

LWC

Woodland

Housing Element Update

September 7th, 2021



Introductions

City of Woodland

- **Cindy Norris** – Principal Planner

Consultant Team

Lisa Wise Consulting, Inc.

- **David Bergman** – Director
- **Kathryn Slama** – Senior Associate/Project Manager



Agenda

1. Housing Element Basics
2. Woodland 6th Cycle Housing Element Update
3. Public Review Draft Housing Element
4. Public and HCD Review
5. Revisions
6. Next Steps
7. Discussion

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Housing Element Basics

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

Purpose of the Housing Element

State Housing Element Law

- Intended to require jurisdictions to do their “fair share” around planning for adequate affordable housing.
- Recognizes that housing is a critical need, and the government and private sector must work together to address it.
- Cities are not required to build or initiate housing projects, but rather ensure zoning capacity exists to build housing.
- Housing Element certification is tied to State funding.
 - Consequences for not complying with State law.
 - Loss of potential funding



9 HOUSING ELEMENT

New Legislation

The State continues to pass new housing legislation, including:

- **AB 1397:** Adequate Housing Element Sites
- **SB 166:** No Net Loss
- **AB 686:** Affirmatively Furthering Fair Housing
- **AB 72:** Housing Element Enforcement
- **AB 671:** ADU plan
- **AB 879:** Reporting Requirements
- **AB 1763:** Enhanced Density Bonus
- **AB 2162:** Supportive Housing Streamlined Approval
- **SB 6:** Design and Development of the Site Inventory
- **AB 1851:** Religious Institutions Affiliated Housing (Yes in God's Back Yard, YIGBY)

AB 686

AB 686 Affirmatively Furthering Fair Housing (AFFH) (2018):

Requires housing elements to demonstrate the local jurisdiction is affirmatively furthering fair housing. Jurisdictions need to demonstrate compliance with the statute by:

- Analyzing existing fair housing and segregation issues;
- Identifying fair housing goals;
- Developing strategies to implement these goals; and
- Ensuring sites in the inventory are identified in such a way that promotes AFFH.

AFFH is the taking of meaningful actions that **“overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity”** for communities of color, persons with disabilities, and others protected by California law

*This analysis provided July 1, 2021
and revised on August 30, 2021*

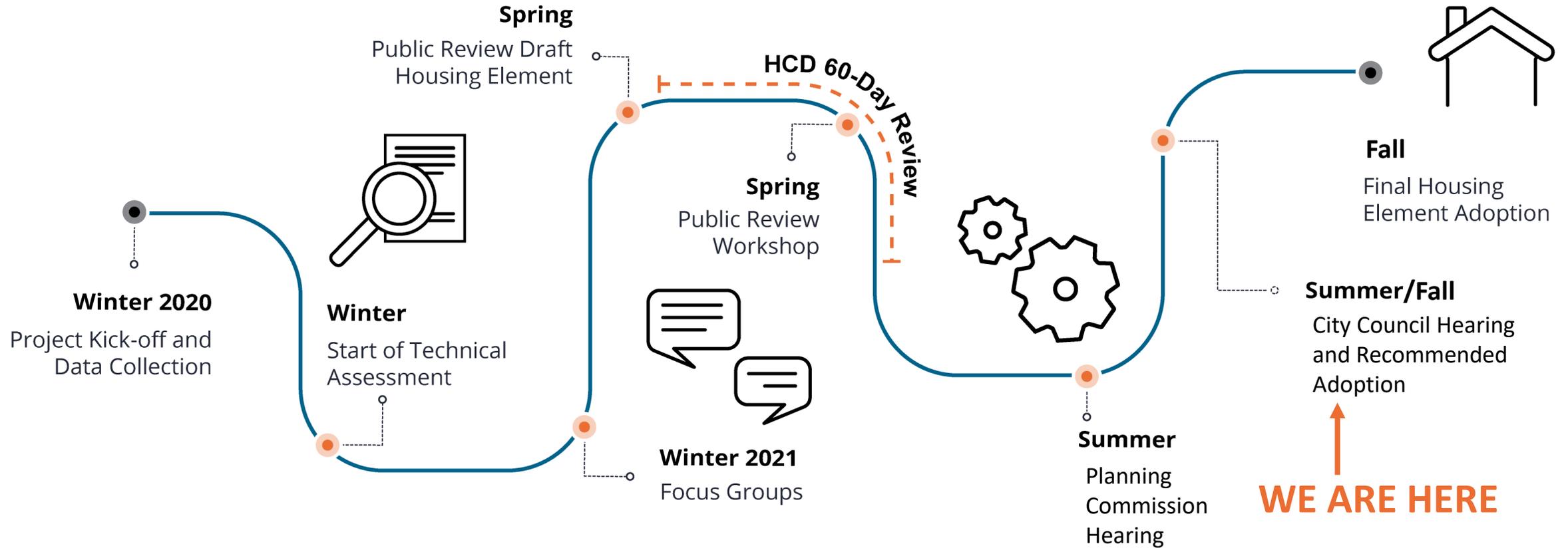
Housing Element Components

- 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.

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Woodland 6th Cycle Housing Element Update

Update Process



Public Outreach

Focus Group Meetings February 2021:

- 51 invitees and 20 participants.
- 3 sessions conducted with the following groups:
 1. Community and Housing Advocates.
 2. Housing Developers.
 3. Local Businesses and Institutions.
- Introduced the housing element update.
- Discussed opportunities and constraints to housing development.
- Received policy/program recommendations and provided response.

