

LWC

Woodland

Housing Element Update

February 9th, 2021



Agenda

- What is the Housing Element
- Update Process
- Discussion

What is the Housing Element



A **Housing Element** is required by State law and compels Woodland to do their “fair share” of planning for adequate housing

Housing Element must:

- Assess community housing needs and conditions of housing stock
- Establish a roadmap to accommodate projected housing demands
- Set citywide housing-related goals, objectives, policies, and programs
- Show how the City will meet demand for housing for all income levels

Other Mandatory General Plan Elements:



Land Use



Mobility



Conservation



Open Space



Safety



Noise

What is the Housing Element

Housing Element Components

1. **Housing Element Review:** A performance evaluation of policies and programs from previous housing elements.
2. **Housing Needs Assessment:** A review of the existing and projected housing needs, especially regarding special needs populations
3. **Adequate Sites Inventory:** A record of suitable land zoned to accommodate the City's share of regional housing needs
4. **Housing Resources Assessment:** Identified opportunities to support the development, preservation, and rehabilitation of housing
5. **Housing Constraints Assessment:** Identified governmental and non-governmental (market, environmental, etc.) impediments to housing development
6. **Implementation Plan:** Goals, policies, and programs dedicated to meeting the City's housing need

What is the Housing Element

Regional Housing Needs Allocation (RHNA)

Regional Housing Needs Assessment or RHNA:

- Projected number of new housing units needed
- Each jurisdiction must show it can **accommodate** its total RHNA number, and its allocations by income level.
- Mandated by State law

	SACOG	Woodland
	6th Cycle RHNA	6th Cycle RHNA Share
Very Low 30-50% MFI	38,999	663
Low 50-80% MFI	23,503	399
Moderate 80-120% MFI	29,993	601
Above Moderate >120% MFI	64,017	1,424
Total	153,512	3,087

Median income 4-person household: \$92,500

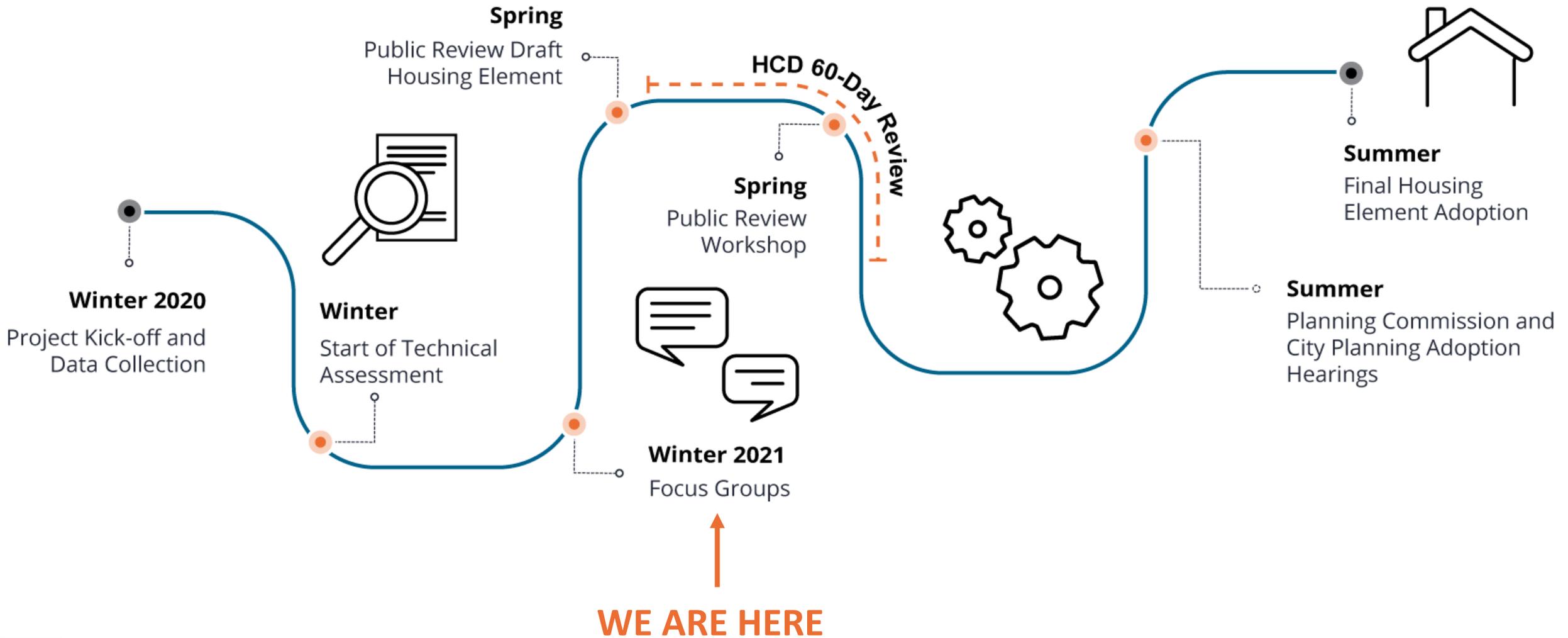
What is the Housing Element

How Does the Housing Element Help the City Meet its Goals?

- Develop an inventory of sites sufficient to meet the City's RHNA allocation
- Establish policies and programs to incentivize both market-rate and affordable housing development
- Identify additional strategies to reduce constraints and expand housing production



Update Process



Update Process

Focus Groups - Why We Are Here

- **Purpose:** Introduce the housing element update, discuss opportunities and constraints to housing development, and receive policy/program recommendations
- **Who/When:** Three (3) focus group sessions for a variety of stakeholders including
 - Community and Housing Advocates
 - Housing Developers
 - Local Institutions and Businesses



Focus Group Protocols

- **Group Norms**
 - Each participant will be treated with respect
 - Please be mindful of time
 - Allow other participants to finish speaking before beginning to speak
- **Format**
 - Open discussion with guided questions
 - The **chat function** will be available if you would like to provide written comment, though the focus is will be on the dialogue.
- **Recordation:** Meeting will be recorded, and chats will be saved

Discussion