent of the total units of a housing development for very low income households; or
- c. A senior citizen housing development as defined in Sections 51.3 and 51.12 of the Civil Code; or
- d. Ten percent of the total dwelling units in a common interest development (condominium) for persons and families of moderate income.

The amount of density bonus to which the applicant is entitled varies according to the amount by which the percentage of the affordable housing units exceeds the minimum percentage established in this section, but generally ranges from 20-35 percent above the specified General Plan density. In addition to the density bonus, eligible projects may receive 1-3 additional development incentives, depending on the proportion of affordable units and level of income targeting. The incentives are offered:

- a. Use of federal, state or local affordable housing funds to subsidize the cost of the qualifying project;
- b. Waiver or reduction of city building permit, plan check and inspection fees (excluding re-inspection fees);
- c. Waiver and/or deferral of city impact fees until issuance of a certificate of occupancy for the qualifying project;
- d. Reduction of local zoning standards that indirectly increase housing costs, including, but limited to, to off street parking requirements, minimum square footage, height limitations or setback requirements;

- e. Construction by the city of such public improvements as streets, sewers and sidewalks, street name and traffic signs, water mains, storm drains and street lights in association with the project;
- f. Approval of mixed-use zoning in conjunction with the housing project if commercial, office, industrial or other land uses will reduce the cost of the housing development and if the commercial, office, industrial or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located;
- g. For projects that are composed exclusively of affordable housing units, averaging of development impact fees due for the number of units permitted prior to calculation of the density bonus and such fees are averaged over the total number of units in the project including both the original units and the density bonus units;
- h. Other regulatory incentives or concessions proposed by the developer or the city that result in identifiable, financially sufficient and actual cost reductions.

Inclusionary Zoning

The City of Woodland has had an inclusionary (affordable) housing requirement since the mid-1990s. Under inclusionary zoning, market-rate developers of projects exceeding a specified unit threshold (e.g., 5, 10, 15, or 20 units) are required to provide some percentage of these units at affordable prices or rents.

The requirements of the City's Affordable Housing Ordinance are based on both the type of housing, for-sale or multi-family rental units, and the geographic location, defined as Phase I and all other areas. Phase I is the area within the city limits at the time of adoption of the ordinance, including the Southeast Area. The ordinance applies to projects of eight or more for-sale units and at least ten units for multi-family rental projects.

The Affordable Housing Ordinance requires that 10 percent of all multi-family rental units shall be affordable to low-income households and 20 percent shall be affordable to very low-income households; or 25 percent of the units shall be affordable to very low-income households. These requirements apply to all multi-family rental projects of at least 10 units. The Affordable Housing Ordinance has a separate requirement for for-sale residential units. Under the Ordinance, ten percent of all units in new subdivisions of eight units or greater need to be set aside for low- or moderate-income households.

The City requires that all inclusionary units must be built on the site of the residential project, unless approved otherwise by the City Council and Planning Commission. Where the City determines that a development is not suitable for inclusionary units because of various factors, the developer may contribute in-lieu fees or dedicate land that may be suitable for development of inclusionary units.

The City of Woodland has had its 10 percent inclusionary requirement in place since the mid-1990s, and the requirement has not served as constraint to development. The City's ordinance provides an effective mechanism to integrate affordable units within market rate

developments. The City grants density bonuses, regulatory relief, and/or other financial incentives for projects to meet their inclusionary requirements. Since 2004, 456 multi-family rental units have been built or existing units preserved for people with very low- and low-incomes. Included in this total is 43 very low-income units constructed at the Rochdale Grange development. More than 60 owner-occupied units have been constructed for low-income households since 2004.

In December of 2007, the Woodland City Council approved revisions to the Affordable Housing Ordinance allowing for the affordable low-income units to be sold to households earning median income (100% AMI) as well as moderate-income (120% AMI) if the City was not able to identify low-income households within 90 days of the units being made available for sale. If the City is not able to identify a buyer after 210 days of the unit being available, the developer is then allowed to sell the unit on the open market and is seen as meeting their requirements under the Plan and/or Ordinance.

Condominium Conversions

As a means of maintaining the supply of rental units and preserving the affordable housing stock, the City requires a Conditional Use Permit for conversion of existing dwelling units to condominiums and new condominium construction. The conversion requirements mandate relocation assistance for eligible tenants and anti-discrimination policies in the sale of converted units. The conversion also requires an economic report on availability of comparable rental units at similar rental rates remaining within the city, including vacancy rate information. Several reports are required for condominium conversion: a report outlining the available low and moderate income housing within the city; a report on the feasibility of providing all or a portion of the conversion units for sale to low and moderate income individuals or families; and a report on the feasibility of retaining a portion of the total units for rental occupancy.

Small Lot Development

The Spring Lake Specific Plan provides standards for small lot developments (lots less than 4,000 square feet). The standards act as an alternative to attached housing in multi-family districts. They apply to all small lot subdivisions, whether the tentative map is designed with single or multiple units per lot (condominium). By providing greater development flexibility and allowing smaller lot sizes, the ordinance facilitates development and reduces development costs. Development standards for small lot development are summarized in Table E-46.

Table E-46: Small Lot Development Standards

<i>Specific Plan Land Use</i>	<i>Minimum Lot Size (Gross)</i>	<i>Lot Dimensions</i>	<i>Front Setback House/Garage</i>	<i>Side Setback Interior/Street</i>	<i>Rear Yard Setback</i>	<i>Height</i>
R-15	2,904	40 x 76	10'/20'	5'/10'	10'	35'
R-20/R-25	2,178	30 x 62	6'/6'	3.5'/10'	10'	35'

Source: City of Woodland, Community Development Department.

Growth Controls/Growth Management

The City of Woodland manages growth primarily through the specific plan process and the requirement for development to be consistent with General Plan goals and policies. In addition, the General Plan defines an urban limit line where urban development can occur. The City does not have a specific growth control ordinance which could serve as a constraint to affordable housing. The City's 2002 General Plan policy 1.A.7 states that residential growth shall occur at an even and reasonable pace so that single-family residential construction in new planned residential neighborhoods does not exceed 5,000 houses by the year 2020 per approved Specific Plans. The intent is to encourage growth to progress at a reasonable and even pace, but not to limit infill and multi-family development. A balance of 3,056 units remains until the cap of 5,000 is reached. Through the fiscal year 2020, this results in a possible annual unit rate of 382. New multi-family homes and infill units are exempted from the cap. The General Plan Update anticipates growth of up to 7,000 new residential units through 2035 and no growth cap is proposed as part of the 2035 General Plan Update. The growth policy, therefore, does not represent a constraint on Woodland meeting its RHNP housing allocation.

Building Codes and Enforcement

New construction in Woodland including additions must comply with the 2010 California Building Codes (CBC) and the City of Woodland Floodplain Ordinance. The City of Woodland adopted the 2010 CBC with no major revisions, meaning that there are no extraordinary building regulations that would adversely affect the ability to construct housing in Woodland.

With regard to existing residences, the Fire Department inspects all apartment buildings annually to ensure that the units comply with life safety requirements, such as having appropriate smoke detectors and emergency exits. Other than the inspections of apartments, City inspectors will only inspect existing residences in response to complaints of substandard housing or life safety conditions received from the public. In these cases, the City takes enforcement action only in cases where the dwelling in question does not comply with the Uniform Housing Code, which specifies minimum standards for the health, safety, and welfare of residents. These standards are less stringent than the current CBC for new construction.

Existing residences may be remodeled or expanded provided that the existing structure has no obvious sanitary or safety hazards, all building code requirements have been met, and the necessary permits have been issued. Additions must comply with the current building codes.

On/Off Site Improvement Requirements

The City of Woodland requires that developers complete certain minimum site improvements in conjunction with new housing development (Table E-47). Required improvements include the installation of water mains, fire hydrants, sewer mains, storm drainage mains, and streetlights and the construction of streets, curbs, gutters, and sidewalks. These standards are typical of many communities and do not adversely affect the provision of affordable housing in Woodland.

Table E-47: 2008 Lot Improvement Costs for the City of Woodland

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

Notes: Cost data is derived from the Beeghly Ranch Subdivision which is located in the Spring Lake Specific Plan area and is assumed to represent the average lot improvement costs for a detached single-family development. Costs assume a front setback of 25 feet and a street width of 35 feet.

(1) Small lot product.

(2) Includes easements.

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

Development Fees and Other Exactions Required of Developers

Table E-48 indicates the development impact fees for a typical 1,200 square foot single-family home outside of the Spring Lake Specific Plan area, while Table E-49 shows what it would cost inside the SLSP area. A 1,200 square foot home was used for comparison as an example of a modestly-sized three-bedroom home, more likely to be affordable to a wider range of income levels and suitable to a range of household types. The City Council approved an urgency ordinance in December 2008 to allow the deferral of development impact fees (MPFP fees) for residential and non-residential projects and extended through June 30, 2013 for residential projects. This program allows the City to defer seven development impact fees (General City, Library, Police, Water, Roads, Administration, and Storm Drain) for a maximum period of 12 months. The City Council may extend the deferral period. For residential projects, the deferred fees are due at final inspection, but no later than the maximum deferral period, whichever occurs first. Residential deferrals do not incur interest charges. The City Council on May 7, 2013 will consider a City staff recommendation to extend the deferral program for an additional two years.

A comparison of the fees shows a \$37,887 difference between the SLSP area and non-SLSP locations for a typical 1,200 square foot single-family home. This difference is attributable to the payment of the Spring Lake Infrastructure Fee (SLIF) and a Fiscal Deficit Fee at building permit issuance. The comparison of fees does not include the payment of other Spring Lake-related fees (fire operations & maintenance fund fee, habitat education fee, offsite affordable housing fee, and public transit fee), a total of \$2,170, which are due at final map. In addition, the comparison does not include the payment of the Storm Drainage Fee at building permit issuance for areas outside of Spring Lake. The area outside of Spring Lake is divided into 10 different fee zones for payment of the Storm Drainage Fee. The SLIF was established as a financing mechanism for the common, backbone infrastructure required for the SLSP. Significant infrastructure was installed to connect the SLSP area to the existing City infrastructure. Developers who have financed and constructed SLIF facilities are able to take fee credits against nearly 70% of the SLIF fees at building permit issuance. As a result, using

fee credits would reduce the payment of fees due at permit issuance. It should be noted that SLIF credits can be transferred.

Table E-48: Development Impact Fees Outside of Spring Lake Specific Plan Area

<i>City Development Impact Fees for Single-Family Unit</i>	
General City	\$794
Fire	\$1,224
Library	\$49
Police	\$1,047
Wastewater	\$5,744
Water	\$527
Parks & Recreational Facilities	\$6,594
Roads	\$5,292
Major Projects Financing Plan Administration Fee	\$160
Surface Water	\$2,742
Surface Water Administration Fee	\$21
Total Fees Due at Building Permit Issuance	\$24,194
<i>Non-City Development Impact Fees</i>	
Yolo County Facilities & Services Authorization Fee	\$3,141.60
Woodland Joint Unified School District Fees (based on 1,200 square foot home)	
Southeast Area Specific Plan Area	\$6,946.21
All other areas of City (not including Spring Lake Specific Plan Area)	\$3,840

Notes: Total does not include the Storm Drain Facilities Impact Fee which ranges from \$1,487 to \$8,347 per acre for single-family development. Plan Check and Building Inspection Fees not included in table.

Table E-49: Development Impact Fees for Spring Lake Specific Plan Area

<i>City Development Impact Fees for Single Family Unit</i>	
General City	\$794
Fire	\$1,224
Library	\$49
Police	\$1,047
Wastewater	\$5,744
Water	\$527
Parks & Recreational Facilities	\$3,627
Roads	\$5,292
Surface Water	\$2,742
Major Projects Financing Plan Administration Fee	\$158
Total Development Impact Fees	\$21,204
<i>Spring Lake Infrastructure Fees (SLIF) (Due at Building Permit Issuance)</i>	
Roadway*	\$15,601
Water*	\$2,157
Sewer*	\$3,359
Drainage*	\$10,157
Parks	\$6,591
On-going Administration Costs	\$1,512
Total SLIF Fees	\$39,377
<u>Fiscal Deficit Fee (Due at Building Permit Issuance)</u>	<u>\$1,500</u>
Total Fees Dues at Building Permit Issuance	\$62,081
<i>Fees Due at Final Map</i>	
Fire Operations & Maintenance Fund Fee (per unit)	\$771
Habitat Education Fee (per unit)	\$56
Offsite Affordable Housing Fee (applies only to market-rate single family)	\$1,100
Public Transit Fee (per unit)	\$243
Total Fees Due at Final Map (per unit)	\$2,170
Non-City Development Impact Fees	
Yolo County Facilities & Services Authorization Fee	\$3,141.60
Woodland Joint Unified School District Fees (based on 1,200 square foot home)	\$5,688

Notes: *Allowed to be used for SLIF credits. No Storm Drain Development Impact Fees for Spring Lake. Plan Check and Building Inspection Fees not included in table.

Table E-50 lists the development impacts fees for construction of a multi-family development. Similar to fees for single-family developments (Tables E-48 and E-49), the cost is higher within the Spring Lake Specific Plan Area. The total development impact fees within Spring Lake are \$41,653, while those outside are \$18,110. These fees are due at building permit issuance; however, a portion of MPFP fees (General City, Library, Police, Water, Roads,

Administration, and Storm Drain) can be deferred. The difference between the multi-family development impact fees in Spring Lake and outside of Spring Lake is attributable to the payment of the Spring Lake Infrastructure Fee (SLIF) and payment of a Fiscal Deficit Fee at building permit issuance. The comparison of fees does not include the payment of other Spring Lake-related fees (fire operations & maintenance fund fee, habitat education fee, and public transit fee), a total of \$750, at final map. In addition, the comparison does not include the payment of the Storm Drainage, Surface Water, and Surface Water Administration Fees at building permit issuance for areas outside of Spring Lake. The area outside of Spring Lake is divided into 10 different fee zones for payment of the Storm Drainage Fee. For Surface Water, the fees are based on the meter size.

Table E-50: Development Impact Fees for Multi-Family Development

<i>City Development Impact Fees for a Multi-Family Unit in Spring Lake Specific Plan Area</i>	
General City (per unit)	\$662
Fire (per unit)	\$917
Library (per unit)	\$41
Police (per unit)	\$873
Wastewater (per unit)	\$4,788
Water (per unit)	\$323
Parks & Recreational Facilities (per unit)	\$3,022
Roads (per unit)	\$3,862
Surface Water	per project
Major Projects Financing Plan Administration Fee (per unit)	\$127
Storm Drainage Facilities Fee (per unit)	\$0
Spring Lake Infrastructure Fee (per unit)	\$25,988
<u>Fiscal Deficit Fee (per unit)</u>	<u>\$1,050</u>
Total Fees Due at Building Permit Issuance (Spring Lake Specific Plan Area)	\$41,653
<i>Fees Due at Final Map</i>	
Fire Operations & Maintenance Fund Fee (per unit)	\$540
Habitat Education Fee (per unit)	\$40
Public Transit Fee (per unit)	\$170
Total Fees Due at Final Map (Spring Lake Specific Plan Area)	\$750
<i>City Development Impact Fees for a Multi-Family Unit outside of Spring Lake Specific Plan Area</i>	
General City (per unit)	\$662
Fire (per unit)	\$917
Library (per unit)	\$41
Police (per unit)	\$873
Wastewater (per unit)	\$4,788
Water (per unit)	\$323
Parks & Recreational Facilities (per unit)	\$5,494
Roads (per unit)	\$3,862

Table E-50: Development Impact Fees for Multi-Family Development

Major Projects Financing Plan Administration Fee (per unit)	\$127
Surface Water Fee	See below
Surface Water Administration Fee	See below
Storm Drainage Facilities Fee (per acre)	\$2,231 - \$12,521
Total Fees Due At Building Permit Issuance (Outside Of Spring Lake Specific Plan Area, Doesn't Include Storm Drainage Facilities Fee, Surface Water Fee, and Surface Water Administration Fee)	\$17,087
<i>Non-City Development Impact Fees</i>	
Yolo County Facilities & Services Authorization Fee (per unit)	\$2,307.80
Woodland Joint Unified School District Fees	
Areas Outside of Southeast Area Specific Plan & Spring Lake Specific Plan Area (per square foot)	\$3.20
Southeast Area Specific Plan (per unit)	\$2,911.13
Spring Lake Specific Plan Area (per square foot)	\$4.74

Table E-51 identifies the estimated fees and development costs per unit that would be collected for a new 1,200 square foot home and a 156 unit multi-family complex. The single-family home is counted as one unit for comparison. In 2007, the Terracina at Spring Lake Family Apartments development was completed at a cost of \$32 million. The 156unit development provides 85 units for very low-income and 71 units for low-income households.

