



City of Woodland

COMMUNITY DEVELOPMENT DEPARTMENT
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June 20, 2012

Housing Policy Department
Received on:

JUN 28 2012

State of California
Department of Housing and Community Development
Housing Policy Development
1800 3rd Street
Sacramento, CA 95811-6942

SUBJECT: City of Woodland Housing Element and General Plan Annual Progress Report

Dear Department of Housing and Community Development:

Please find attached the City of Woodland's Housing Element and General Plan Annual Progress Report for the period January 1, 2011 – December, 31, 2011. The Annual Progress Reports were reviewed by the Woodland City Council at its May 15, 2012 meeting and a copy of the Report will be submitted to the Governor's Office of Planning and Research.

Sincerely,

Cindy Abell Norris, Principal Planner
Community Development Department

Attachment
Housing Element and General Plan Annual Progress Report

GENERAL PLAN ANNUAL PROGRESS REPORT JANUARY 1, 2011 THROUGH DECEMBER 31, 2011

PURPOSE AND CONTENT OF REPORT

Section 65400(b) of the State of California Government Code requires planning agencies to provide an annual report to their legislative body, the Governor's Office of Planning and Research (OPR), and the State Department of Housing and Community Development (HCD) on the status of the General Plan and progress in its implementation. The four basic purposes of the annual report are as follows:

- To provide information to assess progress on implementation of the general plan in accordance with the stated goals, policies and implementation measures.
- To provide information to identify necessary course adjustments or modifications to the general plan as a means to improve implementation.
- To provide a clear correlation between land use decisions made during the reporting period, and the goals, policies and implementation measures in the general plan.
- To provide information regarding local agency progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing.

This report covers the period from January 1, 2011 through December 31, 2011, and contains the following sections:

- Assessment of Regional Housing Needs and Efforts to Remove Governmental Constraints – Annual Housing Element Progress Report (Only a brief summary of the “Annual Progress Report on Implementation of the Housing Element” is included in this report.)
- Agency Initiated Planning Applications
- General Plan Amendments
- Priorities for Land Use Decision Making (Financial Implementation of the General Plan)
- Other Projects During the Reporting Period
- Implementation Program Status Review

REGIONAL HOUSING NEEDS AND REMOVAL OF GOVERNMENTAL CONSTRAINTS

Regional Housing Needs

The Sacramento Area Council of Governments (SACOG) issued its Final Regional Housing Needs Plan on February 21, 2008 in which the City was allocated its “fair share” of the region's projected housing needs by household income group over the planning period from January 1, 2006 through June 30, 2013, a 7 ½ year planning period.

The following table provides an assessment of the City's progress toward meeting its allocation through December 31, 2011.

Woodland Regional Housing Need Allocation Addressed Through December 31, 2011

Housing Period	Very Low-Income	Low-Income	Moderate-Income	Combined-VL, L & M	Above Moderate	Total Units
2006	0	10	0	10	184	194
2007	88	100	0	188	289	477
2008	14*	103*	0	117	212	329
2009	0	14	0	14	191	205
2010	0	4		6	35	41
2011	45	3		50	59	109
Total Complete	147	234	0	381	970	1351
RHN Allocation	425	266	238	929	944	1873
% of Need Met	35%	88%	0%	41%	103%	72%

Based on the Assessors Report of Finaled Units in a calendar year.

*14 Very Low and 54 Low-Income income units are the result of a substantial rehabilitation of the Fair Plaza East project. A total of 247 new units finalized.

It should be noted that the City feels that a substantial portion of its Moderate Income housing is being provided through the sales of homes at lower pricing, including foreclosed homes, as a result of the economic downturn.

Units substantially rehabilitated converted from non-affordable to affordable by acquisition and preserved.

Fair Plaza East Senior Apartments.

The City of Woodland, in partnership with USA Properties, used an acquisition and rehabilitation approach to create a valuable source of senior affordable housing for the city located at 35 West Clover Street. When the project was constructed in the 1970s the owners obtained construction financing through a HUD loan. Because of this financing, the project had affordability restrictions until 2002. With the City’s assistance, USA properties was able to purchase Fair Plaza East Apartments and convert the now market rate property back into affordable housing. Low-income housing tax credits and tax exempt bonds were used to provide the major portion of financing needed to purchase the property. To provide the necessary financial assistance to purchase Fair Plaza East Apartments, the City of Woodland is requesting a \$1,250,000 HELP loan from CalHFA. This loan will contribute to the acquisition of the property for the conversion of 68 existing market rate housing units into affordable units, as well as securing the long-term affordability of the entire project. The Redevelopment agency contributed \$91,000 toward the project and secured a 55-year affordability covenant. The project has become 100% affordable to 14 very-low and 54 low-income households.

Mitigation of Governmental Constraints:

Land Use Controls – General Plan, Zoning and Municipal Code Amendments

Flood Development Policy Amendments

On January 18, 2011 the City Council approved an amendment to the General Plan to remove policy 8.B.3 that restricts development in areas defined as deep flood. A flood analysis conducted in 2009 indicated that flooding in the city would not be characterized by high velocity flows, which was the concern with depth. All development shall be required to comply with FEMA flood requirements. The present FEMA floodplain policies provide requirements for development in floodplains that protect property and public safety. This is a significant removal

of a development constraint, which affects primarily industrial and commercial properties located in the North East section of the City.

Growth Controls/Growth Management

General Plan Growth Cap Policy

As part of the General Plan the City has a growth Cap policy 1.A.7 which limits growth through 2020 to no more than 5,000 single family units. General Plan Policy 1.A.7 as follows:

The City of Woodland shall manage residential growth 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 limit the number of building permits each year, adjusting for market fluctuations. The intent is not to limit infill and multi-family development, including multi-family development in approved neighborhoods.