Comment:

- Though construction costs are similar across the region, market-rate for-sale prices vary. Woodland's market-rate housing market is not as competitive as other areas in the region, which makes it more difficult for multi-family developments to "pencil out". Neighboring areas, such as West Sacramento, currently offer a higher rate of return with expected revenues that exceed the high construction costs.

Response:

- o Program A.13 and A.14 and A.16, funding, support, and incentives for low income and special needs housing
- o Program A.6, evaluate Affordable Housing Ordinance to remove constraints

Public Outreach

Public Workshop - June 2, 2021:

- Topics covered:
 - Housing Element Basics and Process.
 - New State Legislation.
 - Woodland's Existing Conditions and Housing Needs.
 - Affordable Housing, Regional Housing Needs Allocation (RHNA) and 6th Cycle Site Inventory.
 - 6th Cycle Implementation Plan.
- Participants provided feedback on draft policies and programs.



Public Outreach

Project Summary and Key Dates

✓	February 9 & 10	Focus Meetings
✓	May 14, 2021	Draft available for 60-day review <ul style="list-style-type: none"> • Draft submitted to HCD on May 14, 2021 • Display Ad Notice of Availability and community Workshop • Email to stakeholders • Mailed notice to sites owners, • Copies available
✓	June 2, 2021	Community Workshop
✓	July 2, 2021	Notice from the Public (LSNC)
✓	July 13, 2021	Comments from HCD (subsequent document revisions)
✓	July 23, 2021	Public hearing notice (Display Ad) <ul style="list-style-type: none"> • Email to contact List • Mailed notices to sites owners • Copies available • Copies of the PRD Housing Element sent to those who commented
✓	July 29, 2021	Public Review Draft 6th Cycle Housing Element available for public review
✓	August 5, 2021	Public Hearing at Planning Commission
	September 7, 2021	Public Hearing at City Council
	September 13, 2021	Submittal to HCD for Review
	September 15, 2021	120 days from the statutory due date of May 15, 2021

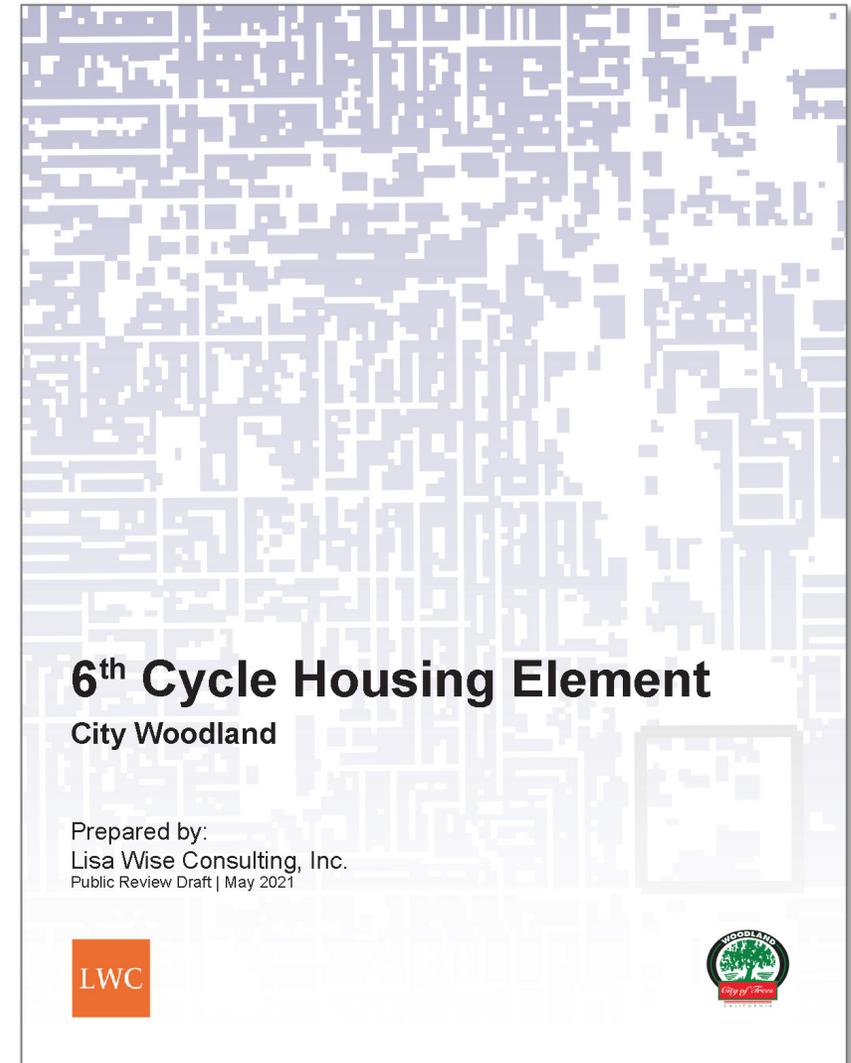


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Public Review Draft Housing Element

Public Review Draft

- Released May 14, 2021.
- Revised Drafts July 29, 2021 and August 30, 2021
- Noticing of the PRD:
 - All property owners with identified sites
 - All interested parties
 - Mail and email and ads in Local newspaper.
 - Spanish and English
 - Printed copies available at City Hall and Library



5th Cycle Results

Existing Program Review (Appendix A):