The total estimated development impact fees per unit for a single-family home inside the Spring Lake area is \$62,801 and the typical estimated cost of development per unit is \$267,318. The estimated development impact fee per a multi-family unit in the Spring Lake Area is \$41,653, and the typical estimated cost of development per unit is \$205,128 (based on the Terracina at Spring Lake Family Apartments). The overall cost of developing a multi-family unit is \$83,338 less than a single-family unit.

Table E-51: Impact Fees and Development Costs Per Unit for Single-Family and Multi-family Developments in the Spring Lake Area

<i>Development Cost for a Typical Unit</i>	<i>New Single-Family</i>	<i>New Multi-family</i>
Total estimated development impact fees per unit	\$62,801	\$41,653
Typical estimated cost of development per unit	\$267,318 ¹	\$205,128 ²
Estimated proportion of fee cost to overall development cost (development impact fees and construction costs) per unit	17.6%	16.3%

Note: Total estimated development impact fees per unit were taken from the total development impact fees due at building permit issuance (Tables E-48 to E-50).

¹ Typical estimated cost of development per unit for New Single-Family was derived from taking \$330,119 from Table E-55 (inside the Spring Lake area), subtracting estimated fees per unit (\$62,801) = \$267,318.

² Typical estimated cost of development per unit for the new multi-family is based on the development cost for Terracina at Spring Lake Family Apartments (2007).

Source: City of Woodland, 2013.

Table E-52 details the Community Development Department’s processing fees for common planning entitlements. One or more of the entitlements would be required to process a residential project.

Table E-52: City of Woodland Planning Fees, 2012

Permits/Entitlements	
Conditional Use Permit	\$3,807
General Plan Petition	\$588
General Plan Amendment	\$5,540
Variance	\$2,075
Zone Change	\$5,340
Site Plan Review (Multi-family)	\$2,287
Design Review (Multi-family)	\$1,186
Design Review (Single Family)	\$363
Design Review (Subdivision >10 units)	\$2,528
Environmental	
Categorical Exemption	\$514
Initial Study	\$6,155
Negative Declaration	\$1,922
Mitigated Negative Declaration	\$3,974
Land Division	
Certificate of Compliance	\$276
Lot Line Adjustment	\$651
Lot Merger	\$942
Tentative Parcel Map	\$3,353
Tentative Subdivision Map	\$8,014 + \$27/lot

Notes: Each fee represents the total processing fee for planning, public works, fire, police, and parks.

Some development projects will be deemed “major projects” and will be charged time and materials.

Major projects include projects requiring an EIR.

Source: City of Woodland Community Development Department, 2013.

Spring Lake Specific Plan Development Fee Reduction

The Spring Lake financing and development plan was set up based on a building unit allocation process and a payback system assuming development would occur in three releases. The intent at the time was to moderate growth and ensure development of key oversized infrastructure while also providing a method to pay back the original developers who had to install much of the early infrastructure. With the economic downturn however, the strategy is not working and has become an impediment to growth.

The City worked with the Spring Lake development community to find ways to facilitate development despite the unavailability of bond financing. To that end, the City Council has approved modifications of the building unit allocation for Spring Lake to facilitate continued

development in Spring Lake. However, cost of infrastructure improvements and the building unit allocation in Spring Lake has functioned as a constraint in the past. Although fees in Spring Lake are a potential constraint on the provision of housing, these fees are necessary to provide the infrastructure that enables development in this area, and the City has taken actions to reduce this constraint to the extent feasible.

Processing and Permit Procedures

Permit Processing

The time required to process a project varies greatly from one entitlement to another and is directly related to the size and complexity of the proposal, as well as the number of actions or approvals needed to complete the process. Table E-53 identifies the typical processing times for most entitlements followed by the reviewing body. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with general plan and zoning designations do not generally require Environmental Impact Reports (EIR)), General Plan Amendments, Rezones, or Variances). Also, certain review and approval procedures may run concurrently. The City also encourages the joint processing of related applications for a single project. For example, a rezone petition may be reviewed in conjunction with the required site plan, a tentative tract map, and any necessary variances. These procedures save time, money, and effort from both the public and private sector and could decrease the costs for the developer by as much as 30%.

Table E-53: Timelines for Permit Procedures (Estimates)

<i>Type of Approval or Permit</i>	<i>Processing Time</i>	<i>Reviewing Body</i>
Site Plan Review	2 - 6 weeks	City Staff (Planning Commission if CUP required and then 8 to 12 weeks)
Zoning Administrator Permit	6 - 8 weeks	Community Development Director
Conditional Use Permit	8 - 12 weeks	Planning Commission
Variance	8 - 12 weeks	Planning Commission
Zone Change	12 - 24 weeks	City Council
General Plan Amendment	12 - 24 weeks	City Council
Architectural/Design Review – minor	2 - 6 weeks	City Staff
Architectural/Design Review – Major	8 - 12 weeks	Planning Commission
Final Subdivision Map	6 weeks	City Council
Tentative Subdivision Map	10 -16 weeks	Planning Commission
Parcel Map	8 -12 weeks	Planning Commission
Negative Declaration	8 - 16 weeks	Planning Commission
Final Parcel Map	6 weeks	Community Development Director/City Engineer
Environmental Impact Report	4 - 6 months	Planning Commission

Source: City of Woodland.

City staff avoids any unnecessary timing constraints on development by working closely with developers to expedite approval procedures. For a typical project, an initial pre-consultation meeting is arranged with the involved departments to discuss the development proposal. The next step in the process usually includes submittal of an application for the proposed

entitlement. The application includes instructions that are meant to simplify the process for the applicant by providing steps on how to proceed. Once staff is satisfied that all required information has been submitted to the City, and the application is consistent Woodland’s General Plan and Zoning Ordinance, an initial study is prepared. During the initial study period, commenting departments will review the project and provide comments. At the same time, planning staff will prepare other documents to expedite the process as previously mentioned. All scheduling, noticing, and correspondence with interested parties usually coincides with this period. After the project is approved, the building department performs plan checks and issues building permits. Larger projects requiring minor use permits are sent to the Community Development Director. Minor use permit hearings are publicly noticed and take place at the discretion of the Community Development Director. Throughout construction, the building department will perform building checks to monitor the progress of the project. This process does not put an undue time constraint on most developments because of the close working relationship between City staff, developers, and the decision-making body. Table E-54 outlines typical approval requirements for a 30-unit subdivision and a 50-unit multi-family project.

Table E-54: Typical Processing Procedures by Project Type

	<i>Subdivision</i>	<i>Multi-family Units</i>
	Tentative Subdivision Map	Site Plan
	Final Map	-
	Initial Study	Initial Study
		Design Review
	Site Plan Review	Variance
	Design Review	Negative Declaration
Estimated Total Processing Time	6 months	6 months

Source: City of Woodland.

Second-Unit Ordinance

Woodland’s Second-Unit Ordinance includes guidelines for residents who wish to construct a second-unit on their property. In accordance with State law, applications are reviewed ministerially, and approved at the staff level. The ordinance set forth criteria for the application of second units including the definition of a second-unit, the maximum allowable square footage, and the development standards for these units. Criteria for second units include:

- No more than one additional dwelling unit is allowed on any one legal lot or parcel.
- Second units must conform to setback requirements of the zoning district applicable to primary residence.
- The second dwelling unit shall incorporate the same or similar architectural features as the primary residence.
- One on-site parking spot (uncovered) is required per unit.

These criteria are comparable to the requirements for other residential uses, and do not represent a constraint on the production of second units.

Residential Design Guidelines

The City of Woodland's Community Design Standards (adopted in 1998 and updated in 2004) were prepared to aid designers, the public, and decision-makers by expressing the community's shared vision for the level of quality and attractiveness expected from new development. The City's Community Design Standards include specific design objectives that serve as standards by which staff evaluates residential development. Residential projects must obtain approval from the Planning Commission or City staff depending on the project. Figures E-4 and E-5 illustrate the City's design review process. Figure E-4 lists the steps for projects that require a discretionary permit, such as a conditional use permit. Figure E-5 lists the process for projects that require only building permit approval. As with all other development-related matters in Woodland, design review is handled by the Community Development Department. Anyone considering a development project is instructed to make an appointment to discuss the project and design standards with a member of the Community Development Department staff. The staff member will help explain the City's development procedures and determine if design review is required. The staff member can also provide an approximate timetable for the processing of the project and describe any other permits or approvals that may be required.

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

The guidelines include objective parameters for both single-family and multi-family projects including emphasizing entryways, deemphasized garages, using appropriate window forms, varying roof styles, and emphasizing the appropriate use of trim, materials, and colors where appropriate. Multi-family projects are required to use a variety of materials and colors with architecture variations. Staff works closely with the architects to ensure designs conform to existing guidelines.

One of the goals of the City's design review process is to preserve and enhance buildings and districts that have historical value by virtue of its architecture, historic association, or age. For example, when converting a Victorian house to offices, it would be unacceptable to replace wood-sash windows with modern materials such as aluminum, and signage would need to respect the style of the building and neighborhood.

Design review approval typically takes 2-6 weeks for minor projects and 8-12 weeks for major projects, which require more of staff's time. Major building projects, such as large scale commercial or subdivisions over 100 units require hearings before the Planning Commission and can take 8-12 weeks. The Commission meets twice a month. The purpose of the review is to determine compliance with adopted design guidelines that are intended to enhance the appearance and value of property and the livability of neighborhoods. These design standards do not represent a constraint to development.

Reasonable Accommodation

Persons with disabilities normally have a number of housing needs that include accessibility of dwelling units; access to transportation, employment, and commercial services; and alternative living arrangements that include on-site or nearby supportive services. Woodland ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations) and federal requirements for accessibility.

The City’s Municipal Code includes Section 25-21-85, “Reasonable Accommodation for Persons with Disabilities.” The Code establishes a process and provides criteria for reviewing reasonable accommodation requests for persons with disabilities. Section 25-21-85 states “A request for reasonable accommodation may include a modification or exception to the rules, standards, and practices for the site, development, and use of housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.”

Woodland implements and enforces Chapter 11, of the 2010 California Building Code. The City provides information to all interested parties regarding disabled accommodations within the zoning ordinance, the permitting processes, and the application of relevant building codes for housing for persons with disabilities.

Zoning and Other Land Use Regulations

As part of Woodland’s previous housing element update, the City conducted a comprehensive review of its zoning laws, policies and practices for compliance with fair housing laws. The City has not identified any zoning or other land-use regulatory practices that could discriminate against persons with disabilities and impede the availability of such housing for these individuals.

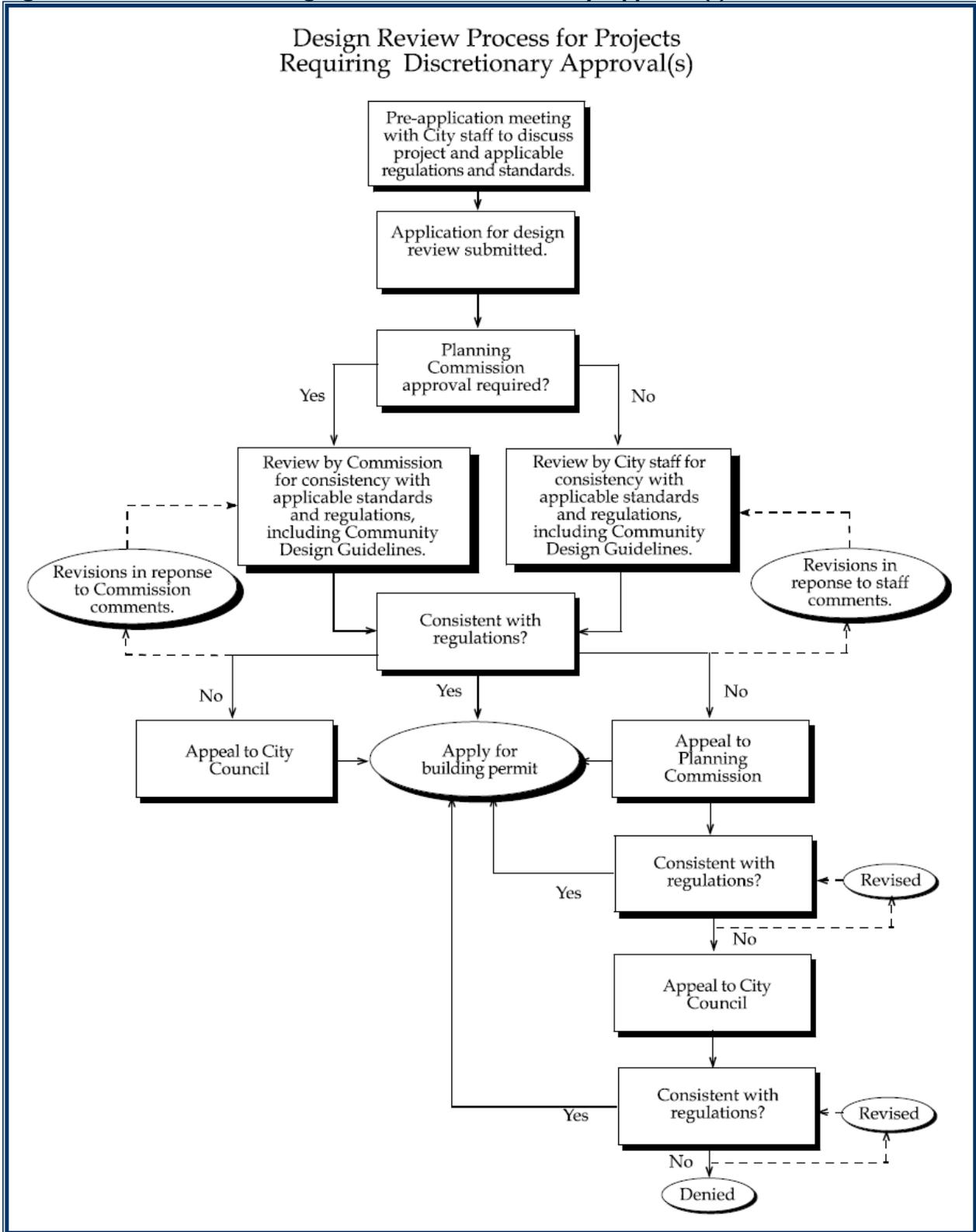
The City permits housing for special needs groups—which includes the disabled—without regard to distances between such uses or the number of uses in any part of the City. The Land Use Element of the General Plan does not restrict the siting of special needs housing.

The Woodland Zoning Ordinance provides the following definition of “family.”

One (1) or more persons occupying a premise and living as a single housekeeping unit, as distinguished from a group occupying a boarding house, lodging housing, or hotel, as herein defined.