However in a review of the status of the City's progress Staff has found that the growth rate over the last 10 years has been below the expected maximum rate and that the anticipated single family housing growth per year through 2020 will likely be well below the cap allocation. The growth policy assumed planning, annexation and development within the Spring Lake Master Plan remainder area prior to 2020. At this time it is uncertain whether that will occur within the 2020 planning horizon, and if it does, it will likely happen toward the end of that time period.

Since Fiscal Year 2001 a total of 1,944 single family units have been built. For the ten (11) year period, this is an average growth rate of 177 units. A balance of 3,056 units remains until the cap of 5000 is reached. Through the fiscal year 2020 this results in a possible annual unit rate of 382.

On/Off Site Improvement Requirements

No changes occurred in this area,

Development Fees

Spring Lake Specific Plan Development Fee Reduction and Update

The City is continuing as an active partner with the development community in Spring Lake to further clarify and refine the financing obligations and to develop a clear set of rules by which development can move forward while still honoring pay-back obligations to the initial developers. The Spring Lake plan was set up based on Building Unit allocation process and a payback system assuming development would occur in three releases. The intent at the time was to moderate growth as well as 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 system is not working and has become an impediment to growth.

Staff worked with the Spring Lake development community for over a year and a half to find ways to facilitate development, despite the unavailability of bond financing. Staff believes that a "pay as you go" methodology is the best alternative to public bond financing. A major factor in evaluation of this methodology is ensuring that key public facilities and offsite infrastructure be funded adequately. On January 19, 2010, the City Council approved a revision to the SLIF that

will allow a modification to the Financing Plan to a “pay as you go” concept and facilitate continued development in Spring Lake. The updated fees result in an increased SLIF for a single family home of \$809. The fee amendment was approved by adoption of an urgency resolution on January 19, 2010 and was permanently adopted on February 16, 2010.

Citywide Fee Deferral

At the same meeting, December 16, 2008, the City Council approved an urgency ordinance to allow the deferral of development impact fees (MPFP fees) for residential and non-residential projects. The ordinance allows the City to defer General City, Library, Police, Water, Roads, Administration, and Storm Drain development impact fees for a maximum period of 12 months.

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.

Affordable projects as well as the affordable units in market rate projects that contain a minimum amount of affordable housing are eligible for a deferral of City Development Impact fees. Bonus density projects are eligible also for the deferral of Development Impact fees and additionally they are eligible for the waiver of Building Permit and Plan Check fees.

Permit Procedures

The City has installed and implemented a new financial and permitting software by TYLER EDEN. Staffs from all departments have spent many hours over the year in development and training on the use of the new system which affects every aspect of the city process from logging in a new project application, to calculating fees and issuing building permits, to paying invoices. While the application has resulted in some improvements to the financial reporting portions, the staff is still working with the vendor on implementation of all modules of the program.

Staffing and Development Processing

With the loss of several staff positions in the Community Development Department in the last budget cycles, including an office manager, building inspector, and associate planner, staff has had to become more efficient in its processes and focus on key issues and services. However, in the next (2012) budget cycle the Community Development Department may lose additional staff (engineering, building and support staff) which may have direct impact on the ability of staff to process projects in a timely and efficient manner. For projects that do come in this may require that the development community fund development assistance on a contract basis.

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.

Persons with Disabilities

The City designated a CDD staff to be the Americans with Disabilities Act (ADA) Coordinator for the City and begun work on a transition plan that will address curb ramps, City facilities, and City programs and services. The City also started the process of establishing a Disabled Access Commission.

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. It should be noted that the City's Municipal Code (Section 25-21-85) already contains a Reasonable Accommodation for Persons with Disabilities provision. The provision sets forth a process and set of criteria for reviewing reasonable accommodation requests for persons with disabilities.

Infill Development

ULL

In the current market, Woodland, staff expects feasible infill projects to most likely be affordable housing projects or mixed use projects with commercial and market rate housing. Infill is aggressively promoted by SACOG to encourage Cities to grow without sprawl, use existing infrastructure and assets and create higher density areas that support alternative modes of transportation and less reliance on cars.

Environmental Justice Considerations

Environmental Justice is defined as 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. Environmental justice was enacted through Federal action in 1994 after a 1992 report found that low-income and minority populations were disproportionately located in areas with higher levels of environmental pollution. Through actions the City takes based on procedural requirements that ensure transparency and public participation are key elements that minimize the possibility for inequitable actions. Noticing, public hearings, neighborhood meetings are actions the City takes to ensure full participation. With a high Spanish speaking population the city publishes key notices in both English and Spanish and has several bi-lingual staff members available at the city and at public meetings to assist residents. In general, the City's Industrial and heavier polluting uses are located in the northeast portions of town that are significantly separated from residential development. Further, existing General Plan policies have carefully identified locations of public services and facilities and compatibility between land uses.

AGENCY INITIATED PLANNING APPLICATIONS JANUARY 1, 2011 – DECEMBER 31, 2011

The following is a list of projects undertaken by the City toward implementation of policies and actions in the General Plan. Most of the projects involve studies, plan updates or construction of new community facilities that are either complete or in progress.

Davis-Woodland Water Supply Project (DWWSP)

The project would provide treated surface water from the Sacramento River to the Woodland and Davis communities and UC Davis. Woodland continues to work with its project partners and a joint Woodland-Davis Council Workshop for the project was held on July 28, 2009. In spring 2009, the Woodland City Council approved a consultant services agreement with West Yost Associates for Phase 1A of the Water Supply Project. It is anticipated that the City will be utilizing water by 2016.

The JPA acquires Swainson's hawk habitat conservation easements and serves as the lead agency for the preparation of a countywide Natural Communities Conservation Plan/Habitat Conservation Plan (NCCP/HCP). The countywide HCP/NCCP (also known as the Yolo Natural Heritage Plan) is in development. The City continues to participate in the Joint Powers Agency formed for completion of the HCP/NCCP and acquisition of Swainson's hawk habitat conservation easements.

