

6th Cycle Housing Element Update Version 2

City Council
March 21, 2023



What is the Housing Element?

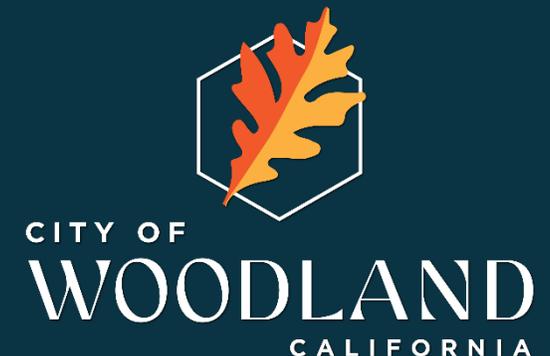


A **Housing Element** is required by State law and compels Woodland to do their “fair share” of planning for adequate housing.

A **Housing Element** Provides a roadmap to achieve City’s Housing goals during the 8-year cycle (2021-2029)

Housing Element must:

- Assess community housing needs and conditions of housing stock.
- Set citywide housing-related goals, objectives, policies, and programs.
- Show how the City will meet demand for housing for all income levels.



Housing Element Components

- **Housing Element Review:** A performance evaluation of policies and programs from the previous 5th Cycle Housing Element. (Appendix A)
- **Housing Needs Assessment:** A review of the existing and projected housing needs, especially regarding special needs populations. (Appendix B)
- **Adequate Sites Inventory:** A review of suitable land zoned to accommodate the City's share of regional housing needs. (Appendix C)
- **Housing Resources and Constraints Assessment:** Identified opportunities to support the development, preservation, and rehabilitation of housing and identified governmental and non-governmental (market, environmental, etc.) impediments to housing development. . (Appendix D)
- **Housing Plan:** Goals, Policies, and programs with measurable objectives to address the City's identified housing needs. (Section 4)



Implementation Plan – Section 4 – Housing Plan

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 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 standards and practices that encourage energy conservation and sustainable development practices.