- \$2.4 M loan funds for Phase 1 & 2 of Mutual Housing at Spring Lake resulting in 100 rental units for Farmworker Housing.
- \$1.48 M grant (from Spring Lake affordable housing in-lieu fees and off-site affordable fee revenues) and dedicating city-owned land at no cost for construction of a 61-unit permanent supportive housing project at NWC Beamer and CR102 to serve homeless individuals.
- \$1.1 M in City funds and City acted as developer for a 100-unit emergency shelter at NWC Beamer and CR102. Completed in December with operation starting January 2021.
- 4.6 acre land dedication multi-family site in Spring Lake dedicated to a local non-profit in-lieu of \$900,000 in affordable fees, requiring at least 112 lower income senior units.
- \$65,000 in funds to assist the rehabilitation of 42-unit Cottonwood Meadows.
- City updated the General Plan and Interim Zoning to allow multi-family as a permitted use, increase densities, and provide objective development standards. Together resulting in an additional 1,000 possible units
- City updated MPFP fees in 2019 to facilitate infill and smaller unit greenfield development, resulting in affordability by design.
- City approved a fee deferral program which has been actively utilized by multiple housing developments.
- Updated the Affordable Housing Ordinance in 2018 and 2020 to clarify in-lieu fee payment and stimulate housing production