GENERAL PLAN AMENDMENTS

Agency Initiated:

On January 18, 2011 the City Council approved an amendment to the General Plan to remove policy 8.B.3 that restricts development in areas defined as deep flood.

Applicant Initiated:

None in this time period.

General Plan Petitions:

The purpose for the petition submittal is to provide a process by which the City can consider amendments to the General Plan. A city may amend its General Plan up to three times a year (with a fourth optional). These amendments may be City initiated or privately initiated. A private application to amend the General Plan shall be required to submit a Petition for Consideration to Amend the General Plan. Staff will evaluate the petition request for consistency with General Plan Goals and for identification of possible future development issues. The petition will then be forwarded to the Planning Commission for a threshold decision on whether the proposal should be considered for future processing. If accepted, then a formal application would be filed and necessary CEQA documentation would be conducted with the full cost borne by the applicant.

None accepted.

PRIORITIES FOR LAND USE DECISION MAKING (FINANCIAL IMPLEMENTATION OF THE GENERAL PLAN)

The public projects in the General Plan are financed through the City's annual budget and multi-year capital financing plan.

City's Budget

The budget serves as the City's primary financial document to guide the City Council and staff through the coming fiscal year. It outlines the major priorities and projects that the City will undertake. It reflects staff time for city programs and services, contracts for maintenance and major construction projects, as well as needed materials and supplies. The City's FY 12 budget was approved on June 21, 2011. Measures were approved for the 2012 fiscal year to address a projected General Fund deficit of \$1,157,859 included a combination of restructuring and other cost savings measures. There was a significant amount of organizational restructuring including the consolidation of the Police and Fire Departments into one Public Safety Department, consolidation of Building and Fire Prevention, and Community Development Consolidation. As a result of these restructurings, several positions were eliminated or left vacant including the Fire Chief, Deputy Director of Community Development, Building Services Manager, Fire Prevention Specialist, maintain several vacancies in the Police Division. These reductions are on

top of prior year reductions. The dissolution of the Redevelopment Agency has had an impact on the City's budget as well. Further, the upcoming FY 13 and 14 budgets will result in additional significant layoffs that could significantly further impact development processing and timeliness.

Citywide Capital Budget

Citywide capital expenditures were programmed for \$26,817 million for Fiscal Year 2009 – 10. The City has been preparing a 10-year projected Capital Improvement Program budget. Because of a significant decline in building permit activity and the resulting reduction in the collection of development impact fees, the City has had to reduce the number of project in the 10-year capital budget. Projects underway include the I5/102 freeway interchange improvements, surface-water project Part 1; Main street series street lighting, water meter implementation, and the Lemon/North/East Realignment.

Redevelopment Agency Dissolution and Successor Agency

The Redevelopment Agency of the City of Woodland was created by the City Council on July 5, 1988. In January 2011, the Governor announced his intention to eliminate redevelopment agencies as a way to help balance the State budget. The Legislature then enacted, and the Governor signed, Assembly Bill 1X26 and Assembly Bill 1X27, which took effect on June 29, 2011. AB 1X26 suspended all new redevelopment activities and incurrence of indebtedness, and dissolves redevelopment agencies effective October 1, 2011 and mandates a liquidation of any assets for the benefit of local taxing agencies. Some debts and remittances are to be managed by a successor agency. The successor agency can not continue or or initiate any new redevelopment projects or programs. The activities of this new successor agency will be 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. There will no longer be availability of the 20% set aside funds for affordable housing purposes. California cities are still in the process of determining how the successor agencies will operate and their duties and responsibilities.

OTHER PROJECTS DURING THE REPORTING PERIOD

Other projects during this reporting period have implemented policies and actions in the General Plan. A total of 48 development based applications were submitted for review in FY 2011.

Residential:

Similar to other communities through the state, the City continued to experience a slowdown in residential development as construction activity was very limited. The majority of land available for subdivision based residential development in currently in the Spring Lake Specific Plan area. At this time, at least two builders with significant land holdings in the plan area have gone bankrupt and their properties are either held by a bank or receiver. While it is difficult to predict when the residential development sector will recover there is hope that the City's efforts to develop a pay as you go financing system will open up and facilitate development.

In the prior year the builder Standard Pacific picked up a 163 lot subdivision that required a significant amount of new infrastructure and Pulte/Centex Homes has begun construction on a 79 lot subdivision in the Southeast Area Specific Plan. They have continued construction in the

2011 calendar year. In addition, other builders have expressed interest in Spring Lake properties. Approximately two thirds (2/3) of the Spring Lake area has entitlements and mapped lots. However, a number of those properties are either now bank owned as the result of foreclosure or the owners are waiting until the economy improves to begin work. A side effect of the work stoppage has been a reduction in funds available to allow necessary collector road and infrastructure improvements which further hampers the ability of the projects to develop.

To assist in this regard, the City intends to use remaining interest funds from bond financing in Spring Lake to complete a two lane portion of the Parkland collector south of Farmer's Central Road. It is anticipated that construction on this road project was completed in 2011.

- Parkview - A proposed development of 108 single family housing units on 16.22 acres in the Spring Lake Specific Plan area. This project will require amending the land use plan in Spring Lake, to allow residential development on a former school site and to downzone a 6 acre parcel from R-20 to R-8, as well as an amendment to the Housing Element list of available developable sites to identify a replacement site for the R-20 multi-family site. .
- Sacramento Mutual Housing Site – The Site plan and design review for a 101 unit project on land zoned R-25. Located at the southeast corner of Farmers Central Rd and Pioneer.