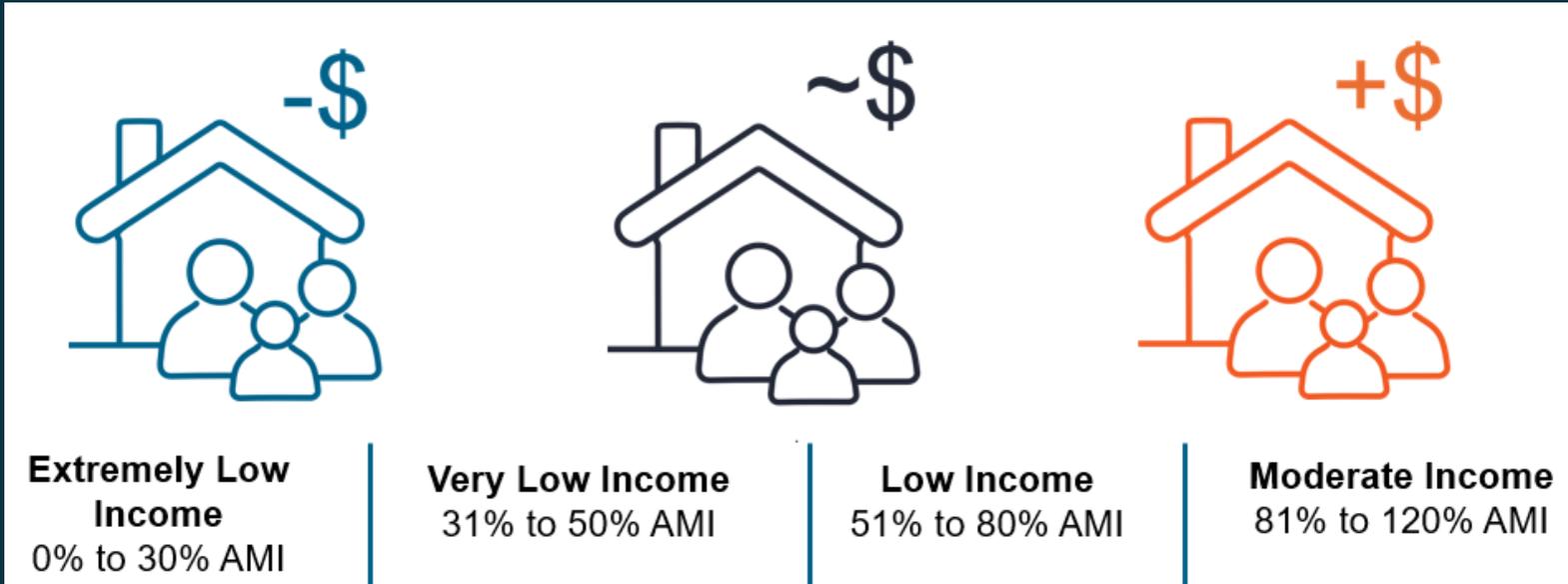


Programs

Implementation Program	Primary Responsibility	Timeframe	Objective
<p>B.1. Funding for Housing Rehabilitation and Maintenance Periodically review City eligibility for various federal and State programs that will provide rehabilitation and maintenance assistance for lower-income units and special needs groups. The City shall submit applications for programs for which the City is eligible, as appropriate.</p>	Community Services Department	Annually evaluate funding opportunities	Establish a housing rehabilitation program, if feasible. Provide assistance to rehabilitate 5 units within lower resource areas.
<p>B.2. Housing Conditions Survey Continue to periodically gather information regarding the status of local housing conditions to determine the need for housing rehabilitation and/or the removal of unsafe units. Conduct a housing condition survey that meets the criteria of the State Department of Housing and Community Development in targeted neighborhoods.</p>	Community Development Department	Ongoing monitoring. Complete housing conditions survey by 2024. Review results prior to the next Housing Element Cycle	Collect information on housing conditions to support development of a housing rehabilitation program
<p>B.2. Code Enforcement Continue to fund code compliance and nuisance abatement programs throughout the city. Monitor complaint based code enforcement issues to ensure appropriate inspections and follow-up are provided, and adjust approach as determined appropriate.</p>	Community Development Department	Ongoing code compliance and nuisance abatement. Annually review code enforcement complaints.	Address 20 cases a year citywide.
<p>B.3. Downtown Infill and Housing Preservation Continue to encourage the preservation of existing housing in the downtown area, the conversion of underutilized upper floors of commercial buildings to housing, and construction of infill, mixed-use housing projects with street-level commercial uses. The City shall monitor and annually report on the number of housing units constructed as part of infill and mixed-use projects in the Downtown Area.</p>	Community Development Department	Ongoing	183 infill housing units Downtown, including 112 lower-income and 71 above moderate-income units
<p>B.4. At-risk Affordable Housing Preservation of at-risk affordable housing through the participation from agencies or funding assistance. No later than three years prior to expiration of affordability, sooner if possible to ensure time for negotiation, the City will contact property owners of units at-risk of converting to market-rate housing to discuss the City's desire to preserve complexes as affordable housing. The City will seek participation from agencies interested in purchasing and/or managing units at-risk. Funding assistance, which can be leveraged with outside sources by the developer to either transfer ownership, or provide rent subsidies to maintain affordability, shall utilize applicable federal, State, and local financing sources. Where properties are at risk of conversion, the City will work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.</p>	Community Services Department	Ongoing	Preserve 150 at-risk affordable housing units citywide.



What is Affordable Housing?



- 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

Household income for a family of 4:

\$29,750

\$49,550

\$79,300

\$127,900

Area Median Income in Yolo County is **\$106,600** for a family of 4 (2022)



* 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).

Housing Tenure and by Units in Woodland

- Woodland has 11,181 (54.8%) owner occupied units and 9,227 (45.2%) renter occupied units.
- Of all units, 14,586 (70%) are categorized as single family and 5,670 (27%) are categorized as multi-family with 538 categorized as Mobile homes.