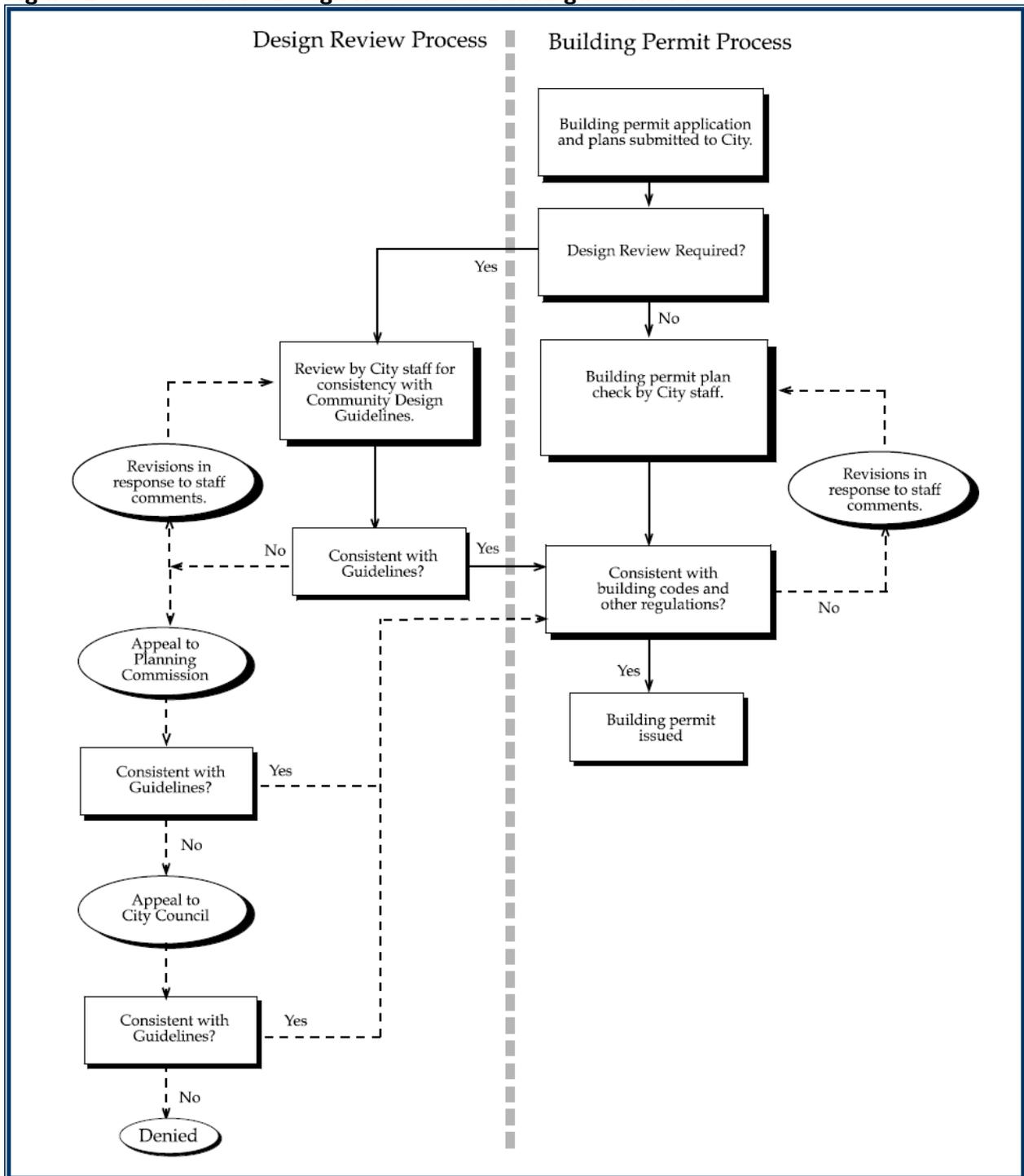
The Zoning Ordinance’s definition of family does not constrain housing for persons with disabilities.

Figure E-4: Woodland’s Design Review for Discretionary Approval(s)



Source: City of Woodland.

Figure E-5: Woodland’s Design Review and Building Permit Process



Source: City of Woodland.

As discussed above, the City allows group homes of six or fewer persons by right, as required by State law. The City does not require a CUP or other special permitting requirements for group homes of six or fewer persons. The City does; however, require a CUP for “Residential Care Homes” that house more than six mentally disordered or otherwise handicapped persons or dependent and neglected children in the R-1, R-2, N-P, R-M, and ESD zones. To remove this constraint, the City will need to amend its zoning code to permit a “Residential Care Home” that allows more than six guests in its R-M zone.

POTENTIAL NON-GOVERNMENTAL CONSTRAINTS

Availability of Financing⁶

The availability of financing for residential development and home mortgages in Woodland is partly a function of local conditions but mostly dependent on the nationalized home mortgage market. Since the start of the Great Recession in October 2008, the federal government has largely assumed responsibility for the American home mortgage market. Banks and other for-profit financial services companies lend money to homeowners, but mostly based on guarantees and other support the government provides through Fannie Mae, Freddie Mac, and other government institutions. During the turmoil of 2009 – 2010, home loans were difficult to obtain as lenders tightened credit requirements. Refinancing was even more difficult for homeowners with high interest fixed loans or adjustable / indexed rates. This credit tightening contributed to the home foreclosure crisis.

Fannie Mae and Freddie Mac guaranteed nearly 70 percent of new mortgages in 2012, accounting for \$5 trillion, or about half, of the nation’s mortgage market. Most of the balance (21 percent) is financed by the Federal Housing Authority and the Department of Veteran's Affairs. The large presence of these federal agencies, in combination with the Federal Reserve’s ongoing efforts to keep interest rates low, means that home mortgage rates have been at historic lows for several years, reaching the mid-3 percent range in late 2012 and early 2013 for 30-year fixed home loans to buyers with good credit ratings and significant down payments. Homebuyers with good credit and the ability to make a down payment have better access to home loans compared to the period between 2008 and 2011.

On the homebuilding side of finance, the near collapse of the nation’s financial system in 2008 meant that commercial credit for residential construction nearly shut down. The greatest barrier to increased commercial lending for residential development in recovering markets is that banks, because of federal restrictions, are limited in their ability to lend money for land development. These restrictions have impacted small and medium-sized builders that depend on commercial credit in contrast to larger, publicly held companies that raise funds in equity markets.

Nevertheless, financing for home builders is slowly improving. During the timeframe of this Housing Element, both home loans and commercial lending for residential development is

⁶ Sources for this section include Jesse Eisinger, We’ve Nationalized the Home Mortgage Market. Now What? ProPublica, Dec. 18, 2012; and CNBC at www.cnbc.com/id/48690097/US_Home_Builders_Begin_to_See_Credit_Thaw

expected to become more readily available but will remain an impediment to accommodating the region's housing needs.

Land Costs

A search of residential land for sale in late March 2013 found a range parcel sizes and costs. The cost of undivided land for a five-acre parcel zoned residential was \$290,000 (\$58,000 / acre). Another lot of 0.45 acres was listed for \$300,000. Buildable lots subdivided for single-family homes with stubbed out utilities ranged in cost from \$59,000 to \$99,000 for lots sizes ranging from 7,000 square foot to quarter-acre parcels. Individual lots of approximately one acre ranged in cost from \$118,800 to \$122,400.⁷

Development Costs

Required Site Improvement Costs (Finished Lots)

Upon securing the raw land, a residential developer would have to make certain site improvements to "finish" the lot before a home could actually be built on the property. Such improvements would include the installation of water mains, fire hydrants, sewer mains, storm drainage mains, and street lights and the construction of streets, curbs, gutters, and sidewalks. In addition, the developer is required to provide a deposit for street trees pursuant to the City fee schedule for a lot's street frontage. Site improvement costs for a single-family lot in Woodland are estimated at \$25,000 to \$30,000. This estimate does not include the cost of land.

Construction Costs

According to the City, construction costs in the region have increased over the past several months due to increases in building materials costs. However, labor costs in general have actually remained stable. In 2013, construction costs (including materials and labor) range from \$100 to \$150 per square foot (\$120,000 - \$180,000) for a typical 1,200 square foot single-family home in Woodland.

Total Housing Development Costs

As shown in Table E-55, the total of all housing development costs discussed above for a typical entry-level single-family home (1,200 square feet), including land, site improvements, construction costs, fees and permits (as shown in Tables E-48 to E-50). This figure does not include developer profit, marketing, or financing costs.

⁷ Source: <http://template.metrolistmls.com/sacramentobee>, March 24, 2013 search.

Table E-55: Estimated Single-Family Housing Development Costs

¹ Finished Lot Price	\$25,000 - \$30,000
Land Costs Spring Lake Specific Plan Area	\$86,667
Land Costs Remaining Areas	\$61,667 - \$66,667
Total Construction Cost	\$150,000 - \$180,000
Total Development Impact Fees Spring Lake Specific Plan Area +Yolo County Development Impact Fees	\$62,801 + 3,141.60 = \$65,942.60
Total Development Impact Fees Remaining Areas + Yolo County Development Impact Fees	\$24,194 + 3,141.60 = \$27,335.60
Permit Fees (Plan Check & Building Inspection)	\$2,592
Developer Fees (School) Spring Lake Specific Plan Area	\$5,688
Developer Fees (School) Southeast Specific Plan Area	\$6,946.21
Developer Fees (School) All Other Areas of City	\$3,840
Spring Lake Area Total Development Cost	\$335,890 - \$370,890
Southeast Area Total Development Cost	\$273,541 - \$313,541
Remaining Areas Total Development Cost	\$270,435 - \$310,435

Notes: Prices based on a new 1,200 square foot single-family residence with 450 square foot garage. Total Housing Development Costs for the Southeast Specific Plan Area and other areas of the City do not include the Storm Drainage Fee which ranges from \$1,487 to \$8,347 per acre for single-family development; the Spring Lake Specific Plan Area does not pay the fee.

¹ Finished Lot Price does not include cost of land.

² Total numbers have been rounded off to the nearest dollar.

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

E.5 Evaluation of Existing Programs

EFFECTIVENESS OF THE ELEMENT

The following section reviews and evaluates the City's progress in implementing the 2009 Housing Element. Table E-56 presents the difference between projected housing need and actual housing production. Table E-57 contains a review of the results and effectiveness of programs, policies, and objectives from the previous Housing Element planning period which covered the period of 2008 to 2013.

Table E-56: Woodland Progress towards RHNA 2006-2013

	Very Low	Low	Moderate	Combined Very Low, Low, and Moderate	Above Moderate	Total
Total RHNA Allocation (2006-2013)	425	266	238	929	942	1,871
Units Built/Under Construction	85	71	0	156	44	200
Approved/On-Line Units	278	245	23	546	1,224	1,770
Total Units Built or Approved	363	316	23	702	1,268	1,970

Source: City of Woodland Community Development (March 5, 2013)

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Table E-57: Evaluation of Existing City of Woodland Housing Element Policies

<i>Program</i>	<i>Action</i>	<i>Responsibility</i>	<i>Timeframe</i>	<i>Objective (quantified/qualified)</i>	<i>Result</i>	<i>Evaluation</i>	<i>Should the City Continue As-Is, Modify, or Remove this Program and Why?</i>
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.	Community Development Department, City Manager, Planning Commission, City Council	Ongoing		The City continues to work with developers on the use of Planned Development Overlay Zones to reduce housing costs.	While residential construction slowed significantly during the planning period, and the overall program success cannot be measured, the City continues to work with developers on this program.	The City should continue this program. During the General Plan update, guidelines to promote alternative land use development will be established to encourage innovative designs to reduce overall housing development costs. Established Guidelines will enhance and improve the program.
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, and defined in Health and Safety Code Section 50093.	Community Development Department, City Manager, Planning Commission, City Council	Ongoing		No additional bonus incentive projects have been constructed since the Terracina Spring Lake Family Apartments in 2008.	While no additional bonus incentive projects have been constructed since Terracina in 2008, it is a viable option for the development of affordable units.	The City should continue this program and provide a one page fact-sheet to advise developers regarding its availability and applicability.
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.	Community Development Department, City Council, Planning Commission	Ongoing		No projects were funded with tax-exempt mortgage revenue bonds this housing period. The City continues to work with developers on the use of this funding option for the delivery of affordable housing units.	Residential construction slowed significantly during the planning period and the overall program success should not be measured as a failure due to the housing collapse. Several affordable projects were partially funded with tax-exempt mortgage revenue bonds during the previous cycle and bonds are considered a viable financing option.	This program has been successful in providing funding for affordable rental housing projects in the past. The City should continue this program and actively work with affordable housing developers interested in multi-family housing bonds.

Table E-57: Evaluation of Existing City of Woodland Housing Element Policies

Program	Action	Responsibility	Timeframe	Objective (quantified/qualified)	Result	Evaluation	Should the City Continue As-Is, Modify, or Remove this Program and Why?
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.	Community Development Department	Annually		<p>City of Woodland CDBG funding allocations during the period of FY 2008-2009 through FY 2012-2013 have included the City's First Time Homebuyer Assistance Program for low-income households, a foreclosure prevention program with Legal Services of Northern California (LSNC), the City's CDBG Owner-Occupied Rehabilitation Program, the Fair Housing Hotline operated by LSNC (multiple funding years), the Yolo Wayfarer Center emergency shelter (multiple funding years), New Dimensions Supportive Housing for mentally ill adults (multiple funding years), the Sexual Assault and Domestic Violence Center emergency shelter (multiple funding years), Short Term Emergency Aid Committee (homeless prevention), Yolo County Care Continuum supportive housing rehabilitation (mentally ill adults), Habitat for Humanity Yolo County's Heidrick Ranch duplex build (payment of development fees), and Summer House accessible entrance (developmentally disabled adults).</p> <p>Quantified results are listed below in other program accomplishments.</p>	The program has been effective to support rehabilitation and maintenance assistance for existing affordable housing stock.	The City should continue this program and will submit applications for funding programs as appropriate.
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.	Community Development Department, Planning Commission, City Council	Annually		<p>Housing staff continues to monitor affordable projects and has produced semi-annual reports for the Planning Commission and City Council.</p> <p>Due to limitation of staff availability there have been gaps in formal annual Housing Monitoring Reports. Formal reports for two public meetings are a challenge to prepare annually with staff constraints.</p>	An annual report with two public meetings may be too onerous for the City staff. The housing report information can be conveyed by a less time consuming method such as a staff memorandum or "report card".	The City should continue the annual evaluation component of this program, but the program should be modified to allow for flexibility of how the information is presented. Staff can prepare a report or memo to the Planning Commission and the City Council on an annual basis.

Table E-57: Evaluation of Existing City of Woodland Housing Element Policies

Program	Action	Responsibility	Timeframe	Objective (quantified/qualified)	Result	Evaluation	Should the City Continue As-Is, Modify, or Remove this Program and Why?
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).	Community Development Department, Redevelopment Agency, Planning Commission, City Council	Ongoing Monitoring of Availability of Sites	Accommodate development of at least an additional 34 units at densities that will facilitate production of affordable to moderate-income households by redesignating sufficient vacant land as MDR 8-16 units per acre.	City has sufficient amount of vacant land zoned for moderate-income housing with 32.7 acres of R-15 sites in Spring Lake, providing capacity to accommodate 34 moderate-income households. The City has sufficient multi-family zoning in the Spring lake Specific Plan area to meet its remaining RHNA need during the Housing Element planning period.	Due to the slowdown in development during this housing period, the supply of sites for multi-family did not fall below the quantity of land needed to accommodate the City's RHNA. The Spring Lake Specific Plan project contains vacant land at densities that can accommodate production of 34 moderate-income units. The program has been an effective safeguard to facilitate accommodation.	The specific rezoning portion of this program has been completed. This program should continue, with modifications to reflect the revised land inventory for the 2013-2021 RHNA period.
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.	Community Development Department, City Manager, City Council, Redevelopment Agency Board of Directors	Annually	21 very low-income units, 27 low-income units, and 5 moderate-income units	The Redevelopment Agency was dissolved by February 2012 and associated RDA housing funds are no longer available. RDA low-moderate incoming housing funds were not used in FY 2010-11. The City actively pursues applications to augment the affordable housing stock of Woodland. The program has contributed to: <ul style="list-style-type: none">• 29 VLI units in Casa Del Sol Mobile Home Park• YCH Crosswood Apartment acquisition of 48 affordable units• 43 VLI and LI units in the Rochdale Grange housing project (completed in 2011). The City was award an \$800,000 HOME grant in 2011 to assist lower income first time homebuyers	Program will be less effective because the RDA has been dissolved and the 20 percent RDA funds are no longer available. The City will not be able to provide staff resources to fill the role of the former Redevelopment Agency and therefore the scope of the program should be smaller during the 2013-2021 planning period.	The City should modify this program to remove references to the Redevelopment Agency and associated funding, but should continue to submit applications for appropriate programs as staff time permits.