Commercial and Industrial:

Commercial and Industrial development is the more current focus of the City's economic recovery. The City is focusing on increasing jobs where possible in the community. In the past year a number of new projects have either been approved or submitted for entitlement review. The key projects are listed below:

- Woodland Gateway I– The 525,000 square foot freeway oriented commercial center on 55-acre site is located at the southeast corner of CR 102 and I-5 approved in 2005. Target, the second anchor store at Gateway, opened on July 22, 2008. Businesses that were completed include a stand alone Red Robin Restaurant, Starbucks coffee and Panda Express.
- Restaurant Rehabilitation/Maria's Cantina- The owner of the property at Court Street has undertaken a significant rehabilitation effort in order to update an existing restaurant..
- Capital Hotel and Saloon – Construction of the mixed-use project located at the northeast corner of the Main Street and First Street intersection was completed in spring 2009. The first floor restaurant opened in spring 2009. While that first restaurant failed, a third has now occupied the space and is doing well. The second floor consists of office suites while the third floor is residential with five lofts.
- Main Street Businesses. - In FY 2011 310 business licenses were issued as compared to 154 businesses that were issued business licenses last year. A total of 43 were for businesses located on Main Street.
- Agriform/Inland Terminal – a proposed 52,000 square foot building for dry fertilizer storage is almost complete.
- Target Warehouse Expansion - a 362,000 square foot expansion to an existing 1.2 Million square foot facility is nearing completion.
- Woodland Disposal and Recycling Company – Review of a proposed recycling facility at 1470 E. Kentucky.

- The Design Review for a future commercial produce market at 1490 E Main Street.
- Chase Bank – Design Review for a new Chase Bank building on Main Street.

Future/ In Process Application Reviews:

- Gateway II proposal/EIR – A proposed 153 acre commercial development located south of Gibson Rd and East of CR 102. The site is not within the City's boundaries and will require annexation, pre-zoning, and CEQA review. The FEIR was approved by the City Council on December 6, 2011. Subsequently, a law suit has been filed challenging the CEQA document. That process is in review. A tax sharing agreement between the City and County will be required and the LAFCO Annexation process.
- Knaggs Industrial Annexation Proposal – A proposed 153 acre annexation project that has a land use designation in the General Plan for Industrial. The site is located at the North West corner of Main Street and CR 102. This project will require CEQA review and LAFCO review. A draft EIR is being prepared.
- Panatonni Mixed Use Development – Panatonni Development Company is proposing to develop a 25 acre mixed use commercial project including two automotive dealerships on East Main Street just north of Interstate 5. This application was submitted and in the review process.
- Cinema West/Downtown Theater Proposal – A proposed application to build a multi-plex theater complex on Main Street at Third Street. The application is incomplete at this time.

IMPLEMENTATION PROGRAM STATUS REVIEW

The attached table summarizes the City's efforts in carrying out General Plan implementation programs. The City continues to make progress in carrying out the goals and policies and implementation of the General Plan.

See the attached Implementation Program Status Review Table for a highlight of key actions.

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of Woodland
Reporting Period 1/1/2011 - 12/31/2011

**Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant
to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c) (7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

**Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A and not in a mixed use mf project) (For permits issued in the calendar year)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate	59					59	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Woodland
Reporting Period 1/1/2011 - 12/31/2011

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability (Based on Assessors rpt of Finalized/Closed permits) and mod and above moderate units in mixed use MF projects

Income Level	Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2006		2007		2008		2009		2010		2011		2012		2013		Total Units to Date (all years)	Total Remaining RHNA by Income Level
	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9										
Very Low	Deed Restricted Non-deed restricted	425	88	14							45							147	278	
Low	Deed Restricted Non-deed restricted	266	10	100	103	14					3	4						234	32	
Moderate	Deed Restricted Non-deed restricted	238																	238	
Above Moderate		944	184	289	212	191	35	59										970	-26	
Total RHNA by COG. Enter allocation number:		1,873	194	477	329	205	39	107										1,351	522	
Total Units																				
Remaining Need for RHNA Period																				

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

**GENERAL PLAN AND HOUSING ELEMENT IMPLEMENTATION ANNUAL REVIEW –
JANUARY 1, 2011 – DECEMBER 31, 2011**

Table C (Rev April 25, 2012)

GENERAL PLAN IMPLEMENTATION PROGRAM	RESPONSIBILITY	TIME FRAME	STATUS
Growth and Development			
1.1- The City shall undertake a study to identify the location of a permanent urban limit line for the east and south. The study shall also identify funding sources for implementing a permanent urban limit line; including mitigation fees for development on Agricultural land.	Community Development Planning Commission City Council	FY 02-03	The City began studies of the proposed Urban Limit Line boundaries and Agricultural Mitigation for new development areas, but the City Council decided to end work on the ULL in October 2005. Voters in June 2006 approved a ULL that sets an urban growth boundary.
1.2- The City shall formally request Yolo County to revise the Woodland Area General Plan Urban Development Policy consistent with the adopted Woodland General Plan.	City Council	FY 10-11	Coordinate with Yolo County to update based on the County's new General Plan.
1.3- The City shall monitor housing growth and regional growth projections and report annually to the City Council regarding the need to take any action on limiting single-family construction in new residential neighborhoods so as not to exceed the growth and housing projections Policy 1.A.7.	Community Development Department	Annually	The City's Growth policy was amended in May 2005. New language added a growth cap of 5000 dwelling units by 2020 in new development areas. Infill development is excluded from the cap. Annual review of growth will be included in this annual report. Based on recent analysis it is anticipated that the growth cap will be minimally affected because of the limited residential growth occurring.
Residential Development			
1.4 – The City shall monitor available residential land supply and development proposals to ensure that an adequate supply of land in a range of densities is maintained.	Community Development Department City Council	Ongoing	Included in the 2008 Housing Element Update. Should be reevaluated based on Urban Limit Line initiative.
1.5 – The City shall review and amend the Zoning Ordinance to reflect the multi-family	Community Development Department	FY 02-03	Multi-family design criteria were included in the Design Standards update approved