Table B-18: Housing Units By Units in Structure for Woodland and Yolo County

	Total Housing Units	Single Family		Multifamily		Mobile Homes
		Detached	Attached	2 to 4 Units	5+ Units	
Woodland	20,794	13,451	1,135	1,673	3,997	538
Yolo County	77,679	46,185	4,870	6,577	16,500	3,547

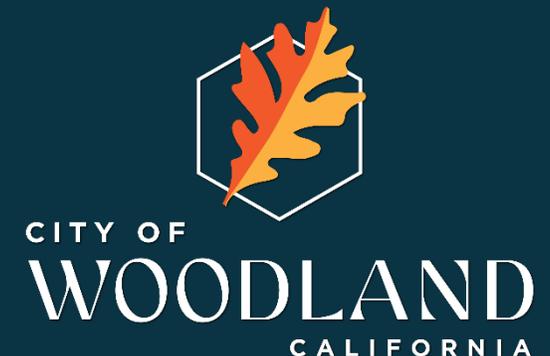
Source: 2019 SACOG Data Package 1, Department of Finance, E-5 Population Estimates for Cities, Counties, and the State, 2010-2019, Worksheet Population



Housing Legislation

The State continues to pass legislation related to Housing and Housing Elements:

- **AB 1397 (2017), AB 686 (2018): SB6 (2019), AB 1486 (2019):** Design and Development of a Sites Analysis
- **SB 166:** No Net Loss
- **AB 686:** Affirmatively Furthering Fair Housing
- **AB 72:** Authorizes HCD Enforcement
- **AB 671:** Requires a Plan in the HE to incentivize ADUs at affordable rents for very-low, low, and moderate income HH.
- **AB 879:** Requires Annual Report by April 1 each year
- **AB 215:** Increases the Enforcement Authority of HCD and Provides Timelines for Public Review and HCD Comments.



Housing Legislation Continued

- **SB 35 and SB 330:** Housing Crisis Act Streamlined approval process, required objective standards, and prohibits downzoning/no-net loss (completed)
- **SB 9 and SB 10:** Duplex by Right and Allowed Up-zonings up to 10 units in Transit Rich area. (completed)
- **SB 897:** ADU Legislative Updates (completed)
- **AB 2339:** Emergency Shelters Capacity Analysis (completed)



AB 686

AB 686 Affirmatively Furthering Fair Housing (AFFH) (2019) - Appendix F

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 (Table F-8); 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

Each of the 5 analysis areas below must have an assessment:



Fair Housing
Enforcement
& Outreach



Segregation
& Integration



Disparities in
Access to
Opportunity



Disproportionate
Housing Needs/
Displacement



Racially /
Ethnically
Concentrated
Poverty



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AB 686

AB 686 Identified Fair Housing Issues:

- Predominance of Low Recourse Areas Throughout the City;
- Disparities in Access to Opportunities; and
- Displacement Risk

Contributing Factors:

- Majority of Woodland is identified as low or moderate resource areas
- Building affordable rental housing in the one high resource area is a challenge due to lack of available land.
- Low-income renters are at higher risk of displacement due to cost burden

Strategic Programs Provided in Table F-8



Public Outreach

Version 1:

- Focus Group Meetings February 2021
- Public Workshop – June 2, 2021
- Public Hearing at Planning Commission – August 5, 2021
- Public Hearing at City Council – September 7- 2021 - Adoption

Version 2: ←

As required by HCD, each subsequent amended version of the HE was posted on the City’s web page for seven days and interested parties notified by email regarding proposed edits.

- HCD Comment Letter on December 8, 2021
- Revised Draft to HCD June 16, 2022
- HCD Comment letter on August 15, 2022
- Revised Draft to HCD November 8, 2022 & January 24, 2023
- Conditional Letter from HCD January 26, 2023



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Revisions

Summary of Existing Programs:

Added further discussion regarding city assistance toward affordable housing and ADU/Multi-Gen units since 2018

Analysis of Special Needs:

Added discussion related to individuals with disabilities and Emergency Shelters

Sites Inventory Amendments:

Updated mixed use (CMU) capacity analysis, added ADUs, showed the RTSP as future capacity.

Affirmatively Furthering Fair Housing:

Updated maps and discussion

Implementation Programs:

Updated to include specific timeframes, measurable objectives, and more specifically described intent and outcomes.