Table E-57: Evaluation of Existing City of Woodland Housing Element Policies

Program	Action	Responsibility	Timeframe	Objective (quantified/qualified)	Result	Evaluation	Should the City Continue As-Is, Modify, or Remove this Program and Why?
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.	Community Development Department, Redevelopment Agency, City Manager, City Council	Annually	8 extremely low-units, 8 very low-income units, 7 low-income units, and 3 moderate-income units	29 VLI units at Casa Del Sol were added using in part CDBG funds. The City allocated CDBG funds for First Time Homebuyer loans in the amount of \$19,900 and three housing rehabilitation loans in the amount of \$88,988.	The CDBG funds contributed to construction of 29 VLI units and funded two different housing loan programs during this housing period. The program currently references provision of units which does not reflect the flexibility the City needs to address its housing program needs and/or funding availability year to year.	The City should continue this program with modifications to remove references to the Redevelopment Agency. The City should continue to allocate CDBG funds for the provision of ELI, VLI, LI, and moderate-income housing units or to fund housing programs.
2.9	The City shall allocate funds for transitional housing and other special-needs housing.	Community Development Department, City Council	Ongoing	7 low-income units	The City provided CDBG funds for operations of the New Dimension Supportive Housing, for the purchase of an emergency generator to serve the St. John's Retirement Village, and for the operations of the Sexual Assault and Domestic Violence Center's Shelter program.	The City was able to provide improvements to existing housing programs, but it did not meet the goal of providing 7 additional low-income units with this program. The program currently references funding transitional housing or special-needs housing which does not reflect the flexibility the City needs to address its housing program needs and/or funding availability year to year.	The City should continue this program, with modifications to include funding for transitional housing and other special-needs housing programs in addition to funding units serving these populations.
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.	Community Development Department, City Council, Planning Commission	Ongoing on a case-by-case basis		In July 2011, the City Council approved up to \$910,000 in funding assistance through its Spring Lake Affordable Housing fund for the Mutual Housing at Spring Lake affordable housing project. The project will result in 101 rental units for very low and low income households. To date, 62 of the 101 units have been constructed. During this planning period, 156 units have been built or existing units preserved for people with very low- and low-incomes.	The affordable Housing Incentives provide a menu of possible inducements to meet inclusionary housing requirements which has successfully facilitated the construction of affordable units. The success of the program is limited by the development of market rate units.	The City should continue this program.
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.	Community Development Department	Ongoing		The City has maintained its contract with the Yolo County Homeless Coordinator. The City participates in events hosted by the Homeless Coordinator, such as the annual Yolo County Homeless Summit and semiannual homeless count that is	The program has been successful in terms of efficiently sharing resources and services with Yolo County.	The City should continue this program.

Table E-57: Evaluation of Existing City of Woodland Housing Element Policies

Program	Action	Responsibility	Timeframe	Objective (quantified/qualified)	Result	Evaluation	Should the City Continue As-Is, Modify, or Remove this Program and Why?
					required by HUD for Continuum of Care assistance. Along, with Yolo County, the City has adopted the "One at a Time: Ending and Preventing Homelessness in Yolo County (2010-2020)" 10-year plan to end homelessness.		
2.12	The City shall review the HUD Section 8 voucher program administered by Yolo County Housing and encourage the Housing Authority to raise its payment standard to 110 percent of HUD Fair Market Rent (FMR)	Community Development Department	Ongoing		No action was taken.	With CDD staff positions eliminated due to budget cuts, staff time was not available to address the work program. It is unlikely that staff will have time to champion this program during the next planning cycle.	The City should not continue this program.
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.	Homeless Coordinator, Redevelopment Agency, City Council	Ongoing		The City has maintained its contract with the Yolo County Homeless Coordinator. The City participates in events hosted by the Homeless Coordinator, such as the annual Yolo County Homeless Summit and semiannual homeless count that is required by HUD for Continuum of Care assistance. Along, with Yolo County, the City has adopted the "One at a Time: Ending and Preventing Homelessness in Yolo County (2010-2020)" 10-year plan to end homelessness. CDBG funds were allocated for early literacy activities for children at Wayfarer Center.	General Fund funding as a funding source is not absolute, but the City recognizes the benefit of the program and its success in terms of efficiently sharing resources and services with Yolo County.	The City should continue this program and modify the reference that the funding source may include, but is not limited to General Fund and Housing Monitoring Funds.
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.	Community Development Director, Redevelopment Agency	Ongoing as needed		N/A	No housing was removed by the City (or Redevelopment Agency).	The program should continue, but should be modified to remove the reference to RDA.
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 multi-family 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 multi-family rental units affordable to very low-income households. The City shall continue to enforce the	Community Development Department	Ongoing	155 very low-income units, 177 low-income units, and 91 moderate-income units	The Spring Lake "offsite" fee of \$1,100 per market rate unit has yielded 74 affordable units dispersed throughout the City. Approved Standard Pacific and Pulte Homes subdivisions will yield 20 low income and 4 moderate units of which 3 low income have been provided.	This program has made progress in implementing this program, but has not reached the quantified objective because the success of the program is limited by the development of market rate units, and housing development occurred at a slower rate than projected. The program yields affordable units when new housing	The City should continue to implement this program.

Table E-57: Evaluation of Existing City of Woodland Housing Element Policies

Program	Action	Responsibility	Timeframe	Objective (quantified/qualified)	Result	Evaluation	Should the City Continue As-Is, Modify, or Remove this Program and Why?
	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 multi-family 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.					development occurs.	
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.	Community Development Director, Planning Commission, City Council	Within one-year of Housing Element Certification		On March 3, 2013, the City Council approved a zoning amendment to the Woodland Municipal Code to include transitional and supportive housing as residential uses, only subject to those restrictions that apply to other residential uses of the same type in the same zone.	Program was completed successfully.	The objective of this program has been achieved. The program should not be continued.
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.	Community Development Director, Planning Commission, City Council	Within one-year of Housing Element Certification		On March 3, 2013, the City Council approved a zoning amendment to the East Street Corridor Specific Plan to allow Emergency Shelters as permitted uses in Areas C and E. Sufficient land is available for at least 1 emergency shelter and objective standards are provided to regulate emergency shelters.	Program was completed successfully.	The objective of this program has been achieved. The program should not be continued.
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 farm workers. Other programs to facilitate the development of affordable housing may include fee waivers and reduced development standards.	Redevelopment Agency	Annually		The City Council approved funding of up to \$910,000 for the Mutual Housing at Spring Lake affordable rental project on July 20, 2011. The project also received funding through the Serna Farm worker Housing Grant Program and will include units reserved for households employed as agricultural workers. To date, 62 of	The program has had moderate success and provides opportunity for the development of farm worker housing. In addition, new FEMA floodplain maps were issued in 2011 that have removed a large section of the City out of the floodplain making additional land available for the possibility of farm	The City should continue this program, with modifications to propose an amendment to the zoning code to make the code consistent with Health and Safety Code Sections 17021.5 and 17021.6 during the comprehensive zoning update.

Table E-57: Evaluation of Existing City of Woodland Housing Element Policies

Program	Action	Responsibility	Timeframe	Objective (quantified/qualified)	Result	Evaluation	Should the City Continue As-Is, Modify, or Remove this Program and Why?
	Financial and technical assistance will be sought from HCD's Office of Migrant Services, the Joe Serna Jr. Farm worker Housing Grant Program, the California Tax Credit-Allocation Committee's Farm worker Housing Assistance Program, and the USDA Rural Development Program.				the units have been constructed.	worker housing at the time the of the General Plan and comprehensive zoning update. The zoning code was not amended to be consistent with Health and Safety Code Sections 17021.5 and 17021.6 due to limited staff availability.	
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).	Community Development Director, Planning Commission, City Council	Within one-year of Housing Element Certification		No action.	Due to staff decreases and budget reductions, the City will address this program at the time of the General Plan and comprehensive zoning update in 2013-2014. The program cannot be evaluated at this time.	The program should continue, but should be modified to indicate that the City will address this objective during the on-going General Plan and comprehensive zoning update.
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.	Community Development Director, Planning Commission, City Council	Within one-year of Housing Element Certification		No action.	Due to staff decreases and budget reductions, the City will address this program at the time of the General Plan and comprehensive zoning update in 2013-2014. The program cannot be evaluated at this time.	The substance of this program should be addressed during the on-going General Plan and comprehensive zoning update, but the program should be revised to include a focus on pursuing funding for this type of housing, also known as "efficiency units," as well as compliance with the Land Use and Community Design Element policies.
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.	Community Development Director, Planning Commission, City Council	Ongoing as needed		N/A	No rezone actions governed by this program were undertaken. The program effectiveness cannot be evaluated at this time.	The program should continue, with modifications to reflect the new RHNA allocation sites and the General Plan and comprehensive zoning update in process.
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.	Redevelopment Agency	Ongoing	12 extremely low, 12 very low, and 20 low-income units	The City provided CDBG funds for two housing rehabilitation projects in FY 2008 – 09.	The City provided funding for housing rehabilitation, but did not meet the quantified objective of 12 ELI, 12 VLI, and 20 LI units.	This program should be continued, with modifications to reflect the absence of redevelopment funding.
2.23	The City shall continue to include funds in its operating budget for building code and blight enforcement programs.	Community Development Department, City	Ongoing		The City has a half-time code enforcement officer. Code enforcement actions have been	The City continues to include operating funds for code	The City is implementing this program. The program should

Table E-57: Evaluation of Existing City of Woodland Housing Element Policies

Program	Action	Responsibility	Timeframe	Objective (quantified/qualified)	Result	Evaluation	Should the City Continue As-Is, Modify, or Remove this Program and Why?
		Council			reduced as a result of staff budget reductions. The Community Development Department has requested funding as part of the FY 2013-14 budget to increase code enforcement to a full-time position.	enforcement, but at a lower level.	continue.
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.	Community Development Department	Ongoing		The City provided CDBG funds for two housing rehabilitation projects in FY 2008 – 09.	The City continues to fund repair, renovation, and replacement programs.	The City is implementing this program. The program should continue.
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.	Community Development Department, Code Enforcement, Building Inspection	Ongoing		The City employs a half-time code compliance officer. A housing conditions study was prepared as part of the 2008 Housing Element Update.	The City continues to include operating funds for code enforcement to monitor housing conditions, but at a lower level.	The City is implementing this program. The program should continue.
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.	Community Development Department	Ongoing		The City has completed the rehabilitation/renovation and the rezoning of the 156-unit Casa del Sol mobile home park. The City worked closely with the Community Housing Opportunities Corporation (CHOC) to close the final financing for the project. The final funding for the project, a HOME loan, was approved for CHOC in 2011 and 30 new coaches (residential units) were installed during the same year. To date, the new coaches have been rented to lower income houses with the exception of manager’s unit and two coaches that remain vacant.	The City has successfully completed this program.	This program should not be continued.
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.	Community Development Department, Redevelopment Agency	Ongoing	144 extremely low, 145 very low-income units	The City continues to monitor affordable housing projects at-risk of converting to market rate housing and offer assistance to maintain the projects as affordable. The City continues to review HUD’s information on potential opt-outs and attempt to preserve them. In August 2010, the City Council approved a HOME application for an expiring Section 8 project. While the application was not successful, the City continues to work with Yolo County Housing on preserving	287 units in Woodland have been preserved since 2009. YCH preserved affordability at Crosswood Apartments. Cherry Glen is being preserved by another party, Greenery has been preserved with the use Tax Credits and LMSA funding. Another project, New Dimensions, is considered low-risk because it is owned and managed by the nonprofit Community Housing Opportunities Corporation of Davis and is	This program should be continued, but modified to reflect the absence of redevelopment funding.

Table E-57: Evaluation of Existing City of Woodland Housing Element Policies

Program	Action	Responsibility	Timeframe	Objective (quantified/qualified)	Result	Evaluation	Should the City Continue As-Is, Modify, or Remove this Program and Why?
					affordable units.	dedicated to maintaining the affordability of the project.	
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.	Redevelopment Agency	Ongoing		<p>The Rochdale Grange project was completed in 2011 and includes solar panels on the Community Center to help supply energy to the complex. Also through the City's CDBG housing rehab program, energy efficiency upgrades are encouraged. These include installing dual paned windows, new insulation and other items that can positively affect energy consumption.</p> <p>The new homes being built by Standard Pacific in Spring Lake are required to have a minimum of 5% of their homes have solar. The Pulte development of 79 homes which is under construction intends to offer solar on 100% of their homes.</p>	The City is making progress in implementing this program.	This program should continue, but should be modified to reflect the absence of redevelopment funding.
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.	Fair Housing Specialist	Ongoing		Information such as Fair Housing brochures are published in English and Spanish and are on display at the Fair Housing kiosk located at the City's Community Development Department office.	The City is making progress in implementing this program.	This program should continue.
2.30	The City shall affirmatively further fair housing by contracting with the Fair Housing Hotline Project provided through Legal Services of Northern California	Community Development Department, City Council	Ongoing		Legal Services of Northern California is contracted by the City to provide the Fair Housing Hotline Project. Quarterly updates are reported by Legal Services of Northern California.	The City is making progress in implementing this program.	This program should continue.
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.	Community Development Department	Ongoing		Legal Services of Northern California, Yolo County Housing, and the City jointly held a Fair Housing Workshop in April 19, 2012. Speakers from Legal Services and California Department of Fair Employment and Housing provided an overview of State fair housing laws, disability discrimination, reasonable accommodations and modifications, and legal rights for	The City has participated in an open house, in 2012.	This program should continue.

Table E-57: Evaluation of Existing City of Woodland Housing Element Policies

Program	Action	Responsibility	Timeframe	Objective (quantified/qualified)	Result	Evaluation	Should the City Continue As-Is, Modify, or Remove this Program and Why?
					victims of domestic violence and stalking in voucher housing to housing tenants, landlords, and other interested individuals and organizations.		
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	Community Development Department	Ongoing		Fair housing issues are referred to the Fair Housing Hotline Project for housing.	The City is making progress in implementing this program.	This program should continue.
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.	Community Development Department, Planning Commission, City Council	Ongoing		No action was taken in FY 2010-11.	No actions governed by this program were undertaken. The program effectiveness cannot be evaluated at this time.	The program should continue, with modifications to reflect the new General Plan and comprehensive zoning update in process.
2.34	The City shall affirmatively further fair housing by contracting with the Fair Housing Hotline Project provided through Legal Services of Northern California	Community Development Director, City Council	Ongoing		Legal Services of Northern California is contracted by the City to provide the Fair Housing Hotline Project. Quarterly updates are reported by Legal Services of Northern California.	The City is making progress in implementing this program.	This program should continue.
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.	Community Development Department, City Council	Ongoing		Reasonable Accommodation for Persons with Disabilities was added to the Municipal Code in 2004 (§25.21.85).	The City is making progress in implementing this program.	This program should continue.
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.	Community Development Department, City Council	FY 2009		Barrier-free design is governed by accessibility law and incorporated with all designs. All apartments are required to comply with Chapter 11B of the California Building Code. Construction of the Rochdale Grange affordable housing project was completed in 2011 and a number of the first floor units include accessible features. The City Council approved up to \$910,000 in funding for the Mutual Housing at Spring Lake affordable housing project on July 20, 2010. A number of the first floor units planned for the project will include accessible features,	The City is making progress in implementing this program.	This program should continue.