**GENERAL PLAN AND HOUSING ELEMENT IMPLEMENTATION ANNUAL REVIEW –
JANUARY 1, 2011 – DECEMBER 31, 2011**

Table C (Rev April 25, 2012)

GENERAL PLAN IMPLEMENTATION PROGRAM	RESPONSIBILITY	TIME FRAME	STATUS
development guidelines included in Policy 1.B.8.	City Council		on April 6, 2004.
New Residential Neighborhoods			
1.6 – The City shall prepare residential design guidelines to promote walking, bicycling, and transit use and access	Community Development Department	Completed 2001	The City adopted citywide design standards in April 2004 and design standards for the Spring Lake Specific Plan on 9/22/03. Both policies remain in effect and promote walking, bicycling, and transit use and access.
Neighborhood Conservation and Enhancement			
1.7 – The City shall continue to implement the Woodland Improving Neighborhoods (WIN) neighborhood services team to provide for better communication with existing neighborhoods and create an institutional framework for directly responding to neighborhood concerns.	WIN Neighborhood Services Team City Council Police Department	Ongoing	This is a multi-departmental proactive program that targets identified areas in the City to address physical Code Issues/ Public Improvements/ and Crime. The departments working together on effort include Police and Code Enforcement,
1.8 – The City shall provide continuing education, within available resources and in cooperation with local nurseries, for residents regarding tree care and maintenance, particularly for trees with special requirements and problems (e.g. oaks, elms).	Public Works Department	Ongoing	City Urban Forestry Group meets with residents when there are questions and may refer them to local nurseries.
1.9 – The City shall promote the development of a community based tree group that promotes citizen action and environmental stewardship through planting and caring for trees.	Public Works Department	Ongoing	A local organization called the Woodland Tree Foundation is active in the City. The City also endorses the Greenprint plan and anticipates preparation of an Urban Forestry Master plan if funding can be found.

**GENERAL PLAN AND HOUSING ELEMENT IMPLEMENTATION ANNUAL REVIEW –
JANUARY 1, 2011 – DECEMBER 31, 2011**

Table C (Rev April 25, 2012)

GENERAL PLAN IMPLEMENTATION PROGRAM	RESPONSIBILITY	TIME FRAME	STATUS
1.10 – The City shall institute a sidewalk repair program to identify funding sources for ongoing sidewalk repair and maintenance.	Public Works Department Finance Department	Completed 1998	Sidewalk Repair, Maintenance and ADA Improvements are addressed in every development and capital project. CDBG funds are used to implement sidewalk repair in low income neighborhoods. A new sidewalk maintenance policy has been drafted that will identify maintenance and financial responsibilities related to sidewalk repairs. This policy is waiting for Infrastructure Committee approval, as well as Council approval.
1.11 – The City shall investigate methods of enhancing funding sources for ongoing street tree replacements and maintenance.	Public Works Department Finance Department	Ongoing	New City developments are required to form Landscape and Lighting districts, which provide a funding source for City maintained trees.
1.12 – The City shall reinstitute Annual Cleanup Day, whereby the City will provide for free bulk waste collection.	Public Works Department City Council	Completed 1997	The City negotiated a new franchise agreement with Waste Management that covers the period of July 1, 2007 through December 31, 2015. The agreement requires Waste Management to host a free annual Bulky Waste, Universal Waste, and Household Hazardous Waste event for the duration of the agreement. As in past years, this year's event, on April 10, 2010 , was held at the Yolo County Fairgrounds in Woodland. The agreement also enables residents to request curbside bulky waste collection from Waste Management for a fee.

**GENERAL PLAN AND HOUSING ELEMENT IMPLEMENTATION ANNUAL REVIEW –
JANUARY 1, 2011 – DECEMBER 31, 2011**

Table C (Rev April 25, 2012)

GENERAL PLAN IMPLEMENTATION PROGRAM	RESPONSIBILITY	TIME FRAME	STATUS
1.13 – In conjunction with local organizations, the City shall conduct Arbor Day programs.	Public Works Department Tree Commission	Annually	City Urban Forestry Group holds an annual tree planting clinic followed by tree plantings in various locations throughout the City in an effort to support Arbor Day
1.14 – the City shall develop and maintain a street tree planting list and planting guidelines. Specific plans and development improvement plans will be generally consistent with the street tree planting list and guidelines and formally approved jointly by the Community Development Department and Public Works Department.	Public Works Department Community Development Department Parks, Recreation, and Community Services	Ongoing	As part of the Spring Lakes Specific Plan, a comprehensive street tree list and planting guidelines were prepared. And is continually updated by the Urban Forestry Group and CDD. The City’s Standard Specifications include tree and shrub planting details. The City has a Master Street Tree Planting List that can be found on the City’s web site which includes tree descriptions and planting guidelines.
Commercial Land Use			
1.15 – The City shall prepare commercial development design guidelines to promote walking, bicycling, and transit use and access.	Community Development Department City Council	Completed 2001	The standards were adopted in April 2004.
Downtown			
1.16 – The City shall seek funding sources to enhance and expand tree planting and landscaping in the Downtown Area.	Community Development Department Public Works Department Redevelopment Agency	Ongoing	The Woodland Tree Foundation, on an ongoing basis, helps with identifying funding sources, such as Releaf, to help expand our tree plantings in the downtown area.
1.17 – The City shall develop and implement an overall downtown parking strategy, consistent with the <i>Downtown Specific Plan</i> .	Downtown Parking Committee Public Works Department Traffic Safety Committee	FY 07-08	The City revised its downtown parking standards by approving Ordinance No. 1493 on April 15, 2008 to add Section 25-23-15 to the Woodland Municipal Code. The downtown parking standards now use