5th Cycle Results



East Beamer Permanent Supportive Housing Site Infrastructure Progress



Sacramento Mutual Housing Spring Lake



Downtown Suites Infill Project



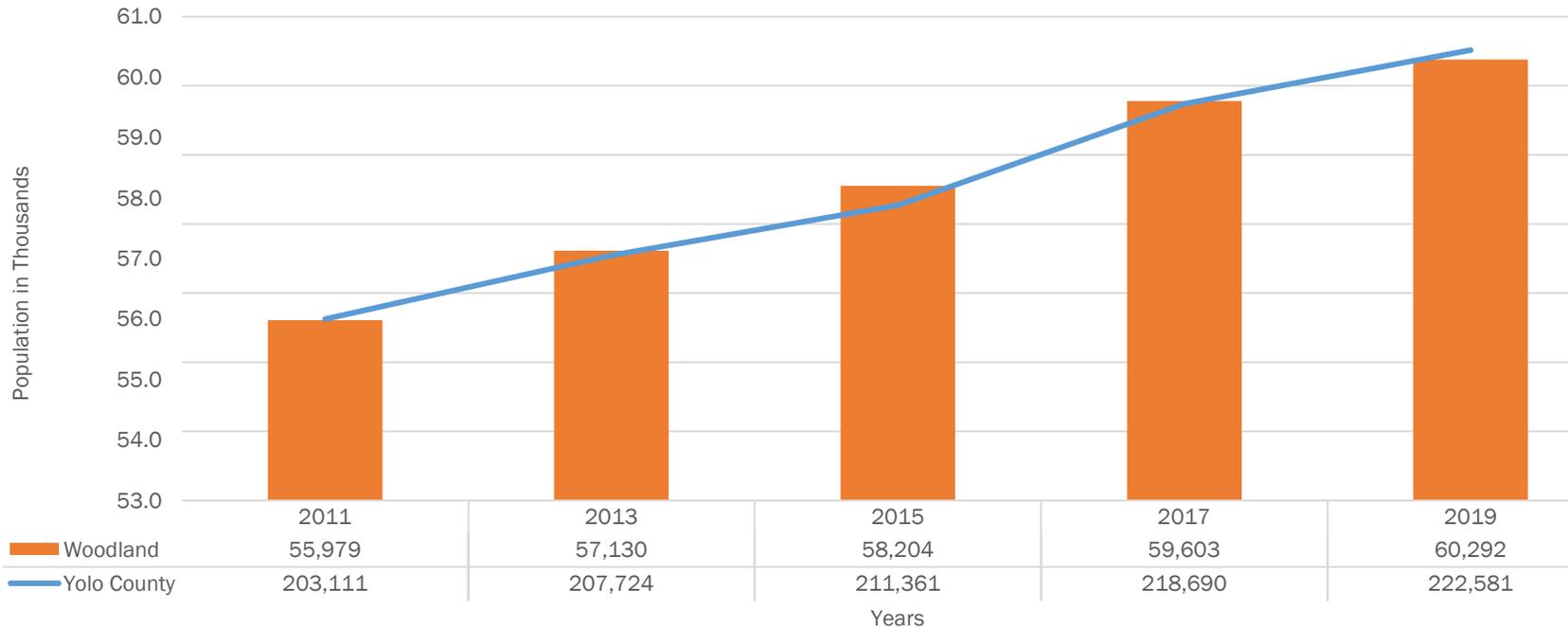
East Beamer Way Homeless Shelter

General Characteristics and Trends

Needs Assessment (Appendix B): Population

Woodland's population has been growing modestly along with Yolo County

Population Trend, 2011 - 2019



SACOG = Sacramento Area Council of Governments

Source: 2019 SACOG Data Package 2, 2010 Census, ACS 2014-2018

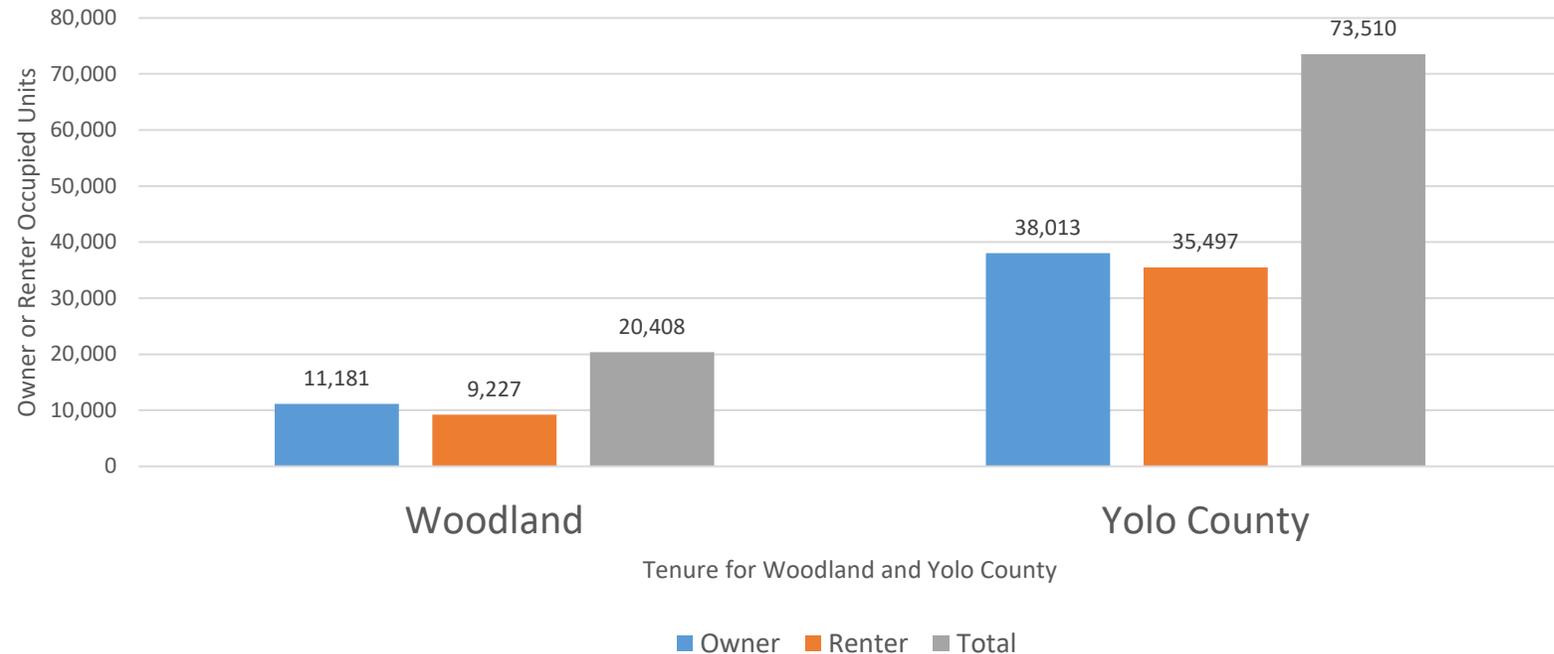
Household Characteristics

Needs Assessment (Appendix B):

Home Ownership

The rate of home ownership in Woodland was 54.8 percent in 2018, slightly higher than the 51.7 percent in Yolo County.

Housing Tenure



SACOG = Sacramento Area Council of Governments

Source: 2019 SACOG Data Package 2, 2010 Census, ACS 2014-2018

Housing Cost and Affordability

Needs Assessment (Appendix B):