Table E-57: Evaluation of Existing City of Woodland Housing Element Policies

<i>Program</i>	<i>Action</i>	<i>Responsibility</i>	<i>Timeframe</i>	<i>Objective (quantified/qualified)</i>	<i>Result</i>	<i>Evaluation</i>	<i>Should the City Continue As-Is, Modify, or Remove this Program and Why?</i>
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 farm workers. 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	Community Development Department	Ongoing		Fair Housing brochures are published in English and Spanish and are on display at the Fair Housing kiosk located at the City's Community Development Department office. In addition, the Fair Housing Hotline Project can accommodate Spanish speakers.	The City is making progress in implementing this program.	This program should continue.
2.38	The City shall enforce Title 24 provisions of the California Administrative Code for residential energy conservation measures.	Community Development Department	Ongoing		The City adopted the 2010 California Building Standards Code and the 2010 California Green Building Code. Fees for Solar projects have been reduced and plan review times have been streamlined.	The City is making progress in implementing this program.	This program should continue.
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.	Community Development Director, Building Division	Ongoing		No action was taken during FY 2010-11.	No actions governed by this program were undertaken. The program effectiveness cannot be evaluated at this time.	The program should continue, with modifications to reflect the new CAP, General Plan and comprehensive zoning update in process.
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.	Community Development Director, Public Works Director, Building Division	FY 2009		No action was taken in FY 2010 – 11; however, it should be noted that the California Building Standards Commission approved a "green" building code in July 2008. The code imposes new, increased requirements in the areas of energy efficiency, water conservation, indoor air quality, and moisture control. The code will be phased in between 2009 and 2011 for cities and counties. The requirements of the code are similar to if not more stringent than the energy efficiency provisions of the Spring Lake Specific Plan.	The City has not taken action to implement this program; however, changes in the California Building Code accomplish the goals of this program without action required on the part of the City.	This program should be continued.

PROGRESS TOWARDS RHNA

Table E-56 shows the previous RHNA allocation by income and the units built and under construction in Woodland from January 1, 2006 through June 2013 under the 2009 Housing Element Planning period 2006-2013. A total of 85 units built since 2006 fall into the very low-category, 71 units fall into the low-category, and 44 units fall into the above-moderate category.

In addition, in 2015, the first phase of the Spring Lake Sacramento Mutual Housing project was constructed, which resulted in a total of 62 units – 45 reserved for very low-income households and 16 for low-income households (with 1 manager’s unit) and the final phase qualified for loan and rental assistance through the U.S. Department of Agriculture. Also, the City approved the Mercy Housing project, located near the intersection of Beemer and Cottonwood streets, in March of 2016. This approval changed the zoning from R-1 to HDR in order to 35 units will be for very low-income households, 44 units will be for low-income households, and 1 unit will be for an on-site manager. The City has had two rehabilitation projects with affordability covenants since adoption of the 2013 Housing Element. Cherry Glen Apartments would have expired in 2014 and was renewed for 55 years to provide 5 extremely low-income units, 20 very low-income units, and 18 low-income units. Crosswood Apartments was also at risk of converting, but recorded a new 55-year covenant in 2015 to provide 5 extremely low-income units, 31 very low-income units, and 11 low-income units.

E.6 Other Requirements

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 during 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. Opportunities for public input included the following meetings:

- Feb 7/8, 2013 Stakeholder interviews
- Feb 11, 2013 General Plan website launch

- Feb 21, 2013 Planning Commission #1 (kick-off meeting)
- Mar 7, 2013 Community Housing Forum
- Mar 21, 2013 Community-wide household survey mail-out
- Apr 11, 2013 Community Workshop #1 (community vision)
- Apr 13, 2013 Community Workshop #2 (community vision)
- Apr 30, 2013 General Plan Steering Committee #2 (Housing Element)
- May 16, 2013 Planning Commission hearing on draft Housing Element
- May 21, 2013 City Council hearing on draft Housing Element
- Jun 4, 2013 City Council hearing to direct staff to submit draft to HCD
- June 11, 2013 Joint City Council and Planning Commission Workshop
- Sep, 19, 2013 Planning Commission hearing on the final Housing Element
- Oct 15, 2013 City Council meeting concerning growth alternatives and adoption of the CEQA Negative Declaration and the Housing Element
- Apr 7, 2014 General Plan Steering Committee #3 on growth scenarios
- Apr 27, 2015 General Plan Steering Committee #4 to discussion scenario options
- Jun 9, 2015 General Plan Steering Committee #5 to discussion policy direction
- Jul 16, 2015 Planning Commission hearing #1 concerning development scenarios and growth options
- Jul 23, 2015 Planning Commission hearing #2 concerning development scenarios and recommendations concerning growth amount and location
- Oct 26, 2015 Planning Commission hearing concerning growth amount and location
- Nov 3, 2015 City Council hearing concerning growth amount and location
- May 4, 2016 General Plan Steering Committee #6 on draft general plan goals and policies

The stakeholder interviews and Community Housing Forum included participation by a range of community-based organizations that serve special needs groups and lower-income households, housing developers (including affordable housing developers), the business community (including real estate and finance), and others with an interest in housing policy issues and supportive services for special needs and lower-income populations. The City also distributed a community survey to solicit public input a wide variety of topics, including housing, and created a webpage (Woodland General Plan 2035) to allow the public to stay

informed and provide input during the General Plan Update process (including the Housing Element update).

In addition to these opportunities for community participation in the update to the Housing Element update, the City conducted several public forums during preparation of a technical report⁸ that will inform the adoption of a Climate Action Plan and strategies related to housing, neighborhoods, healthy communities, energy and water conservation, and greater access to community services within a walkable and transit-supportive environment. These strategies will be important to the successful implementation of the Housing Element. Through a webpage created by the City for the Climate Action Plan, the public was invited to provide suggestions for climate action plan strategies. The City also conducted public forums in 2012, including a community-wide public “visioning” workshop on June 12 to introduce the project and gather community input and a Public Strategies Workshop on August 8.

Summary comments from the Housing Forum, subsequent meetings, and other forms of public outreach are included in Appendix B.

A summary of comments from public participation during the early stages of the Climate Action Plan related to housing, neighborhoods, and community health are included in Appendix C.

In addition, the City maintains a list of contacts for community-based organizations whose mission relates to housing and special needs groups, including affordable housing developers and advocates, and has directly provided notification of the revised 2016 Housing Element in order to encourage review and comment. The City will also be holding joint and individual workshops and hearings before the Planning Commission and City Council for the entire 2035 General Plan, including the Housing Element.

The City will pursue a comprehensive zoning code update following adoption of the 2035 General Plan and part of this update is intended to implement Program 2.A.2 of the Housing Element. Public engagement for the zoning code update will build on the comprehensive General Plan Update community participation program. Public outreach for the zoning code update will include a public workshop on the proposed zoning changes and how they implement the General Plan; public notification through multiple means to ensure that property owners, business owners, and residents in the proposed Downtown and Corridor Mixed Use areas, where changes in development capacity are proposed, are notified and provided ample opportunity to comment on the proposed zoning changes; and public hearings before the Planning Commission and City Council.

⁸ City of Woodland Climate Action Plan Technical Report, December 2012.

CONSISTENCY WITH GENERAL PLAN AND POLICIES

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.

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.

Relationship to Other City Plans and Policies

The Housing Element identifies priority goals, objectives, policies and action programs for the next eight years that directly address the housing needs of Woodland. The Housing Element goals, objectives, and policies are implemented through other plans and policies as summarized below, including the City's Municipal Code and Specific Plans.

Woodland Municipal Code

The Woodland Municipal Code (WMC) consists of all the regulatory ordinances and certain administrative ordinances of the City, codified pursuant to the provisions of Sections 50022.1 through 50022.8 and 50022.10 of the Government Code. The WMC includes the City's Subdivision Ordinance and Zoning Ordinance.

Specific Plans

Specific plans are customized regulatory documents that provide focused guidance and regulations for a particular area. They generally include a land use plan, circulation plan, infrastructure plan, zoning classifications, development standards, design guidelines, phasing plan, financing plan, and implementation plan. Woodland has four approved specific plans. The specific plan is designed to allow for development in a manner that is compatible with surrounding areas, and the general character of the City of Woodland. These plans are listed below:

- Downtown Specific Plan
- Spring Lake Specific Plan and Design Standards
- East Street Corridor Specific Plan
- Southeast Area Specific Plan

SB 162 and SB 244

SB 162 requires cities and counties to address flood protection issues in their updated Land use, Conservation, Safety, and Housing Element updates. The City is currently undertaking a comprehensive update to its general plan, including its Conservation and Safety Elements. The updated General Plan will meet the requirements of SB 162 related to flood protection and approval of new housing units.

SB 244 requires cities and counties to review and update the elements of their general plans to include data and analysis, goals, and implementation measures regarding unincorporated island, fringe, or legacy communities. Woodland does not have any disadvantaged island, fringe, or legacy communities in the nearby unincorporated area.

PRIORITY FOR WATER AND SEWER

Per Chapter 727, Statutes of 2004 (SB 1087), upon completion of an amended or adopted housing element, a local government is responsible for immediately distributing a copy of the element to area water and sewer providers. In addition, water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. Chapter 727 was enacted to improve the effectiveness of the law in facilitating housing development for lower-income families and workers.

Local public and/or private water and sewer providers must adopt written policies and procedures that grant a priority for service hook-ups to developments that help meet the community's share of the regional need for lower-income housing. In addition, the law prohibits water and sewer providers from denying, conditioning the approval, or reducing the amount of service for an application for development that includes housing affordable to lower-income households, unless specific written findings are made.

As mentioned in the Adequacy of Public Facilities and Infrastructure section, the City of Woodland provides water and sewer services for the area.

E.7 Resources

LIST OF AGENCIES AND ORGANIZATIONS CONTACTED OR CITED

Alta Regional Center

California Housing Partnership Corporation

City of Woodland

Department of Housing and Community Development (HCD)

Department of Housing and Urban Development (HUD)

Elderly Nutrition Program

Legal Services of Northern California, Yolo County Office

Remax Realty

Rural Communities Assistance Corporation

Sexual Assault & Domestic Violence Center of Yolo County

Woodland Joint Unified School District

Woodland Senior Center

Woodland Youth Services

Yolo County Homeless Coordinator

Yolo County Housing

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

Appendix E-I: Parcel Inventory

Table E-I-1: Infill Housing Development Capacity for Sites Where Existing Zoning Allows Housing (Not Including Spring Lake Specific Plan Area – Only Used in Calculating Total Potential Housing Development Capacity, not the Sites Inventory for this Housing Element)

Address	Acres	APN	Existing Land Use	Zoning	Maximum Density under Existing Zoning	Status	Capacity	2035 General Plan LU Designation	Maximum Density	2035 General Plan Capacity
NO ADDRESS	0.46	005-705-007-000	Vacant with utilities	C-1	n/a	Vacant		Corridor Mixed Use	40	14.65
518 #4 CALIFORNIA ST	0.01	065-290-027-000	Condominium	C-2	n/a	Vacant		Medium Density Residential	19.9	0.23
419 GRAND AVE & 419 1/2 GRAND AVE	0.21	006-024-001-000	Vacant with utilities	C-2	n/a	Vacant		Corridor Mixed Use	40	6.65
NO ADDRESS	0.48	065-280-023-000	Vacant with utilities	C-2	n/a	Vacant		Corridor Mixed Use	40	15.38
60 W LINCOLN AVE	1.20	065-250-057-000	Vacant with utilities	C-2	n/a	Vacant		Corridor Mixed Use	40	38.28
384-392 W MAIN ST & CR 98	4.29	064-170-006-000	Parking lot	C-2	n/a	Redevelopable		Corridor Mixed Use	40	137.15
310 W MAIN ST	5.82	064-170-049-000	Vacant	C-2	n/a	Vacant		Corridor Mixed Use	40	186.4
275 CR 98	4.81	064-170-048-000	Retail sales or service	C-2	n/a	Redevelopable		Corridor Mixed Use	40	153.80
326 N WALNUT ST	0.51	005-703-004-000	Vacant with utilities	C-3	n/a	Vacant		Corridor Mixed Use	40	16.21
1225 E OAK AVE	1.17	066-021-027-000	Warehousing	ESD	25	Redevelopable	23.43	Corridor Mixed Use	40	37.49
145 EAST ST	1.25	063-060-010-000	Small food storre	ESD	25	Redevelopable	24.97	Corridor Mixed Use	40	39.96
119-123 EAST ST	1.40	063-060-001-000	Light industrial	ESD	25	Redevelopable	27.97	Corridor Mixed Use	40	44.76
1237 E OAK AVE	1.52	066-021-028-000	Commercial	ESD	25	Redevelopable	30.49	Corridor Mixed Use	40	48.78
534 JOHNSTON ST	2.14	066-021-004-000	Single-family residence	ESD	25	Redevelopable	42.78	Corridor Mixed Use	40	68.45

Appendix E: Housing Element Background Data

1285 LEMEN AVE	4.36	063-060-005-000	Miscellaneous County property	ESD	25	Redevelopable	87.19	Corridor Mixed Use	40	139.50
148 FIFTH ST	0.25	005-162-045-000	Vacant with utilities	N-P	8	Redevelopable	1.57	Low Density Residential	8	1.57
527 WALNUT ST	0.34	006-582-007-000	Non-conforming single-family residence	N-P	8	Redevelopable	2.17	Low Density Residential	8	2.17
1005 COTTONWOOD ST	0.16	065-175-021-000	Single-family residence	R-1	12	Redevelopable	1.51	Low Density Residential	8	1.01
505 CHAPMAN CIR	0.16	065-211-022-000	Single-family residence	R-1	12	Redevelopable	1.58	Low Density Residential	8	1.05
1021 WEST ST	0.27	006-281-030-000	Single-family residence	R-1	12	Redevelopable	2.55	Low Density Residential	8	1.70
10 AMHERST PL	0.33	039-361-005-000	Vacant with utilities	R-1	12	Vacant	3.20	Low Density Residential	8	2.14
882 W SOUTHWOOD DR	0.35	065-370-006-000	Vacant with utilities	R-1	12	Vacant	3.34	Low Density Residential	8	2.23
315 WOODLAND AVE	0.13	005-716-009-000	Single-family residence	R-2	16	Vacant	1.65	Medium Density Residential	19.9	2.06
203 N COLLEGE ST	0.13	005-716-010-000	Single-family residence	R-2	16	Vacant	1.65	Medium Density Residential	19.9	2.06
NO ADDRESS	0.21	005-615-017-000	Vacant with utilities	R-2	16	Vacant	2.68	Medium Density Residential	19.9	3.33
267 PALM AVE	0.22	005-692-061-000	Vacant with utilities	R-2	16	Vacant	2.81	Medium Density Residential	19.9	3.49
269 PALM AVE & 808 KENTUCKY AVE	0.27	005-692-059-000	Vacant	R-2	16	Vacant	3.48	Medium Density Residential	19.9	4.33
NO ADDRESS	0.43	005-540-029-000	Vacant with utilities	R-2	16	Vacant	5.47	Medium Density Residential	19.9	6.81
317 BEAMER ST	0.52	005-604-006-000	Vacant with utilities	R-2	16	Vacant	6.61	Medium Density Residential	19.9	8.22
NO ADDRESS	1.09	066-030-033-000	Vacant	R-M	25	Vacant	21.88	Community Commercial	n/a	n/a
TOTAL	34.47						299.01			989.86

Table E-I-2: Infill Housing Development Capacity, Vacant and Underutilized Sites, 2035 General Plan Downtown Mixed Use and Corridor Mixed Use Land Use Designations