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	Community Development Department Redevelopment Agency		an urban-based model and are intended to encourage and promote investment and the re-use and renovation of historic buildings, enhance the vitality, and encourage mixed use in the downtown. The ordinance reduced parking ratios and the City Council established a parking in-lieu fee on April 1, 2008 through the adoption of Resolution No. 4905.
1.18 – The City shall implement and enforce the provisions of the Downtown Specific Plan.	Community Development Department Public Works Department Redevelopment Agency Woodland Downtown Improvement Association Economic Development	Ongoing	The City continues implementation of policies and standards in the Downtown Specific Plan. Major planning efforts include locating a site with sufficient parking for a multiplex theater.
1.19 – The City shall develop and implement an overall safety program for Downtown.	Woodland Downtown Improvement Assn Police Department Community Development Department City Council Redevelopment Agency Economic Development	FY 03-04	The City continues to provide baseline service.
East Street Corridor			
1.20 – The City shall prepare and maintain a specific plan for the East Street Corridor to implement the goals and policies of the	Community Development Department City Council	Adopted 1998 Ongoing	Update of East Street Corridor plan on hold because of budgetary issues.

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General Plan and Redevelopment Agency and promote economic development in Woodland.	Redevelopment Agency.		
Landscape			
1.21 – The City shall continue to seek ways to enhance permanent funding sources for the maintenance of street trees and other landscaping.	City Manager City Council Finance Department Parks and Recreation Department Public Works Department	Ongoing	New development areas are required to form Landscape and Lighting districts for ongoing maintenance.
Development of Housing			
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 Director City Manager Planning Commission City Council	Ongoing	While residential construction slowed significantly in FY 2010 – 11, the City continues to work with developers on the use of Planned Development Overlay Zones to reduce housing costs.
2.2 – The City shall continue to cooperate with and advise developers in the use of the City’s 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	Community Development Director City Manager Planning Commission City Council	Ongoing	The Bonus Incentives Ordinance was amended in 2005 in compliance with SB 1818. The Bonus Incentives program assisted with the financial feasibility of the 156-unit Terracina Spring Lake Family Apartments affordable housing project. The project was constructed in the Spring Lake area in 2007. No bonus incentive

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<p>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 income, as defined in Health and Safety Code Section 50093.</p>			<p>projects were constructed in FY 2010 – 11.</p>
<p>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.</p>	<p>Community Development Department City Council Planning Commission</p>	<p>Ongoing</p>	<p>City staff actively work with affordable housing developers interested in multi-family housing bonds.</p>
<p>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.</p>	<p>Community Development Department</p>	<p>Annually</p>	<p>The City actively pursues applications to augment the affordable housing stock of Woodland.</p>
<p>2.5 – The Planning Commission shall hold a meeting each year to review the Housing Monitoring Report and made a report to the City Council.</p>	<p>Community Development Department Planning Commission City Council</p>	<p>Annually</p>	<p>Housing staff continues to monitor affordable projects funded with HOME grants, the for-sale affordable units constructed in the Spring Lake Specific Plan area, and senior citizen projects that received reduced parking standards.</p>

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<p>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 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).</p>	<p>Community Development Department Redevelopment Agency Planning Commission City Council</p>	<p>Ongoing monitoring of availability of sites</p>	<p>As of 2011, the City had a sufficient amount of vacant land zoned for multifamily housing to meet its remaining need during the Housing Element planning period.</p>

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<p>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.</p>	<p>Community Development Department City Manager City Council Redevelopment Agency Board of Directors</p>	<p>Annually</p>	<p>RDA low-moderate income housing funds were not used in FY 2010-11 for affordable housing projects. It should be noted that RDA housing funds will no longer be available as California eliminated redevelopment agencies effective February 1, 2012. The construction of the Rochdale Grange affordable housing project was completed in 2011. The HOME-assisted project includes 43 units affordable to very low and low income households. The City was awarded an \$800,000 HOME grant in 2011 to assist lower income first time homebuyers.</p>
<p>2.8 – The City shall allocate CDBG funds for the provision of extremely low-income, very low-income, low-income, 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.</p>	<p>Community Development Department Redevelopment Agency City Manager City Council</p>	<p>Annually</p>	<p>Each April the City Council makes funding decisions as to how the CDBG funds will be allocated. Allocations were made to the City’s Housing Rehabilitation Program in FY 2008 – 09. In 09-10, CDBG funded one First Time Homebuyer loan in the amount of \$19,900 and three housing rehabilitation loans in the amount of \$88,988.</p>
<p>2.9 – The City shall allocate funds for transitional housing and other special-needs housing.</p>	<p>Community Development Department City Council</p>	<p>Ongoing</p>	<p>The City provided CDBG funds for the 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</p>

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<p>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.</p>	<p>Community Development Department City Council Planning Commission</p>	<p>Ongoing on a case-by-case basis</p>	<p>Domestic Violence Center’s shelter program. The City continues to grant density bonuses, regulatory relief, and/or other financial incentives for project meeting inclusionary housing requirements. 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 the construction of 101 rental units for very low and low income households.</p>
<p>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.</p>	<p>Community Development Department</p>	<p>Ongoing</p>	<p>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.</p>
<p>2.12 – The City shall review the HUD Section 8 voucher program administered by the Yolo County Housing Authority and encourage the Housing Authority to raise its payment standard to 110 percent of HUD Fair Market Rent (FMR).</p>	<p>Community Development Department</p>	<p>Ongoing</p>	<p>No action was taken in FY 2010 – 11.</p>