Sites Inventory – Appendix C

Summary of Adequate Sites:

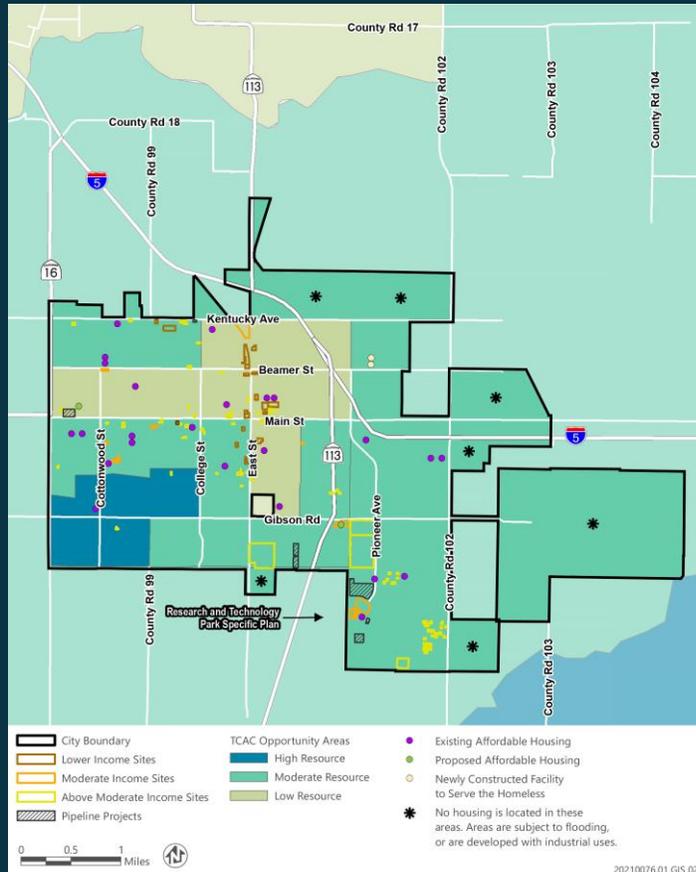
- RHNA = 3,087 units
- Total 143 vacant sites.
- City has capacity for 70 total excess units above RHNA.
- 107 ADU/Multi-generational Units Anticipated
- Future capacity for 837 units expected in the next 8 years with Research and Technology Park Specific Plan (RTSP).