Address	APN	Acres	Status	2035 General Plan LU Designation	Assumed Residential Density	Percent Residential	Capacity
NO ADDRESS	006-143-099-000	0.86	Redevelopable	Downtown Mixed Use	40	0.5	17
NO ADDRESS	006-143-099-000	0.75	Redevelopable	Downtown Mixed Use	40	0.5	17
902-908 COURT ST	005-645-001-000	0.13	Redevelopable	Downtown Mixed Use	80	0.5	4
910 COURT ST	005-645-002-000	0.06	Redevelopable	Downtown Mixed Use	80	0.5	2
317-321 COURT ST	005-182-016-000	0.20	Redevelopable	Downtown Mixed Use	40	0.8	5
436 COLLEGE ST	006-607-010-000	0.20	Redevelopable	Downtown Mixed Use	50	0.8	6
639 FIFTH ST	006-222-014-000	0.17	Redevelopable	Downtown Mixed Use	40	0.8	4
317 ELM ST	005-652-001-000	0.12	Redevelopable	Downtown Mixed Use	80	0.5	4
300 FIRST ST / 520-532 COURT ST	005-211-028-000	1.73	Redevelopable	Downtown Mixed Use	80	1	27
416 COURT ST	005-652-004-000	0.10	Redevelopable	Downtown Mixed Use	80	0.5	3
420 COURT ST	005-652-005-000	0.10	Redevelopable	Downtown Mixed Use	80	0.5	3
327 COURT ST	005-182-015-000	0.20	Redevelopable	Downtown Mixed Use	40	0.8	5
349 COURT ST	005-182-013-000	0.19	Redevelopable	Downtown Mixed Use	40	0.8	5
929 COURT ST	005-642-013-000	0.26	Redevelopable	Downtown Mixed Use	40	0.5	4
NO ADDRESS	006-260-099-000	1.83	Redevelopable	Downtown Mixed Use	40	0.5	28
427-433 COLLEGE ST	006-561-021-000	0.53	Redevelopable	Downtown Mixed Use	80	0.5	16
523 BUSH ST	006-561-020-000	0.32	Redevelopable	Downtown Mixed Use	80	0.5	10
423 WALNUT ST	006-603-001-000	0.12	Redevelopable	Downtown Mixed Use	80	0.6	4
635 FIFTH ST	006-222-009-000	0.14	Redevelopable	Downtown Mixed Use	40	0.8	3
NO ADDRESS	005-651-005-000	0.08	Redevelopable	Downtown Mixed Use	80	0.5	2
1111 PENDEGAST ST	006-264-002-000	0.83	Redevelopable	Downtown Mixed Use	40	0.5	12
659-661 FIFTH ST	006-222-002-000	0.14	Redevelopable	Downtown Mixed Use	40	0.8	3
NO ADDRESS	005-312-004-000	0.17	Redevelopable	Downtown Mixed Use	80	0.5	5
440 COLLEGE ST, A-D	006-607-011-000	0.24	Redevelopable	Downtown Mixed Use	50	0.8	7

Table E-I-2: Infill Housing Development Capacity, Vacant and Underutilized Sites, 2035 General Plan Downtown Mixed Use and Corridor Mixed Use Land Use Designations

Address	APN	Acres	Status	2035 General Plan LU Designation	Assumed Residential Density	Percent Residential	Capacity
435 FOURTH ST	006-572-012-000	0.12	Redevelopable	Downtown Mixed Use	80	0.5	4
456 FIFTH ST	006-572-009-000	0.83	Redevelopable	Downtown Mixed Use	80	0.5	25
446 FIFTH ST	006-572-018-000	0.22	Redevelopable	Downtown Mixed Use	80	0.5	6
317 FOURTH ST	005-645-004-000	0.23	Redevelopable	Downtown Mixed Use	80	0.5	7
916 MAIN ST	006-572-002-000	0.24	Redevelopable	Downtown Mixed Use	80	0.5	7
414-416 MAIN ST	006-607-016-000	0.16	Redevelopable	Downtown Mixed Use	80	0.5	5
605 EAST ST	066-021-030-000	0.40	Redevelopable	Corridor Mixed Use	40	0.3	4
117-131 W MAIN ST	065-280-065-000	2.32	Redevelopable	Corridor Mixed Use	40	0.3	21
641 FIFTH ST	006-222-013-000	0.17	Redevelopable	Downtown Mixed Use	40	0.8	4
439 FOURTH ST	006-572-011-000	0.12	Redevelopable	Downtown Mixed Use	80	0.5	4
1120 LINCOLN AVE	006-143-004-000	0.77	Redevelopable	Downtown Mixed Use	40	0.5	12
917 MAIN ST & 917 1/2 MAIN ST	005-645-008-000	0.52	Redevelopable	Downtown Mixed Use	80	0.5	15
927 MAIN ST	005-645-009-000	0.25	Redevelopable	Downtown Mixed Use	80	0.5	8
1033 MAIN ST	005-645-013-000	0.45	Redevelopable	Downtown Mixed Use	50	0.3	5
339 MAIN ST	005-654-003-000	0.25	Redevelopable	Downtown Mixed Use	80	0.5	7
311 MAIN ST	005-313-001-000	0.80	Redevelopable	Downtown Mixed Use	80	0.5	24
401 MAIN ST	005-653-001-000	0.26	Redevelopable	Downtown Mixed Use	80	0.5	8
413 THIRD ST	006-571-017-000	0.09	Redevelopable	Downtown Mixed Use	80	0.5	3
436 MARTIN WAY & 441 WALNUT ST, A-B	006-603-004-000	0.17	Redevelopable	Downtown Mixed Use	80	0.6	6
316 ELM ST	005-651-008-000	0.10	Redevelopable	Downtown Mixed Use	80	0.5	3
425-429 THIRD ST	006-571-015-000	0.24	Redevelopable	Downtown Mixed Use	80	0.5	7
1101 LINCOLN AVE	006-122-002-000	0.61	Redevelopable	Downtown Mixed Use	50	0.5	11
NO ADDRESS	066-021-026-000	0.28	Redevelopable	Corridor Mixed Use	40	0.3	3
823 PACIFIC ST	006-534-005-000	0.14	Redevelopable	Corridor Mixed Use	40	0.3	1

Table E-I-2: Infill Housing Development Capacity, Vacant and Underutilized Sites, 2035 General Plan Downtown Mixed Use and Corridor Mixed Use Land Use Designations

Address	APN	Acres	Status	2035 General Plan LU Designation	Assumed Residential Density	Percent Residential	Capacity
326 COURT ST	005-312-005-000	0.17	Redevelopable	Downtown Mixed Use	80	0.5	5
NO ADDRESS	005-651-001-000	0.26	Redevelopable	Downtown Mixed Use	80	0.5	8
NO ADDRESS	005-651-002-000	0.09	Redevelopable	Downtown Mixed Use	80	0.5	3
350 COURT ST	005-651-007-000	0.25	Redevelopable	Downtown Mixed Use	80	0.5	7
309 ELM ST	005-652-002-000	0.19	Redevelopable	Downtown Mixed Use	80	0.5	6
438 FIFTH ST	006-572-017-000	0.11	Redevelopable	Downtown Mixed Use	80	0.5	3
443 ELM ST	006-607-008-000	0.13	Redevelopable	Downtown Mixed Use	80	0.5	4
504-506 NORTH ST	005-206-002-000	0.13	Redevelopable	Downtown Mixed Use	50	1	5
1042 NORTH ST	005-643-005-000	0.12	Redevelopable	Downtown Mixed Use	40	1	4
607 EAST ST	066-021-029-000	0.40	Redevelopable	Corridor Mixed Use	40	0.3	4
1225 E OAK AVE	066-021-027-000	1.17	Redevelopable	Corridor Mixed Use	40	0.3	11
1237 E OAK AVE	066-021-028-000	1.52	Redevelopable	Corridor Mixed Use	40	0.3	14
311 C ST	063-072-005-000	0.14	Redevelopable	Corridor Mixed Use	40	0.5	2
213 THIRD ST & 814 NORTH ST	005-204-023-000	2.55	Redevelopable	Downtown Mixed Use	40	0.6	46
NO ADDRESS	006-220-099-000	5.31	Redevelopable	Downtown Mixed Use	40	0.5	80
543 SIXTH ST	006-143-005-000	0.80	Redevelopable	Downtown Mixed Use	40	0.5	12
660 SIXTH ST	006-222-012-000	1.66	Redevelopable	Downtown Mixed Use	40	0.8	40
1060 OAK AVE	006-222-011-000	0.67	Redevelopable	Downtown Mixed Use	40	0.8	16
NO ADDRESS	006-143-099-000	1.15	Redevelopable	Downtown Mixed Use	40	0.5	17
NO ADDRESS	006-143-099-000	1.84	Redevelopable	Downtown Mixed Use	40	0.5	17
617 EAST ST	066-024-017-000	0.37	Redevelopable	Corridor Mixed Use	40	0.3	3
301 SIXTH ST	005-644-017-000	0.63	Approved Major Development Projects	Downtown Mixed Use	50	0.3	7
NO ADDRESS	065-280-043-000	0.24	Underutilized	Corridor Mixed Use	30	0.3	2
154 W MAIN ST	064-140-011-000	2.78	Underutilized	Corridor Mixed Use	40	0.3	25

Table E-I-2: Infill Housing Development Capacity, Vacant and Underutilized Sites, 2035 General Plan Downtown Mixed Use and Corridor Mixed Use Land Use Designations

Address	APN	Acres	Status	2035 General Plan LU Designation	Assumed Residential Density	Percent Residential	Capacity
101 W COURT ST	064-140-006-000	0.54	Underutilized	Corridor Mixed Use	40	0.3	5
315 CR 98	064-170-005-000	0.91	Underutilized	Corridor Mixed Use	30	0.5	10
384-392 W MAIN ST & CR 98	064-170-006-000	4.29	Underutilized	Corridor Mixed Use	30	0.5	48
209 W MAIN ST	065-010-013-000	0.98	Underutilized	Corridor Mixed Use	30	0.3	7
296 W MAIN ST	064-310-026-000	0.56	Underutilized	Corridor Mixed Use	30	0.3	4
300 WEST ST	064-130-035-000	0.45	Underutilized	Corridor Mixed Use	40	0.3	4
9 MAIN ST	005-670-008-000	0.65	Underutilized	Corridor Mixed Use	40	0.3	6
128 COURT ST	005-670-030-000	0.59	Underutilized	Corridor Mixed Use	40	0.3	5
130 COURT ST	005-670-025-000	0.38	Underutilized	Corridor Mixed Use	40	0.3	3
134 COURT ST	005-670-024-000	0.20	Underutilized	Corridor Mixed Use	40	0.3	2
201 W COURT ST	064-310-004-000	0.95	Underutilized	Corridor Mixed Use	30	0.3	6
286 W MAIN ST	064-310-019-000	0.68	Underutilized	Corridor Mixed Use	30	0.3	5
205 W MAIN ST	065-010-014-000	1.73	Underutilized	Corridor Mixed Use	30	0.3	12
49 W MAIN ST	065-250-008-000	0.31	Underutilized	Corridor Mixed Use	40	0.3	3
29 W MAIN ST	065-250-034-000	0.29	Underutilized	Corridor Mixed Use	40	0.3	3
5 W MAIN ST	065-250-035-000	0.45	Underutilized	Corridor Mixed Use	40	0.3	4
647 FIFTH ST	006-222-006-000	0.17	Underutilized	Downtown Mixed Use	40	0.8	4
427 WALNUT ST	006-603-002-000	0.22	Underutilized	Downtown Mixed Use	80	0.6	8
313 FOURTH ST	005-645-003-000	0.28	Underutilized	Downtown Mixed Use	80	0.5	8
920 COURT ST	005-645-005-000	0.28	Underutilized	Downtown Mixed Use	80	0.5	8
926 COURT ST	005-645-006-000	0.28	Underutilized	Downtown Mixed Use	80	0.5	8
937 COURT ST & 937 1/2 COURT ST	005-642-014-000	0.32	Underutilized	Downtown Mixed Use	40	0.5	5
649 FIFTH ST UNIT A	006-222-003-000	0.08	Underutilized	Downtown Mixed Use	40	0.8	2
649 FIFTH ST UNIT B	006-222-004-000	0.08	Underutilized	Downtown Mixed Use	40	0.8	2

Table E-I-2: Infill Housing Development Capacity, Vacant and Underutilized Sites, 2035 General Plan Downtown Mixed Use and Corridor Mixed Use Land Use Designations

Address	APN	Acres	Status	2035 General Plan LU Designation	Assumed Residential Density	Percent Residential	Capacity
649 FIFTH ST	006-222-005-000	0.00	Underutilized	Downtown Mixed Use	40	0.8	0
421 THIRD ST	006-571-016-000	0.11	Underutilized	Downtown Mixed Use	80	0.5	3
400 COURT ST & 301 ELM ST	005-652-003-000	0.21	Underutilized	Downtown Mixed Use	80	0.5	6
431 MARTIN WAY	006-604-001-000	0.32	Underutilized	Downtown Mixed Use	80	0.6	12
432 ELM ST	006-605-001-000	0.44	Underutilized	Downtown Mixed Use	80	0.6	16
913 COURT ST	005-642-002-000	0.26	Underutilized	Downtown Mixed Use	40	0.5	4
NO ADDRESS	005-642-012-000	0.26	Underutilized	Downtown Mixed Use	40	0.5	4
509 LINCOLN AVE	006-562-007-000	0.36	Underutilized	Downtown Mixed Use	50	0.5	7
317 CLEVELAND ST	005-311-002-000	0.22	Underutilized	Downtown Mixed Use	40	1	7
415 FOURTH ST	006-572-016-000	0.21	Underutilized	Downtown Mixed Use	80	0.5	6
637 FIFTH ST	006-222-008-000	0.14	Underutilized	Downtown Mixed Use	40	0.8	3
400 MAIN ST & 419 ELM ST	006-607-015-000	0.48	Underutilized	Downtown Mixed Use	80	0.5	14
1023 CLOVER ST	005-124-031-000	0.18	Underutilized	Corridor Mixed Use	30	1	4
96 RAILROAD ST	005-163-009-000	0.58	Underutilized	Corridor Mixed Use	30	1	13
13 FIFTH ST	005-124-007-000	0.86	Underutilized	Corridor Mixed Use	30	1	19
1230 E MAIN ST	066-011-004-000	0.20	Underutilized	Corridor Mixed Use	40	0.3	2
1245 ARMFIELD AVE	063-074-002-000	0.11	Underutilized	Corridor Mixed Use	40	0.5	2
945 1/2 SIXTH ST	006-551-012-000	0.67	Underutilized	Corridor Mixed Use	40	0.3	6
1239 ARMFIELD AV & 1239 1/2 ARMFIELD AVE	063-075-003-000	0.13	Underutilized	Corridor Mixed Use	40	0.5	2
1225 ARMFIELD AVE	063-076-001-000	0.53	Underutilized	Corridor Mixed Use	40	0.5	8
308 B ST	063-071-010-000	0.14	Underutilized	Corridor Mixed Use	40	0.5	2
309 A ST	063-071-018-000	0.14	Underutilized	Corridor Mixed Use	40	0.5	2
275 CR 98	064-170-048-000	4.81	Underutilized	Corridor Mixed Use	30	0.5	54
450 COTTONWOOD ST	065-010-040-000	0.59	Underutilized	Corridor Mixed Use	30	0.3	4

Table E-I-2: Infill Housing Development Capacity, Vacant and Underutilized Sites, 2035 General Plan Downtown Mixed Use and Corridor Mixed Use Land Use Designations

Address	APN	Acres	Status	2035 General Plan LU Designation	Assumed Residential Density	Percent Residential	Capacity
183 W MAIN ST	065-280-037-000	2.28	Underutilized	Corridor Mixed Use	30	0.3	15
171 W MAIN ST	065-280-011-000	0.31	Underutilized	Corridor Mixed Use	30	0.3	2
103 W MAIN ST	065-280-047-000	0.59	Underutilized	Corridor Mixed Use	40	0.3	5
217 W MAIN ST	065-010-012-000	0.62	Underutilized	Corridor Mixed Use	30	0.3	4
80 W MAIN ST	064-130-020-000	0.42	Underutilized	Corridor Mixed Use	40	0.3	4
70 W MAIN ST	064-130-019-000	0.45	Underutilized	Corridor Mixed Use	40	0.3	4
420 COMMUNITY LN	065-280-006-000	0.67	Underutilized	Corridor Mixed Use	30	0.3	4
274-278 W MAIN ST	064-310-018-000	0.60	Underutilized	Corridor Mixed Use	30	0.3	4
1264 E GIBSON RD	041-130-007-000	7.28	Underutilized	Corridor Mixed Use	30	0.3	49
1250 E GIBSON RD	041-130-008-000	4.94	Underutilized	Corridor Mixed Use	30	0.3	33
1495 EAST ST	041-130-020-000	0.79	Underutilized	Corridor Mixed Use	30	0.3	5
663 FIFTH ST	006-222-001-000	0.15	Underutilized	Downtown Mixed Use	40	0.8	4
440-444 ELM ST	006-605-003-000	0.22	Underutilized	Downtown Mixed Use	80	0.6	8
901 MAIN ST	005-645-007-000	0.38	Underutilized	Downtown Mixed Use	80	0.5	11
325 MAIN ST	005-313-002-000	0.54	Underutilized	Downtown Mixed Use	80	0.5	16
333 MAIN ST	005-654-001-000	0.26	Underutilized	Downtown Mixed Use	80	0.5	8
405 MAIN ST	005-653-002-000	0.09	Underutilized	Downtown Mixed Use	80	0.5	3
437 FIRST ST	006-563-015-000	0.33	Underutilized	Downtown Mixed Use	50	0.5	6
414-436 FOURTH ST	006-571-006-000	1.18	Underutilized	Downtown Mixed Use	80	0.5	36
201 COLLEGE ST	005-206-001-000	0.14	Underutilized	Downtown Mixed Use	50	1	5
1044 NORTH ST UNIT A & B	005-643-006-000	0.12	Underutilized	Downtown Mixed Use	40	1	4
1046 NORTH ST	005-643-007-000	0.12	Underutilized	Downtown Mixed Use	40	1	4
435-437 WALNUT ST	006-603-003-000	0.22	Underutilized	Downtown Mixed Use	80	0.6	8
443 WALNUT ST	006-603-014-000	0.17	Underutilized	Downtown Mixed Use	80	0.6	6