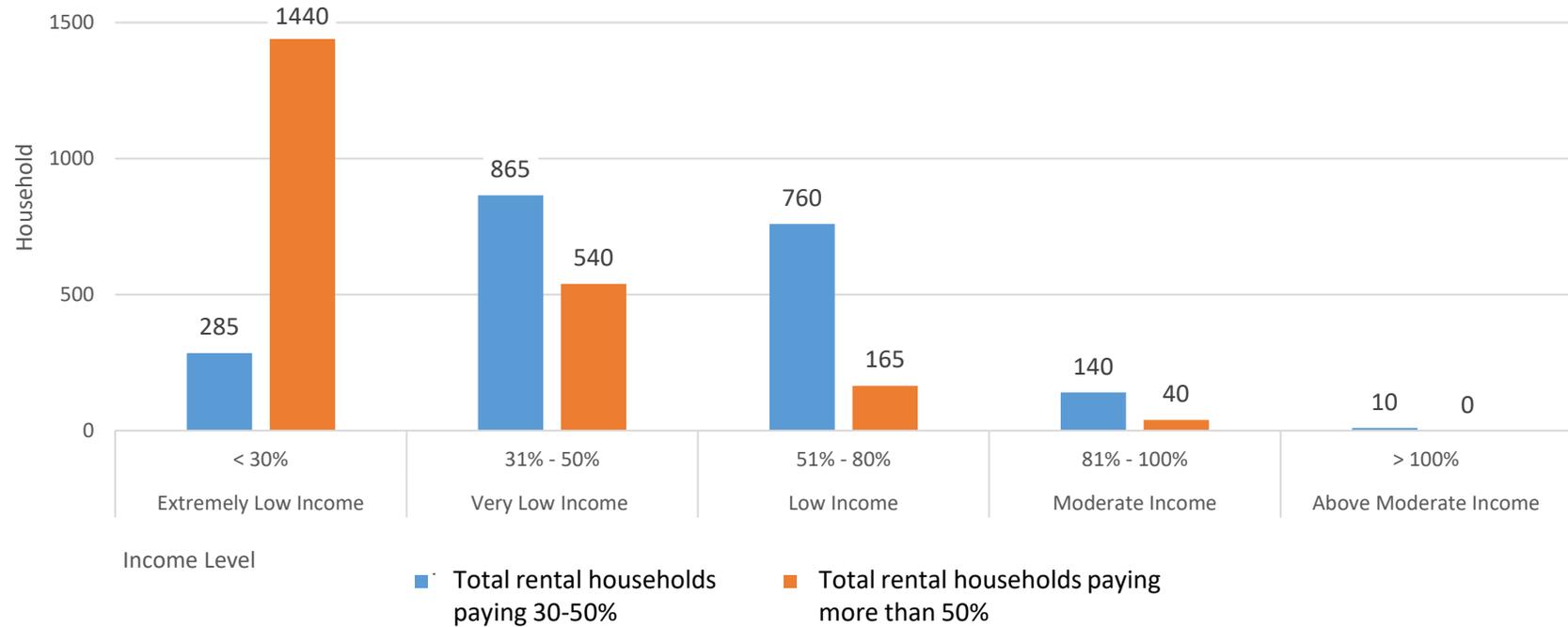
Cost Burden

1/3 of households in Woodland either are cost-burdened or severely cost burdened

25% of owners are cost-burdened

47% of renters are cost-burdened

Spending on Rent



SACOG = Sacramento Area Council of Governments

Source: 2019 SACOG Data Package 2, 2010 Census, ACS 2014-2018

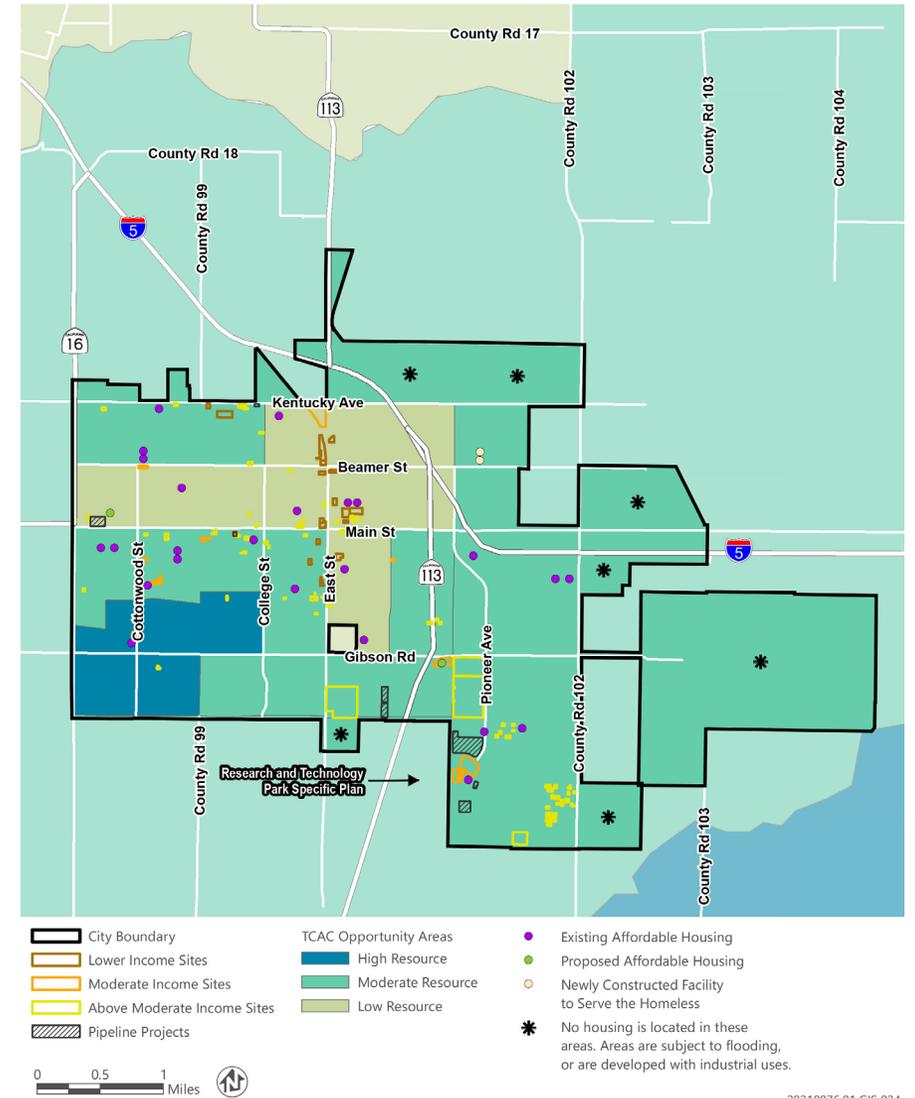
AFFH Review

Summary of Findings (Appendix F):

Opportunity Zones: Identify high resource areas based on index scores related to educational, environmental, and economic indicators.

AFFH Findings:

- **Disparity in Access to Opportunity**
 - Concentration of lower income sites in low resource areas
 - Lack of vacant land in high resource areas
 - Programs to address identified issues (Table 1.1)
- **Displacement Risk**
 - High housing cost burden for renters
 - Limited deed-restricted affordable units in the city center
 - Low rates of homeownership in the city center
 - Programs to address identified issues



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AFFH Review

Programs Summary

- **Programs A1, A2, A3, and A15** – Complete the update to the Zoning Code to expand residential development opportunities
- **Program A13** – Seek funding opportunities to provide financing to assist construction of lower income and moderate-income units
- **Program A14** – Assist developers with the preservation and conservation of extremely low, very low and low-income units.
- **Program A18-** Pursue grant and loan funding opportunities to facilitate a range of sizes and types of housing.
- **Program A20-** Consider Zoning Code and General Plan Amendments to allow duplex/triplex/and other unit types in higher resource areas.
- **Program B-4** Encourage the construction of infill and affordable, mixed-use housing projects in the downtown area
- **Program B5** - Facilitate the preservation of at-risk affordable housing
- **Programs C1, C5, C8-** Continue to support Fair Housing efforts
- **Program C6-** Ensure that relocation assistance is provided to tenants relocated as a result of removal of housing.
- **Program C9-** Continue to support a First Time Homebuyer program to support and increase housing opportunities for first time homebuyers.
- **Program C10-** Utilize REAP grant funds to work with Yolo County Housing Authority to develop a plan for the Armfield neighborhood

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% AMI	38,999	663
Low 50-80% AMI	23,503	399
Moderate 80-120% AMI	29,993	601
Above Moderate >120% AMI	64,017	1,424
Total	153,512	3,087

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

What is Affordable Housing?