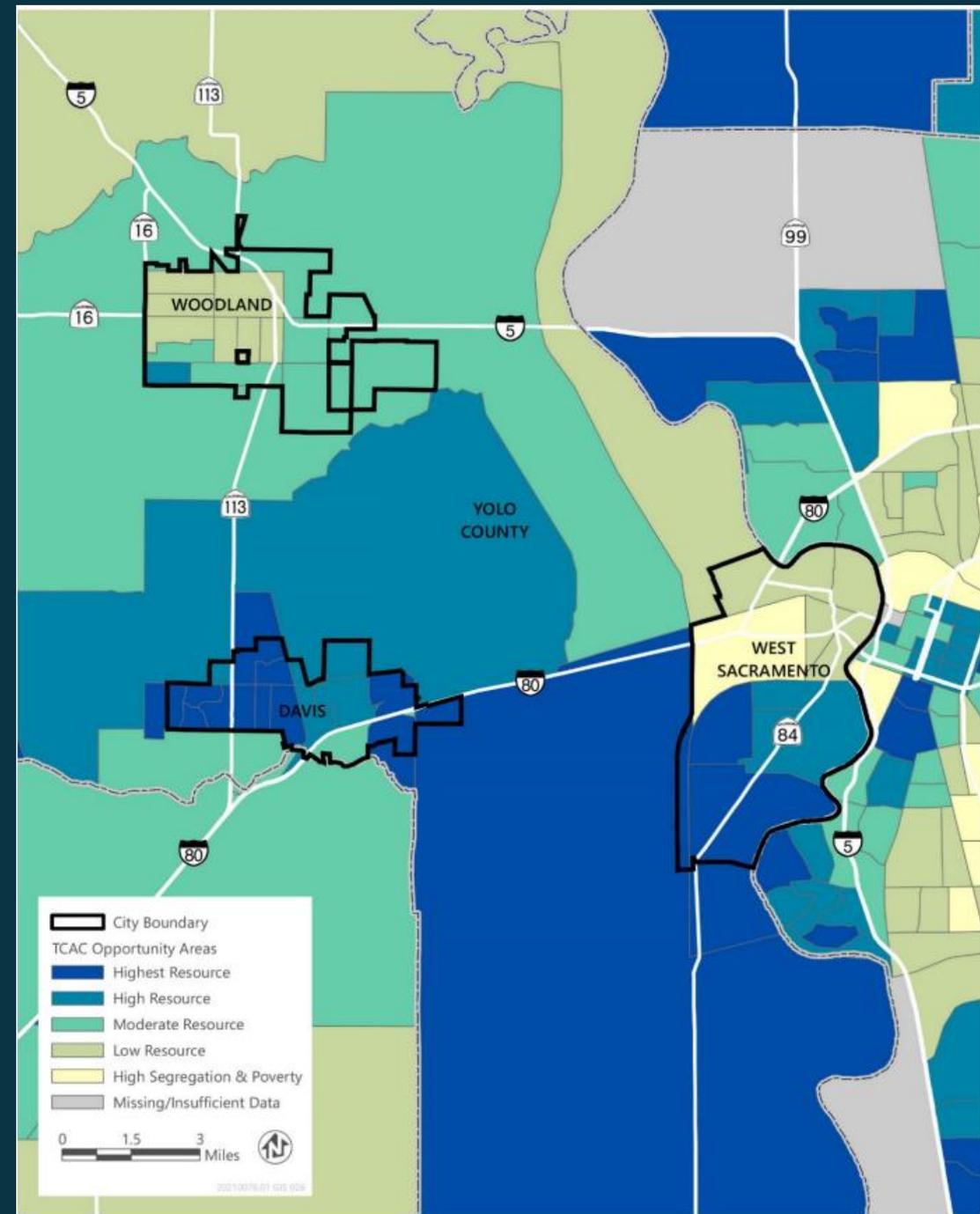
	Very Low and Low-Income	Moderate Income	Above Moderate-Income	Total
RHNA	1,062	601	1,424	3,087
Pipeline Projects	189	74	269	532
Remaining RHNA	873	527	1,155	2,555
Realistic Unit Capacity	810	749	959	2,518
ADU and Multi-generational Housing Projection	88	18	1	107
Total Capacity	1,087	841	1,229	3,157
Excess Capacity Above RHNA	25	240	-195	70
Future Capacity				
Research and Technology Park Specific Plan	279	279	279	837
Total Capacity with Annexation of Research and Technology Park Specific Plan	1,366	1,120	1,508	3,994

Revisions - AFFH Updates

- **TCAC Opportunity Maps:** Identify resource areas based on index scores related to educational, environmental, and economic indicators.