Table E-1-2: Infill Housing Development Capacity, Vacant and Underutilized Sites, 2035 General Plan Downtown Mixed Use and Corridor Mixed Use Land Use Designations

Address	APN	Acres	Status	2035 General Plan LU Designation	Assumed Residential Density	Percent Residential	Capacity
454 COLLEGE ST	006-607-012-000	0.37	Underutilized	Downtown Mixed Use	50	0.8	11
436 ELM ST	006-605-002-000	0.22	Underutilized	Downtown Mixed Use	80	0.6	8
418-422 MAIN ST	006-607-003-000	0.24	Underutilized	Downtown Mixed Use	80	0.5	7
1109 PENDEGAST ST	006-263-022-000	0.15	Underutilized	Downtown Mixed Use	40	1	4
745 SIXTH ST	006-263-019-000	0.17	Underutilized	Downtown Mixed Use	40	1	5
1219 ARMFIELD AVE	063-077-004-000	0.13	Underutilized	Corridor Mixed Use	40	0.5	2
1236 E MAIN ST	066-011-005-000	0.39	Underutilized	Corridor Mixed Use	40	0.3	3
1238 E MAIN ST	066-011-006-000	0.19	Underutilized	Corridor Mixed Use	40	0.3	2
1006 EAST ST	006-551-014-000	0.89	Underutilized	Corridor Mixed Use	40	0.3	8
313 D ST	063-073-003-000	0.21	Underutilized	Corridor Mixed Use	40	0.5	3
310 D ST	063-072-008-000	0.59	Underutilized	Corridor Mixed Use	40	0.5	9
145 EAST ST	063-060-010-000	1.25	Underutilized	Corridor Mixed Use	40	0.5	19
125 EAST ST	063-060-014-000	1.05	Underutilized	Corridor Mixed Use	40	0.5	16
1032 CLOVER ST	005-163-008-000	0.33	Underutilized	Corridor Mixed Use	30	1	7
565T #A-D, 2-11 & 1223-1225 EAST ST	066-012-022-000	1.20	Underutilized	Corridor Mixed Use	40	0.3	11
801-805 EAST ST	066-111-027-000	4.79	Underutilized	Corridor Mixed Use	40	0.3	43
835 PACIFIC ST	006-534-007-000	0.33	Underutilized	Corridor Mixed Use	40	0.3	3
NO ADDRESS	006-551-015-000	0.89	Underutilized	Corridor Mixed Use	40	0.3	8
1121 A/B-1123 GUM AVE	006-534-008-000	0.62	Underutilized	Corridor Mixed Use	40	0.3	6
302 C ST	063-071-015-000	2.46	Underutilized	Corridor Mixed Use	40	0.5	37
102 EAST ST UNIT B	005-163-017-000	0.60	Underutilized	Corridor Mixed Use	30	1	13
615 EAST ST	066-024-007-000	0.35	Underutilized	Corridor Mixed Use	40	0.3	3
1268 E GIBSON RD	041-130-015-000	1.66	Underutilized	Corridor Mixed Use	30	0.3	11
1280 E GIBSON RD	041-130-006-000	6.40	Underutilized	Corridor Mixed Use	30	0.3	43

Table E-I-2: Infill Housing Development Capacity, Vacant and Underutilized Sites, 2035 General Plan Downtown Mixed Use and Corridor Mixed Use Land Use Designations

Address	APN	Acres	Status	2035 General Plan LU Designation	Assumed Residential Density	Percent Residential	Capacity
1527 EAST ST	041-130-021-000	0.68	Underutilized	Corridor Mixed Use	30	0.3	5
236-238 W MAIN ST	064-310-009-000	0.83	Underutilized	Corridor Mixed Use	30	0.3	6
231 W MAIN ST	065-010-010-000	0.51	Underutilized	Corridor Mixed Use	30	0.3	3
NO ADDRESS	006-025-015-000	0.79	Underutilized	Corridor Mixed Use	40	0.3	7
305 CALIFORNIA ST	064-130-001-000	0.16	Underutilized	Corridor Mixed Use	40	0.3	1
221-225 W MAIN ST	065-010-011-000	0.49	Underutilized	Corridor Mixed Use	30	0.3	3
1224 E GIBSON RD	041-130-002-000	0.75	Underutilized	Corridor Mixed Use	30	0.3	5
1260 E GIBSON RD	041-130-004-000	3.09	Underutilized	Corridor Mixed Use	30	0.3	21
433 ELM ST & 433 1/2 ELM ST	006-607-007-000	0.13	Underutilized	Downtown Mixed Use	80	0.5	4
1040 NORTH ST	005-643-004-000	0.10	Underutilized	Downtown Mixed Use	40	1	3
1107-1111 GIBSON RD	006-462-023-000	0.92	Underutilized	Corridor Mixed Use	40	0.3	8
315 EAST ST	063-078-001-000	0.13	Underutilized	Corridor Mixed Use	40	0.5	2
307 A ST	063-071-017-000	0.14	Underutilized	Corridor Mixed Use	40	0.5	2
306 A ST	063-071-007-000	0.14	Underutilized	Corridor Mixed Use	40	0.5	2
301 EAST ST	063-071-004-000	0.14	Underutilized	Corridor Mixed Use	40	0.5	2
306 C ST	063-071-013-000	0.14	Underutilized	Corridor Mixed Use	40	0.5	2
609 EAST ST	066-021-022-000	0.38	Underutilized	Corridor Mixed Use	40	0.3	3
91-97 W MAIN ST	065-250-032-000	0.67	Underutilized	Corridor Mixed Use	40	0.3	6
210 MAIN ST	006-601-027-000	0.56	Underutilized	Downtown Mixed Use	80	0.5	17
1007 & 1007 1/2 COURT ST	005-643-010-000	0.22	Underutilized	Downtown Mixed Use	40	1	7
1001-075 EAST ST & 1121 EAST ST	066-160-019-000	1.42	Underutilized	Corridor Mixed Use	40	0.3	13
39 FIFTH ST	005-124-037-000	0.70	Underutilized	Corridor Mixed Use	30	1	16
949 SIXTH ST	006-551-016-000	0.82	Underutilized	Corridor Mixed Use	40	0.3	7
310 W MAIN ST	064-170-049-000	5.82	Vacant	Corridor Mixed Use	40	0.8	140

Table E-1-2: Infill Housing Development Capacity, Vacant and Underutilized Sites, 2035 General Plan Downtown Mixed Use and Corridor Mixed Use Land Use Designations

Address	APN	Acres	Status	2035 General Plan LU Designation	Assumed Residential Density	Percent Residential	Capacity
419 GRAND AVE & 419 1/2 GRAND AVE	006-024-001-000	0.21	Vacant	Corridor Mixed Use	40	0.3	2
NO ADDRESS	065-280-023-000	0.48	Vacant	Corridor Mixed Use	40	0.3	4
448 CALIFORNIA ST	065-280-067-000	0.29	Vacant	Corridor Mixed Use	40	0.3	3
335 COURT ST	005-182-014-000	0.19	Vacant	Downtown Mixed Use	40	0.8	5
NO ADDRESS	006-572-005-000	0.05	Vacant	Downtown Mixed Use	80	0.5	2
NO ADDRESS	006-572-006-000	0.22	Vacant	Downtown Mixed Use	80	0.5	7
406 FOURTH ST	006-571-005-000	0.23	Vacant	Downtown Mixed Use	80	0.5	7
613 EAST ST	066-021-025-000	0.28	Vacant	Corridor Mixed Use	40	0.3	3
1237 ARMFIELD AVE	063-075-002-000	0.13	Vacant	Corridor Mixed Use	40	0.5	2
1211 ARMFIELD AVE	063-077-001-000	0.26	Vacant	Corridor Mixed Use	40	0.5	4
417 WEST ST	006-022-001-000	0.21	Vacant	Corridor Mixed Use	40	0.3	2
60 W LINCOLN AVE	065-250-057-000	1.20	Vacant	Corridor Mixed Use	40	0.3	11
407 MAIN ST	005-653-003-000	0.17	Vacant	Downtown Mixed Use	80	0.5	5
819 MAIN ST	005-223-002-000	0.26	Vacant	Downtown Mixed Use	80	0.5	8
823 MAIN ST	005-223-003-000	0.26	Vacant	Downtown Mixed Use	80	0.5	8
435 THIRD ST	006-571-014-000	0.21	Vacant	Downtown Mixed Use	80	0.5	6
433 MARTIN WAY	006-604-002-000	0.16	Vacant	Downtown Mixed Use	80	0.6	6
301 C ST	063-072-001-000	0.10	Vacant	Corridor Mixed Use	40	0.5	2
NO ADDRESS	063-060-006-000	3.03	Vacant	Corridor Mixed Use	40	0.5	45
NO ADDRESS	063-060-012-000	0.94	Vacant	Corridor Mixed Use	40	0.5	14
821 PACIFIC ST	006-534-004-000	0.14	Vacant	Corridor Mixed Use	40	0.3	1
845 EAST ST	066-111-029-000	0.49	Vacant	Corridor Mixed Use	40	0.3	4
116 MAIN ST	006-025-003-000	0.21	Vacant	Corridor Mixed Use	40	0.3	2
428 WALNUT ST	006-601-014-000	0.19	Vacant	Downtown Mixed Use	80	0.5	6

Table E-I-2: Infill Housing Development Capacity, Vacant and Underutilized Sites, 2035 General Plan Downtown Mixed Use and Corridor Mixed Use Land Use Designations

<i>Address</i>	<i>APN</i>	<i>Acres</i>	<i>Status</i>	<i>2035 General Plan LU Designation</i>	<i>Assumed Residential Density</i>	<i>Percent Residential</i>	<i>Capacity</i>
437 MARTIN WAY	006-604-003-000	0.16	Vacant	Downtown Mixed Use	80	0.6	6
441 MARTIN WAY	006-604-004-000	0.16	Vacant	Downtown Mixed Use	80	0.6	6
315 1/2 D ST	063-073-004-000	0.10	Vacant	Corridor Mixed Use	40	0.5	2
309 C ST	063-072-004-000	0.14	Vacant	Corridor Mixed Use	40	0.5	2
NO ADDRESS	005-720-027-000	3.68	Vacant	Corridor Mixed Use	40	1	110
421 CLEVELAND ST	006-601-029-000	0.60	Vacant	Downtown Mixed Use	80	0.5	18
NO ADDRESS	005-644-011-000	0.04	Vacant	Downtown Mixed Use	50	0.3	0
321-327 SIXTH ST & 1119 MAIN ST	005-644-016-000	1.28	Vacant	Downtown Mixed Use	50	0.3	14
601-609 FIFTH ST	006-222-010-000	0.68	Vacant	Downtown Mixed Use	40	0.8	16
TOTAL		154					2,257

Table E-I-3: Land Inventory (Spring Lake Specific Plan Area)

<i>Land Use Category</i>	<i>Reference Name</i>	<i>Maximum Density</i>	<i>Acres</i>	<i>Capacity</i>	<i>APN</i>
R-15		15	0.86	13	042-561-004-000
R-15		15	5.02	75	042-574-001-000
R-15		15	0.04	1	042-580-012-000
R-15		15	3.79	57	041-231-028-000
R-15		15	6.04	91	041-070-037-000
R-15		15	7.54	113	042-030-032-000

Table E-I-3: Land Inventory (Spring Lake Specific Plan Area)

<i>Land Use Category</i>	<i>Reference Name</i>	<i>Maximum Density</i>	<i>Acres</i>	<i>Capacity</i>	<i>APN</i>
R-20	Merrit Murphy	20	4.17	83	042-580-002-000
R-25	Woodland Spring Lake Partnership	25	3.17	79	042-580-046-000
R-25		25	4.81	120	042-030-034-000
R-25	Woodland Spring Lake Partnership	25	1.65	41	042-580-046-000
R-25	Woodland Spring Lake Partnership	25	1.63	41	042-580-046-000
R-25	Woodland Spring Lake Partnership	25	1.18	29	042-580-043-000
R-25	Woodland Spring Lake Partnership	25	1.07	27	042-580-046-000
R-3		3	0.24	1	042-391-007-000
R-3		3	0.22	1	042-391-008-000
R-3		3	0.22	1	042-392-003-000
R-3		3	0.23	1	042-391-003-000
R-3		3	0.22	1	042-391-004-000
R-3		3	0.23	1	042-391-005-000
R-3		3	0.22	1	042-392-002-000
R-3		3	0.22	1	042-391-002-000
R-3		3	0.22	1	042-391-006-000
R-3		3	0.22	1	042-392-001-000
R-3		3	0.24	1	042-391-001-000
R-3		3	0.24	1	042-392-006-000
R-3		3	0.25	1	042-392-007-000
R-3		3	0.22	1	042-363-001-000
R-3		3	0.24	1	042-363-005-000
R-3		3	0.25	1	042-362-007-000
R-3		3	0.20	1	042-362-006-000
R-3		3	46.21	139	042-030-034-000

Table E-I-3: Land Inventory (Spring Lake Specific Plan Area)

<i>Land Use Category</i>	<i>Reference Name</i>	<i>Maximum Density</i>	<i>Acres</i>	<i>Capacity</i>	<i>APN</i>
R-3		3	16.09	48	042-030-034-000
R-4	Woodland Spring Lake Partnership	4	11.18	45	042-580-038-000
R-4	Woodland Spring Lake Partnership	4	6.26	25	042-580-037-000
R-4	Woodland Spring Lake Partnership	4	6.26	25	042-580-040-000
R-4	Woodland Spring Lake Partnership	4	4.37	17	042-580-037-000
R-4	Woodland Spring Lake Partnership	4	0.66	3	042-580-040-000
R-4		4	8.52	34	042-030-032-000
R-4	Woodland Spring Lake Partnership	4	0.52	2	042-580-037-000
R-4	Woodland Spring Lake Partnership	4	3.15	13	042-580-037-000
R-4		4	8.86	35	042-030-032-000
R-4		4	0.68	3	042-030-032-000
R-4		4	3.01	12	042-030-032-000
R-4		4	3.88	16	042-030-032-000
R-5		5	0.66	3	042-580-008-000
R-5	Woodland Spring Lake Partnership	5	6.08	30	042-580-044-000
R-5		5	16.36	82	042-580-001-000
R-5	Merrit Murphy	5	36.14	181	042-580-002-000
R-5		5	21.74	109	041-070-037-000
R-5	Woodland Spring Lake Partnership	5	4.48	22	042-580-046-000
R-5	Woodland Spring Lake Partnership	5	2.92	15	042-580-044-000
R-5	Woodland Spring Lake Partnership	5	3.80	19	042-580-041-000
R-5	Woodland Spring Lake Partnership	5	0.93	5	042-580-041-000
R-5	Merrit Murphy	5	11.53	58	042-580-002-000
R-5	Woodland Spring Lake Partnership	5	7.62	38	042-580-041-000
R-5	Woodland Spring Lake Partnership	5	6.78	34	042-580-046-000

Table E-I-3: Land Inventory (Spring Lake Specific Plan Area)

<i>Land Use Category</i>	<i>Reference Name</i>	<i>Maximum Density</i>	<i>Acres</i>	<i>Capacity</i>	<i>APN</i>
R-8		8	3.51	28	041-243-002-000
R-8	Woodland Spring Lake Partnership	8	7.62	61	042-580-041-000
R-8	Cal West Subdivision	8*	19.65	119	041-070-051-000
R-8		8	8.91	71	042-580-001-000
R-8	Cal West Subdivision	8*	6.43	39	041-070-051-000
R-8	Cal West Subdivision	8*	11.14	67	041-070-052-000
R-8	Woodland Spring Lake Partnership	8	6.78	54	042-580-046-000
R-8	Woodland Spring Lake Partnership	8	5.58	45	042-580-046-000
R-8	Woodland Spring Lake Partnership	8	4.17	33	042-580-044-000
R-8	Woodland Spring Lake Partnership	8	1.31	10	042-580-041-000
R-8	Woodland Spring Lake Partnership	8	6.08	49	042-580-044-000
TOTAL			364.73	2,370	

*Note: APN 042-533-001-000 accommodated the construction of 62 high-density units and is approved for another 39, which are accounted for elsewhere and not on this tabular summary of available sites in the Spring Lake Specific Plan Area. *The Cal West Subdivision properties are approved and the estimate of capacity uses the actual approved number of units, rather than an estimate based on allowable density.*

Appendix E-2: Comment Summary

Housing Forum

March 7, 2013, 4:00-6:00 PM | Woodland City Council Chambers, 300 1st Street

TRENDS AND HOUSING NEEDS

Senior Housing

- Housing is needed to allow Woodland residents to “age in place,” which would allow seniors to stay in the community and would also provide fiscal benefits to City by retaining the tax base.
- Stand-alone, age-restricted housing is needed, stand-alone senior housing is needed, and “active adult” housing is needed (City only has one facility currently).
- Smaller dwelling units with reduced yards are needed for seniors, easier to maintain.
- Senior housing could include townhomes and condominiums, particularly single-story units.
- Active adult housing is also needed (not assisted living). Similar to Heritage Park in Natomas but smaller.