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<p>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.</p>	<p>Homeless Coordinator Redevelopment Agency City Council Library Services</p>	<p>Ongoing</p>	<p>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. CDBG funds were granted for early literacy activities for children at Wayfarer Center</p>
<p>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.</p>	<p>Community Development Agency Redevelopment Agency</p>	<p>Ongoing as needed</p>	<p>Housing was not removed by the City or the Redevelopment Agency during FY 20010 – 11.</p>
<p>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 multifamily 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 multifamily rental units affordable to very low-income households.</p>	<p>Community Development Department</p>	<p>Ongoing</p>	<p>Since 2004, the City adopted an amendment to its citywide inclusionary housing ordinance (Chapter 6A. Affordable Housing). This amendment essentially applied the same inclusionary housing requirements being implemented in the Spring Lake area to the remainder of the City. Any new housing project, for-sale or rental, provide affordable units, thereby implementing the “scattered sites” policy citywide. The Spring Lake Specific Plan 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 is to be used to assist an additional 74 units of affordable</p>

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<p>The City shall continue to enforce the 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.</p>			<p>housing anywhere in the City, including Spring Lake as long as the parcels meet the affordability requirements under the Spring Lake Specific Plan and the Spring Lake Affordable Housing Plan.</p> <p>The City is working with Standard Pacific and Pulte Homes, two market rate builders that are currently building subdivisions in Woodland. Combined their inclusionary housing requirements will result in 20 low income and 4 moderate income units being available. To date, the City has provided first time homebuyer assistance to three low income households in the Standard Pacific and Pulte projects.</p>

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<p>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.</p>	<p>Community Development Director Planning Commission City Council</p>	<p>Within one-year of Housing Element certification</p>	<p>No action was taken during FY 2010-11; the Housing Element was certified by the Department of Housing and Community Development on June 3, 2009. The City plans to prepare a comprehensive update of the Zoning Ordinance (Municipal Code Chapter 25) that will address this and other subjects. Budget reductions in funding and staff have reduced the City’s ability to address long range planning issues.</p>
<p>2.17 – The City shall amend the 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.</p>	<p>Community Development Director Planning Commission City Council</p>	<p>Within one-year of Housing Element certification</p>	<p>No action was taken during FY 2010-11; the Housing Element was certified by the Department of Housing and Community Development on June 3, 2009. The City plans to prepare a comprehensive update of the Zoning Ordinance (Municipal Code Chapter 25) that will address this and other subjects. Budget reductions in funding and staff have reduced the City’s ability to address long range planning issues.</p>
<p>2.18 – The City shall contact non-profit 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),</p>	<p>Redevelopment Agency</p>	<p>Annually</p>	<p>The City Council approved funding of up to \$910,000 for the Mutual Housing at Spring Lake affordable rental project on July 20, 2010. The project also received funding through the Serna</p>

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<p>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 Sections 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. Financial and technical assistance will be sought from HCD's Office of Migrant Services, the Joe Serna Jr. Farm worker Housing Grant Program, the Californian Tax Credit Allocation Committee's Farm worker Housing Assistance Program, and the USDA Rural Development Program.</p>			<p>Farmworker Housing Grant Program and will include units reserved for households employed as agricultural workers.</p>
<p>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).</p>	<p>Community Development Director Planning Commission City Council</p>	<p>Within one-year of Housing Element certification</p>	<p>Consideration of this issue is expected to occur during a comprehensive update of the City's Zoning Ordinance. Budget reductions in funding and staff have reduced the City's ability to address long range planning issues.</p>
<p>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.</p>	<p>Community Development Director Planning Commission City Council</p>	<p>Within one-year of Housing Element certification</p>	<p>No action was taken during FY 2010-11; the Housing Element was certified by the Department of Housing and Community Development on June 3, 2009. The City plans to prepare a comprehensive update of the Zoning Ordinance (Municipal Code Chapter 25) that will address this and other subjects. Budget reductions in funding and staff have reduced the City's ability</p>

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<p>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.</p>	<p>Community Development Director Planning Commission City Council</p>	<p>Ongoing as needed</p>	<p>to address long range planning issues. No action was taken during FY 2010 -11.</p>
<p>Maintenance of Housing</p>			
<p>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.</p>	<p>Redevelopment Agency</p>	<p>Ongoing</p>	<p>The City provided CDBG funds for two housing rehabilitation projects in FY 2008 – 09.</p>
<p>2.23 – The City shall continue to include funds in its operating budget for building code and blight enforcement programs.</p>	<p>Community Development Department City Council</p>	<p>Ongoing</p>	<p>The City employs a half-time code compliance officer. Code enforcement actions have been reduced as a result of staff budget reductions.</p>
<p>2.24 – The City shall review its eligibility for Federal and State home repair, renovation, and replacement programs annually and</p>	<p>Community Development Department</p>	<p>Ongoing</p>	<p>As noted in Implementation Program 2.22, the City has used CDBG funds for housing rehabilitation projects in FY 2008 – 09.</p>

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apply for programs, as appropriate.			
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.
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 worked closely with the Community Housing Opportunities Corporation (CHOC) to close the final financing for the Casa Del Sol Mobile Home Park project on East Street. 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.
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 by the non-profit or for-profit developer to either transfer ownership, or provide rent subsidies to maintain affordability, shall utilize all	Community Development Department Redevelopment Agency	Ongoing	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 the

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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.			project and is working with a second developer on a another project that is at-risk of converting to market.
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 programs 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	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 effect energy consumption. 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.
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	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.