TCAC Opportunity Maps updated for 2022



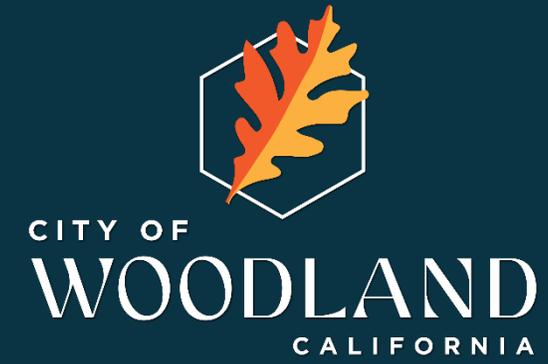
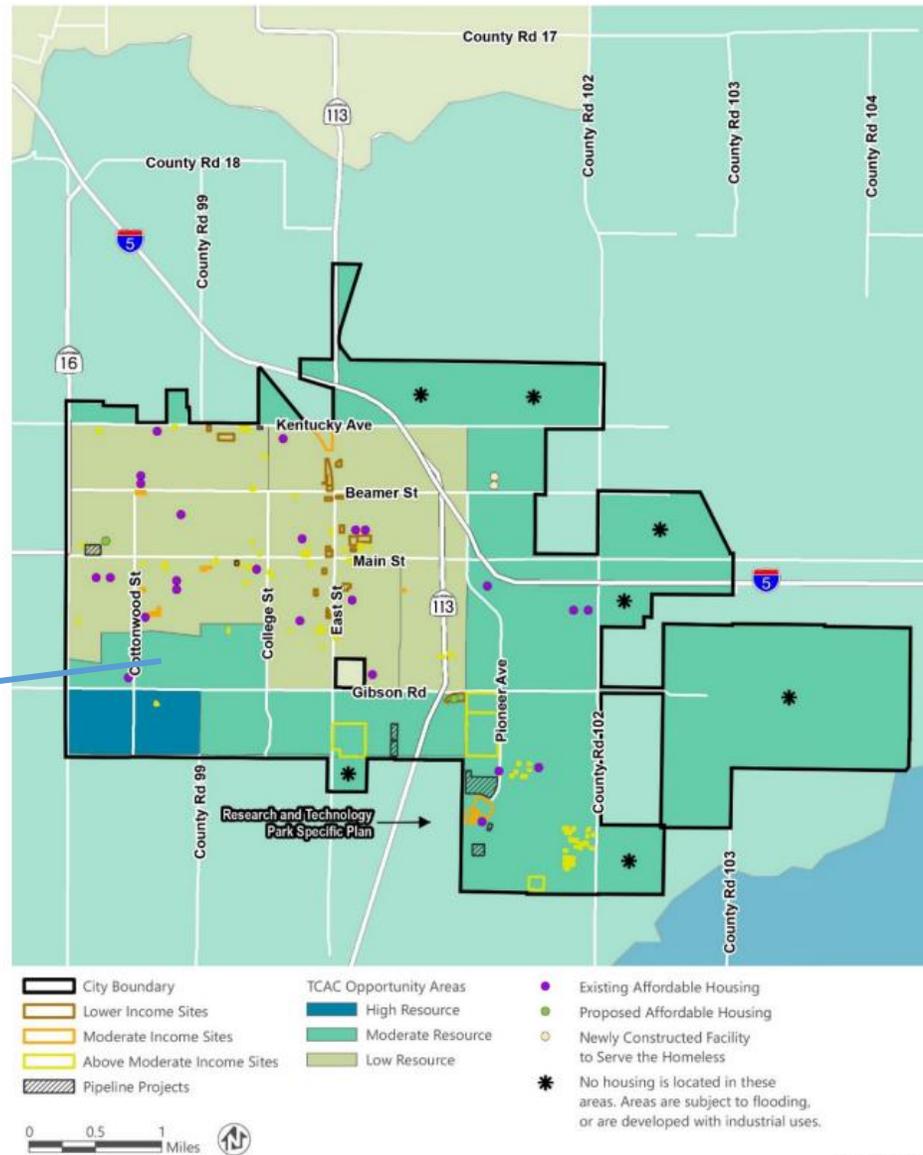
AFFH Updates

2022 TCAC Map with Existing and Proposed Affordable Developments

Census Tract	06113011002
Opportunity Category	Moderate Resource
County	Yolo
Region	Capital Region
Economic Score	58
Education Score	58
Environment Score	48

Index Score by
Census Tract

Figure F-32: Sites Inventory and Existing and Proposed Affordable Developments in Relation to TCAC/HCD Opportunity Areas, Woodland



AFFH Review and Changes

Amended Discussion section Appendix F – AFFH Analysis:

- Updated the discussion sections and maps related to the HCD/Tax Credit Allocation Committee (TCAC) Opportunity Maps updates to 2022 map.
- Updated discussion sections of City’s transportation opportunities
- Added discussion sections regarding Recent and Planned Investments (Sewer, Water, Roads)
- Updated the discussion regarding Cost Burden
- Updated tables and graphics related to the Sites Inventory and TCAC maps
- Updated Table F-8 – discussion concerning Factors that Contribute to Fair Housing Issues and Implementation Programs.



Recommendation

- Certify that the Housing Element is consistent with the General Plan EIR pursuant to Section 15183 of the California Environmental Quality Act (CEQA);
- Adopt Resolution No__ Amending the General Plan to replace the existing Housing Element Version 1 with the 6th cycle 2021-2019 Housing Element Version 2; 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).



The End