Extremely Low Income
0% to 30% AMI

Household income for a family of 4:

\$27,750

663 units



Very Low Income
31% to 50% AMI

\$46,250

Low Income
51% to 80% AMI

\$74,000

399 units



Moderate Income
81% to 120% AMI

\$111,000*

601 units

- These income categories are defined by the State and are based on varying percentages of the Area Median Income (AMI) in Yolo County
- Housing is considered “affordable” if occupants pay no more than 30% of their income on housing costs
- AMI = Area Median Income for a region

Area Median Income in Yolo County is **\$92,500** for a family of 4

* Moderate income is calculated at 120% of AMI by the State (HCD). The other income thresholds are calculated by the U.S. Department of Housing and Urban Development (HUD).

Sites Inventory

(Appendix C):

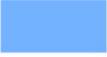
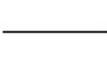
Summary of Adequate Sites:

- Total 143 vacant sites that can accommodate 2,628 units.
- 449 units in the pipeline and 837 units expected in the next 8 years under the Research and Technology Park Specific Plan (RTSP).
- City has capacity for an excess 827 units above RHNA.

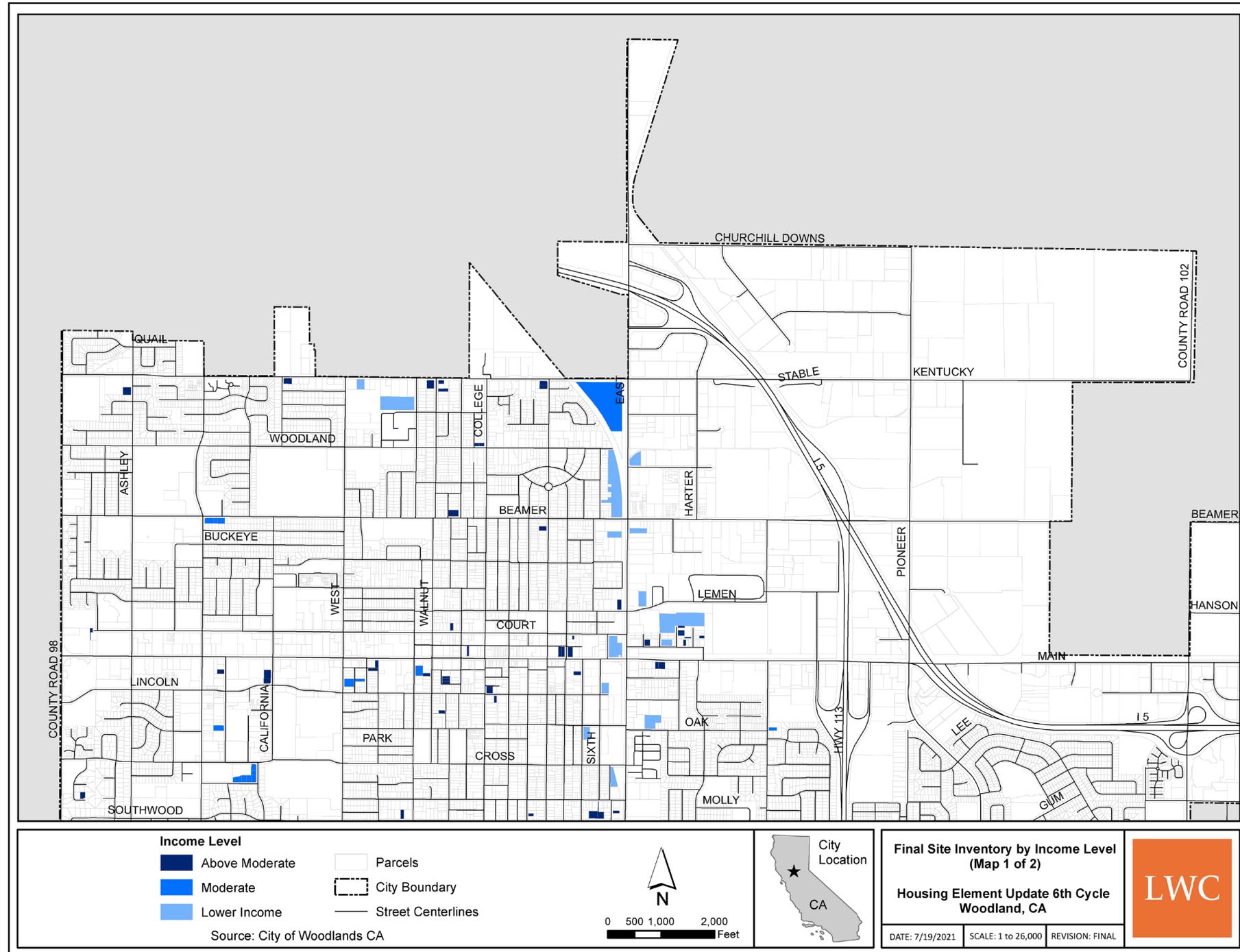
	Very Low and Low-Income	Moderate Income	Above Moderate-Income	Total
RHNA	1,062	601	1,424	3,087
Pipeline Projects	180	-	269	449
Remaining RHNA	882	601	1,155	2,638
Realistic Unit Capacity	763	885	980	2,628
RTSP	279	279	279	837
Total Capacity	1,042	1,164	1,259	3,465
Excess Capacity Above RHNA	160	563	104	827

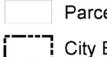
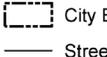
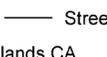
Site Inventory

Income Level

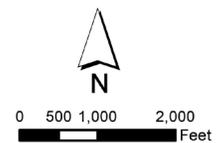
-  Above Moderate
-  Moderate
-  Lower Income
-  Parcels
-  City Boundary
-  Street Centerlines

Sites identified on the map are under no obligation to construct housing, or affordable housing. Sites can develop according to the zoning that is in place.