Single Farmworker Housing

- There are family options, but not option for singles (smaller, affordable units, studio apartments, for example).
- Based on the growing season, the need is for year-round, as opposed to seasonal.
- Need locations close to place of work.

Extremely Low-Income Housing

- This type of housing is a need.
- Accommodate those living on Supplemental Security Income (SSI) income, especially individuals.
- The City should also consider ownership opportunities for low income households/individuals.

Entry Level Housing

- Smaller units can help households build equity.

Types of Housing Needed – Compact Housing, Second Units

- Townhomes and condos are needed.
- Compact housing helps to accommodate needs of seniors and lower income households/individuals.
- Need to index housing to income.
- Second units (“in-law” units) could fulfill some of the housing needs (affordable, senior), in particular on properties with larger backyards.
- Mixing: different housing types should be mixed with a fine grain.

Amenities and Housing

- Bike paths, trails, walking paths are needed in areas with housing so people can travel without a car.
- Should have green space near housing – in both existing communities and new developments.
- Higher-density housing is better and more accepted if it has green spaces – could be nearby (not necessarily on-site).
- Parks: linear, especially allows people to walk near home.
- Senior apartments and other apartments should have nearby community gardens.
- City should buffer large roads from homes with open space.
- Recreation: 91% prefer walking near home. Should promote multi-use open space.
- Be smarter about drainage (use naturalized drainage) and also provide in same area walking and habitat. Includes these concepts in both streetside and residential drainage.
- City should have a greenbelt around Woodland for walking.
- Dog parks, swimming, wheelchair and disability accessible; open space should have water. Areas for children to explore and play are important, as well.
- Creating a good place to raise a family results in economic development value because businesses and employees desire those amenities.

Special Needs

- Need supportive housing for people with disabilities

- Need programs paired with housing to serve people with disabilities.
- Transitional Housing is a need and will be in the future. HUD is moving away from transitional to permanent supportive housing.

Larger Family Housing

- There is a limited availability of large family housing. Need some with six bedrooms.

Examples

- Margaret Manor in West Sacramento as an example; income/deed restricted housing project.
- Rossmoor
- Lafayette
- Natomas – Heritage Park
- Metro Square – 25 units per acre – good design; same project in West Sacramento.

Opportunities, Locations for Compact Housing

Downtown

- Downtown housing is a good opportunity. Second-story units above retail.
- Second story units could share parking with retail. Peak periods for residential and nonresidential downtown would not overlap, so this would be an opportunity to make more efficient use of parking. Parking should be considered to avoid major capacity problems.
- Live/work units are another opportunity downtown.
- Living downtown near services has many benefits.

West Main Street

- There are opportunities to repurpose low-performing commercial properties into residential uses. Main Street west of downtown, for example.

Repurposing other commercial areas for compact housing

- Warehouses could also provide residential re-use opportunities.

Spring Lake Specific Plan Area and other new growth areas

- Look for areas throughout the City to include in higher-density housing.

Fees/Funding

- Impact fees: have increased the last 5 years. City should consider fee deferrals until later phases, not just waiving. This could help incentivize development in Woodland vis-à-vis elsewhere.
- Bank financing is an issue.
- Loss of redevelopment eliminates a key method for developing affordable housing. City could consider non-profit entity to do similar actions to RDA; perhaps look at Roseville model. This was funded through multiple millions of dollars, however.
- Local non-profits can help. Local banks may be willing to donate foreclosed properties to non-profits to rehabilitate for low income housing.

Constraints

- City should ensure that zoning code requirements do not inhibit the development of live/work units downtown.
- City should remove regulatory barriers to downtown housing and live/work units.
- Difficult to provide affordable housing when income is \$800 per month.
- City should ensure that process to entitle mixed-use development (housing and commercial) is simple and quick.
- City should ensure process for easements is simple and quick.

Density

- Higher densities need open space and park areas. Include community gardens.
- Mixed densities work well.
- Allow/encourage second units. Especially on the back of long lots with alley access.
- Explore old bungalow courts.
- Consider third stories – need architectural control.
- Allow higher density on blighted or vacant parcels
- Don't concentrate density in one area – spread around city.
- Include linear greenway connections.
- Possible locations for new 30 du/ac default density:
 - Old Willow Springs school site
 - East Street corridor

- Vacant commercial
- Lincoln, Grand, Main Streets area
- County Fair Mall
- County Fairgrounds
- City surplus properties
- Near community center
- Country Oaks site (old tennis court site)
- Woodhaven Lanes (between West Main and Court Streets)
- Ashley near CR 98
- Current County courthouse site

Miscellaneous

- City should look to decrease VMT throughout the City.
- General Plan Update: should look at a Blueprint Alternative.
- City should also be looking at range of housing in areas outside City limits. Consider a separate housing element for the land between the City limits and the Urban Limit Line (ULL).

Need to avoid segregating housing of various types/incomes. Interspersed housing is the best model.

Comments Received after Housing Forum

- **Compact Housing.** Support for smaller-scale housing (including detached, ownership) with a reduced amount of square footage. Smaller-scale housing should start at approximately 400 square feet, with a good design approach. The City should consider whether there are any zoning code constraints, such as those related to lot coverage or allowable land uses, which would adversely affect smaller-scale housing construction.
- **Land Trusts.** Support for the use of land trusts to promote housing development. One approach could be to place land into rotating, long-term, capped-cost leases, which revert to a land trust, under certain conditions. It is possible that there could be tax benefits for this approach and it is possible that some of the low-income housing providers already use such techniques.
- **Senior Housing.** Support for the development of senior housing, including affordable “Del Webb” style senior developments.

- **Second Units.** The City should allow existing property owners to build second units (otherwise known as “in-law” units, “granny” units).
- **Locate Compact Housing near Services.** The City should promote the development of compact housing in areas close to services.
- **Downtown Development.** Mixed-use development should be promoted in the Downtown core, along with bed & breakfast uses (in order to promote tourism).
- **Affordability.** Affordable housing and market-rate housing should be provided with the appropriate balance. Housing should be available both to households and individuals with low incomes, as well as those with high incomes and everything in between. The City should accommodate housing that is affordable to young people.
- **Agricultural Land.** Prime agricultural land should be preserved as the City develops.
- **Sustainable Development.** Both new developments and reuse projects should incorporate principles of conservation and “sustainability.”
- **Zoning.** The City’s zoning ordinance should clearly outline what uses are, and what uses are not allowed in each zoning district. The appeals process should be uniform and streamlined. The City should facilitate review and approval of development applications.

Housing Forum Attendees

- Karen Hulbert (Coldwell Banker)
- Ken Konecny (Coldwell Banker)
- John Murphy
- Liz Johnson
- David Storer (Knaggs Commercial Properties)
- Al Aldrete
- Rodney B Higgins
- Larry Love
- Debbie Bruno
- Chris Holt
- Roger Ashton
- Alysa Meyer
- Marianne Krager (Yolo County Housing)
- Michael Clifford
- Jan Gillette

Stakeholders / Participants

Stakeholders who participated in the General Plan Update stakeholder process on February 7/8 included local affordable housing professionals, Mercy Housing, local business owners, local real estate and housing finance, experts, members of the City's Sustainability Committee and Historic Preservation Commission, a social justice activist, and community residents.

Appendix E-3: Public Comment during Development of the Climate Action Plan

Energy

NEW CONSTRUCTION

- Require greater energy efficiency in new development, including Title 24 building code requirements, site planning, and building orientation.
- Promote greater use of solar energy (solar panels, water heaters, etc.) in new construction.

RETROFITS

- Require older homes to become more energy efficient and consider low-interest loans for upgrades.
- Consider a voluntary assessment district approach to help fund energy efficiency upgrades in older homes.
- Encourage use of trained volunteers and community-based organizations to assist with providing information and education to property owners on energy efficiency upgrades.
- Assist with identifying affordable financing for solar energy installation.

Transportation

WALKING AND BIKING

- Improve bicycle / pedestrian path system.
- Make streets more walkable and bikable (safe routes to school, bike friendly streets, better bicycle and pedestrian connections).

TRANSIT

- Improve transit service to connect homes, schools, shopping, and jobs.
- Improve transit connections to regional systems (Amtrak, Light Rail, etc.).
- Increase transit availability to special needs populations that rely more on transit.

LAND USE

- More mixed-use development where possible and increased development densities (including residential), particularly along major transit routes and in the downtown area.
- Revise commercial zoning to encourage development where residents get “what they need” nearer to home.
- Incentivize high-density residential development in the General Plan Housing Element.
- Encourage infill / redevelopment / centralization—both commercial and housing.
- Create Priority Areas for infill, mixed-use and higher density development within ½-mile walking distance to transit (including housing).

Landscaping and Tree Canopy

- Work with Woodland Tree Foundation to promote the City tree rebate program to increase the number of street trees.
- Be proactive in encouraging homeowners to plant trees in planting strips.
- Require all new home construction to include 2 shade trees per home on the east, west, or south face of the home to provide the most energy savings.
- Focus on maintenance of mature trees that already provide energy benefits vs. planting new trees that will provide no benefit for many years.
- Allow people to remove large, grassy lawns and replace with appropriate low-water using plants and shrubs.
- In all new construction, allow less landscaping to be grass.
- Reduce water usage and energy associated with water by emphasizing native landscaping (drought-tolerant) at city-owned property.

Stakeholders / Participants

An informal “stakeholders planning group” was formed at project initiation to help build community awareness of and participation in the plan development effort and to ensure input from key community groups. Included are the members of the Sustainability Committee and representatives of the Woodland Planning and Historical Preservation Commissions, the Water Utility Advisory Committee, the Chamber of Commerce, the North Valley Hispanic Chamber of Commerce, Historic Woodland Downtown Business Association, Yolo County Board of Realtors, Pacific Coast Producers, Dignity Healthcare, Woodland Community College, Woodland Joint Unified School District, Supervisors Chamberlain and Rexroad, Yolo County Health Council, the League of Women Voters, Tuleyome, Woodland Tree Foundation, and the Springlake Homeowners group.

Appendix E-4: Lower-Income Projects at Less than 30 Units per Acre

Terracina at Spring Lake Apartments

The Terracina at Spring Lake project was completed in 2007 and includes 156 dwelling units on 6.25 acres at 1620 Mickle Avenue, in the R-20 Zone of the Spring Lake Specific Plan Area. Of the 156 units, 85 units are rent-restricted to very low income households for 55 years. The remaining 71 units are rent-restricted to low income households for 55 years.

Table E-4-I: Summary Statistics for Terracina at Spring Lake Apartments

Spring Lake Specific Plan:	Multi-Family Residential (20 units per acre)
Zoning:	R-20 (20 units per acre)
Acres:	6.25
Total Units:	156
Type:	Type V construction of two- and three-story garden style apartments with surface parking.
Year Built:	2007
Actual Density:	25 (Note – project received bonus density)
% of Max. Density:	125%
Affordability:	85 units (<50% AMI) 71 units (51 – 80% AMI)
Land Assemblage:	Master developer HTW West Ventures dedicated the land to the City of Woodland via Affordable Housing Land Dedication Agreement. The City subsequently dedicated the land to USA Properties Fund, the owner of Terracina at Spring Lake Apartments.
Land to Development Cost Ratio:	3.1%
*Per-unit Gap Financing:	\$33,263

**Per-unit Gap Financing represents the City subsidies (HOME grant and HOME program income) and master developer subsidy (land dedication) divided by the number of units.*

Source: City of Woodland 2013

Rochdale Grange Apartments

The Rochdale Grange project was completed in 2011 and includes 44 units on 2.73 acres at 2090 Heritage Parkway, in the R-15 Zone of the Spring Lake Specific Plan Area. Of the 44 units, 43 units are rent-restricted to very low income households for 55 years.

Table E-4-2 Summary Statistics for Rochdale Grange Apartments

Spring Lake Specific Plan:	Multi Family Residential (15 units per acre)
Zoning:	R-15 (15 units per acre)
Acres:	2.73
Total Units:	44
Type:	Type V construction of two-story garden style apartments with surface parking.
Year Built:	2011
Actual Density:	16
% of Max. Density:	107%
Affordability:	43 units (<50% AMI) 1 unit (manager)
Land Assemblage:	The property was sold by One West Bank to the project owner, Neighborhood Partners, LLC, for the amount of \$1.
Land to Development Cost Ratio:	Not applicable, Neighborhood Partners, LLC valued the property at \$0 in its project pro forma.
*Per-unit Gap Financing:	\$90,909

**Per-unit Gap Financing represents the City subsidies (HOME grant and HOME program income) divided by the number of units.*

Source: City of Woodland 2013

Mutual at Spring Lake Apartments

The Mutual at Spring Lake project was awarded tax credits in June and construction of the first 62 units will start this year and be completed by 2015. The project includes 101 dwelling units on 5 acres at the southeast corner of Farmers Central Road and Pioneer Avenue, in the R-25 Zone of the Spring Lake Specific Plan Area. Of the 101 units, a total of 100 units will be rent-restricted to very low and low income households for 55 years. At least 32 of the 100 units will be rent-restricted to very low income households for 55 years.

Table E-4-3 Summary Statistics for Mutual at Spring Lake Apartments

Spring Lake Specific Plan:	Multi Family Residential (25 units per acre)
Zoning:	R-25 (25 units per acre)
Acres:	5
Total Units:	101
Type:	Type V construction of two- and three-story story garden style apartments with surface parking.
Year Built:	2015 (for first 62 units)
Actual Density:	20
% of Max. Density:	80%
Affordability:	32 units (<50% AMI) 68 units (51 – 80% AMI) 1 unit (manager)
Land Assemblage:	Mutual Housing Associates purchased the project site from Pioneer Investors LLC for the amount of \$1,100,000.
Land to Development Cost Ratio:	3.7% (based on construction of initial 62 units)
*Per-unit Gap Financing:	\$9,010 (based on buildout of 101 units)

**Per-unit Gap Financing represents the City subsidy (loan from Spring Lake Off-Site Affordable Housing Fund) divided by the number of units at buildout.
Source: City of Woodland 2013*

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