- | | | |
|---------------------|---|--|
| Income Level |  Above Moderate |  Parcels |
| |  Moderate |  City Boundary |
| |  Lower Income |  Street Centerlines |

Source: City of Woodlands CA



Final Site Inventory by Income Level
(Map 1 of 2)
Housing Element Update 6th Cycle
Woodland, CA

DATE: 7/19/2021 SCALE: 1 to 25,000 REVISION: FINAL



Site Inventory

Income Level

 Above Moderate

 Moderate

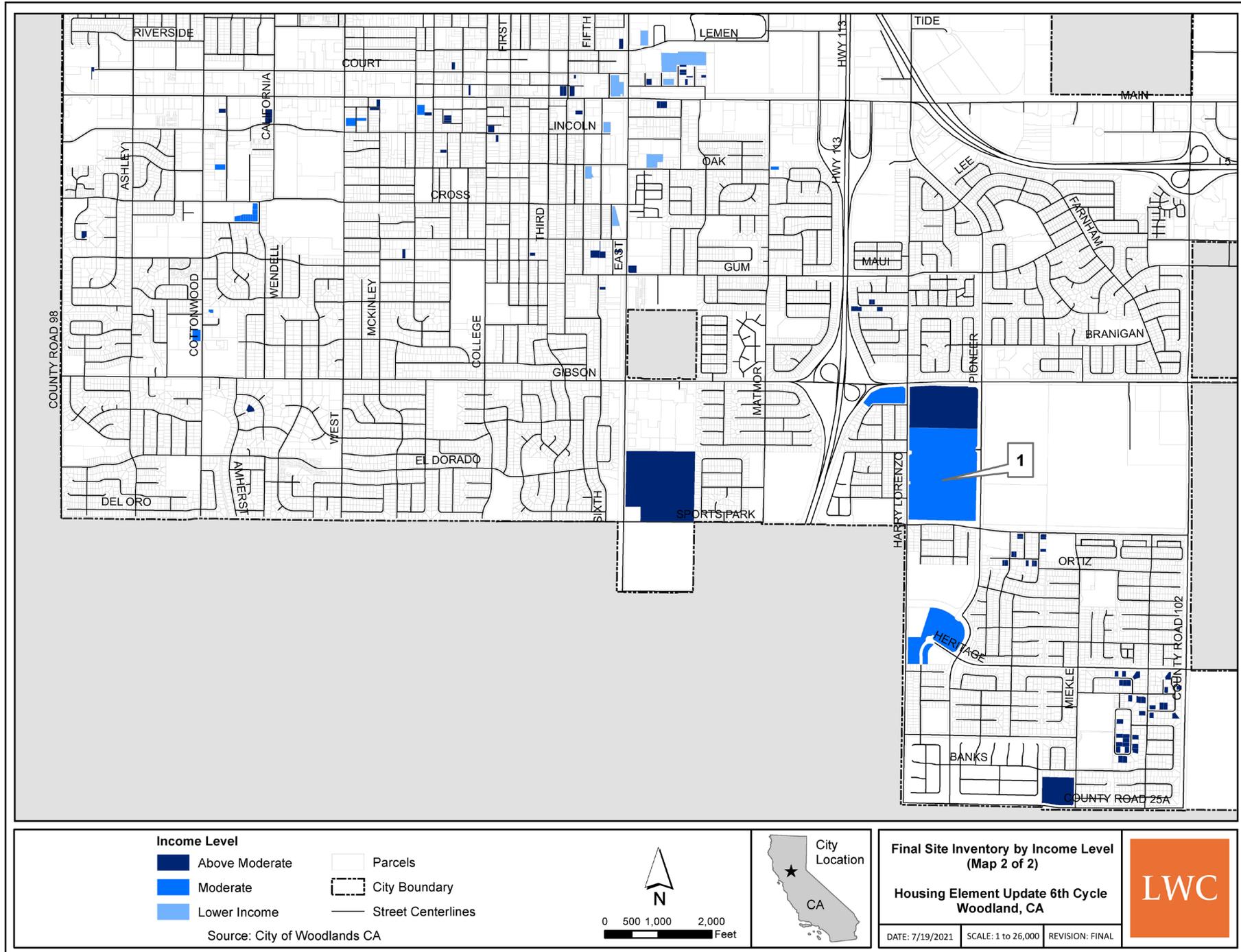
 Lower Income

 Parcels

 City Boundary

 Street Centerlines

Sites identified on the map are under no obligation to construct housing, or affordable housing. Sites can develop according to the zoning that is in place.



Implementation Plan

Roadmap to achieve City's housing goals over next 8 years.

Goal A Development of Housing:

To promote the provision of adequate housing for all persons in the City, at all income levels, including those with special housing needs and to emphasize the basic human need for housing as shelter.

Goal B Maintenance of Housing:

To encourage the preservation, maintenance, and improvement of existing housing, especially affordable housing, and the replacement of unsafe or dilapidated housing.

Goal C Equal Opportunity in Housing:

To assure that housing opportunities are open to all without regard to income, source of income, marital status, familial status, age, sex, gender, sexual orientation, religion, creed, color, race, national origin, ancestry, or disability.

Goal D Energy Conservation and Sustainable Housing Development:

To establish development and construction standards which encourage energy conservation and sustainable development practices in residential development.

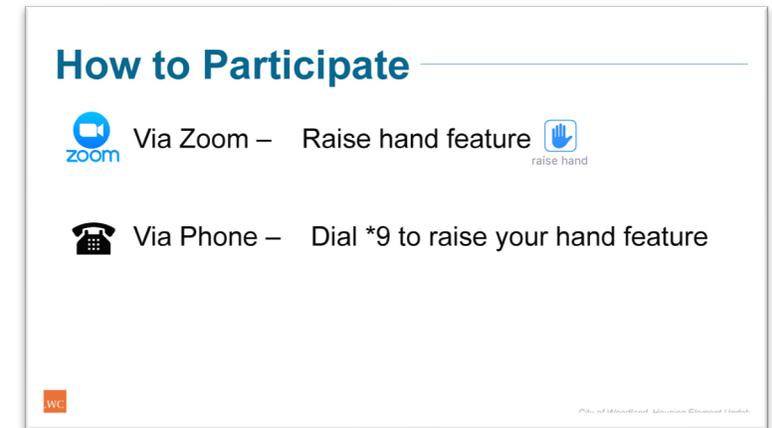
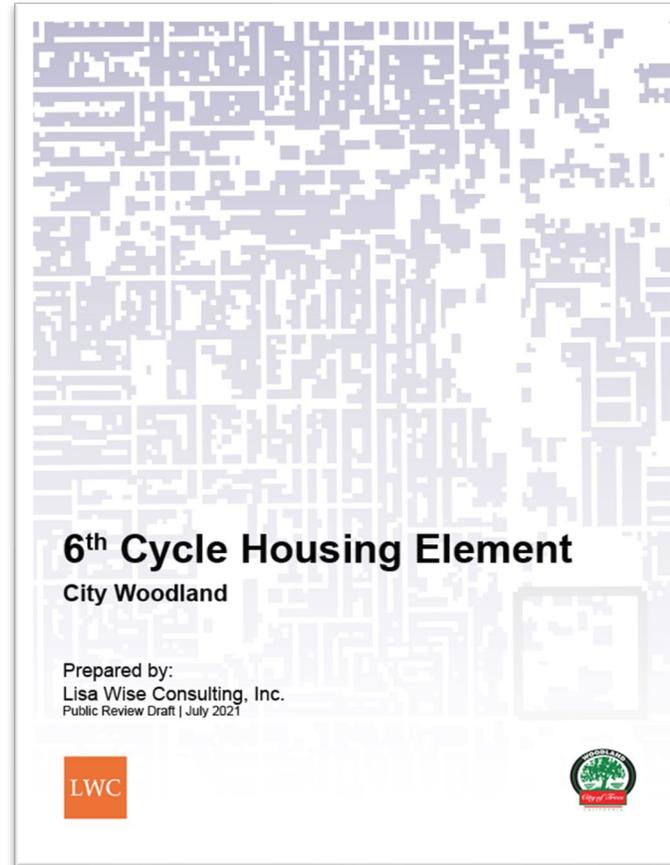
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Public and HCD Review

Public Review

Review of Woodland's 6th Cycle Housing Element:

- Public Review Draft Released May 14, 2021.
- 60-day Review Period.
- Public Workshop June 2, 2021
- Public Comments received on July 2, 2021.
- HCD Comments received on July 13, 2021.
- Revised July 29, 2021
- Additional HCD comments received on August 5, 2021
- Revised August 30, 2021



5 Revisions

Revisions

After August 5, 2021

Edits in **Green Highlight**, **Bold**/**Underline**/~~**Strikeout**~~

Affirmatively Furthering Fair Housing

- **Added, Expanded, and Updated:**
 - *Consistency with the 2017 General Plan policies*
 - *Consistency with Other Housing and Service Programs – CDBG section added*
 - *Fair Housing Enforcement and Outreach information and history*
 - *Integration and Segregation analysis and comparison to region*
 - *Yolo County Transportation District information*
 - *Displacement risk due to the Fire or Flood*
 - *References to other sections of the Housing Element*

Revisions

Before August 5, 2021

Edits in **Yellow Highlight**, **Bold**/**Underline**/~~**Strikeout**~~

1. Technical Analysis (Needs, AFFH, and Constraints)
2. Sites Inventory
3. Housing Plan
4. Public Outreach

6 Next Steps

Next Steps

Adoption:

- Must adopt within 120 calendar days from the statutory due date of May 15, 2021 to avoid penalty

Resubmit Housing Element to HCD

- Final Housing Element – September 2021
- Certification – Winter 2021

Amendments:

- If needed based on HCD final review

Recommendation

Staff recommends that the City Council:

- Certify that the Housing Element is consistent with the General Plan EIR pursuant to Section 15183 of the California Environmental Quality Act (CEQA);
- Approve Resolution 21-__ Amending the existing General Plan to replace the existing Housing Element with the 6th cycle 2021-2019 Housing Element; and
- Direct staff to transmit the final document to the State Department of Housing and Community Development (HCD) pursuant to Government Code Section 65585(g).

Discussion

The End

Purpose for Updating the Housing Element

Housing Element certification is tied to State funding.

- Consequences for not complying with State law.
- Loss of potential funding

The Housing Element Helps the City Meet its Housing Goals

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