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<p>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.</p>			
<p>2.30 – The City shall affirmatively further fair housing by contracting with the Fair Housing Hotline Project provided through Legal Services of Northern California.</p>	<p>Community Development Department City Council</p>	<p>Ongoing</p>	<p>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.</p>
<p>Equal Opportunity in Housing</p>			
<p>2.31 – The City shall facilitate an Annual Fair Housing Open House for rental property owners and various social service organizations and agencies to discuss mechanisms to evaluate tenant applications according to fair housing law.</p>	<p>Community Development Department</p>	<p>Ongoing</p>	<p>Legal Services of Northern California, the Yolo County Housing Authority, and the City jointly held a Fair Housing Workshop in April 30, 2010. 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 victims of domestic violence and stalking in voucher housing to housing tenants, landlords, and other interested individuals and organizations.</p>
<p>2.32 – The Community Development Department shall refer fair housing complaints to the Fair Housing Hotline Project provided through Legal Services of</p>	<p>Community Development Department</p>	<p>Ongoing</p>	<p>Fair housing issues are referred to the Fair Housing Hotline Project for housing.</p>

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Northern California and State Department of Fair Employment and Housing for resolution.			
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.
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.
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).
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	Community Development Department City Council	FY 2009	No action was taken during FY 2008-09. 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

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<p>features for residential projects.</p>			<p>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.</p>
<p>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.</p>	<p>Community Development Department</p>	<p>Ongoing</p>	<p>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.</p>
<p>2.38 – The City shall enforce Title 24 provisions of the California Administrative Code for residential energy conservation measures.</p>	<p>Community Development Department</p>	<p>Ongoing</p>	<p>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.</p>
<p>Energy Conservation</p>			
<p>2.39 – The City shall encourage the continued affordability of both rental and ownership housing by encouraging energy conservation in all existing development.</p>	<p>Community Development Director Building Division</p>	<p>Ongoing</p>	<p>No action was taken during FY 2010-11.</p>

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<p>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.</p>			
<p>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.</p>	<p>Community Development Director Public Works Director Building Division</p>	<p>FY 2009</p>	<p>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.</p>
<p>Street and Roadway System</p>			
<p>3.1 – The City shall update and maintain the <i>Street Master Plan</i> consistent with the updated General Plan.</p>	<p>Community Development Department City Council Traffic Safety Commission</p>	<p>Completed 1998 Ongoing Maintenance</p>	
<p>3.2 – The City shall complete a study of alternatives for completing the SR 113 to I-5 connection, consistent with the updated General Plan.</p>	<p>Community Development Department City Council</p>	<p>Completed 1998</p>	<p>Primary funds for this project will be State and Federal. Caltrans is responsible for the design which has been completed. Caltrans is in process for right-of-way acquisition. The current project would result in a Northbound I-5/Southbound SR</p>

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			113 freeway to freeway connector.
3.3 – The City shall update the roads portion of the <i>Major Projects Financing Plan</i> .	Community Development Department, Finance Department, Traffic Safety Commission, City Council	Completed 2002	An update to the MPFP was completed in December 2008.
3.4 – The City shall update its road development impact fees consistent with the updated <i>Major Project Financing Plan</i> .	Community Development Department, Finance Department, Traffic Safety Commission, City Council	Completed 2001	An update to the MPFP was completed in December 2008.
Residential Streets			
3.5 – As part of the <i>Street Master Plan</i> update process, the City shall conduct a review of local street widths in connection with planning for major new residential areas to identify the circumstances under which the street width within the existing right-of-way may be reduced to promote a more aesthetic and pedestrian friendly residential environment.	Traffic Safety Commission Community Development Department	Completed 1998	Design work on residential street widths were completed as part of the Spring Lake Specific Plan.
3.6 – The City shall investigate methods of providing for street and sidewalk maintenance in existing neighborhoods.	Public Works Department, Community Development Department, Finance	Completed 2000	As part of the sales tax initiative, H1 funds were allocated for street maintenance and repair. Measure E will continue that funding with approximately 45% of the

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	Department, Traffic Safety Commission, City Council		revenue allocated towards roads. CDBG funds are utilized for sidewalk repair and ADA curb ramps throughout the City. Also, a new sidewalk maintenance policy has been drafted that will identify maintenance and financial responsibilities related to sidewalk repairs. This policy is waiting for Infrastructure Committee approval, as well as Council approval.
3.7 – A part of the <i>Street Master Plan</i> update process, the City shall conduct a review of street design standards and determine the appropriateness of incorporating traffic calming methods into these standards.	Public Works Department Community Development Department	Completed 1999	A Traffic Calming program for residential neighborhoods has been adopted.
Automobile Parking			
3.8 – The City shall work with private property owners and business owners to develop a public-private mechanism for financing the development and maintenance of public parking facilities.	Redevelopment Agency Community Development Department Public Works Department	FY 02-03	The City Council adopted revised downtown parking standards that reduced parking ratios and established a parking in-lieu fee of \$5,000 per space in April 2008.
Non-Motorized Transportation			
3.9 – The City shall revise the <i>Zoning Ordinance</i> to incorporate bicycle parking standards into its parking requirements.	Community Development Department Planning Commission Traffic Safety Commission	FY 02-03	This element will be included as part of a zoning ordinance update. The City has an adopted bikeway Master Plan. Budget reductions in funding and staff have reduced the City's ability to address long range planning issues.
General Public Facilities and Services			
4.1- The City shall maintain and periodically update the <i>Water Master Plan, Wastewater</i>	Public Works Department	As required; Ongoing	Dated updated WMP: 1999. In 2012 City is compiling

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<i>Master Plan and Storm Drainage Master Plan</i> , based on the updated General Plan.	Planning Commission City Council		foundational information for the next WMP. WWMMP: 2000 SDMP: 2006
4.2 – The City shall annually review the Major Projects Financing Plan and shall update it every five years.	Finance Department, in conjunction with all departments	Annually; major update every five years.	MPPF update scheduled for Fall 2008; last update occurred in May 2006.
Public Facilities and Services Funding			
4.3 – The City shall maintain and periodically update the <i>Major Projects Financing Plan</i> and update water, sewer, and drainage master plans.	Public Works Department Finance Department City Council	Ongoing	See status for Implementation Programs 4.1 and 4.2.
4.4 – The City will maintain development fee schedules consistent with its updated <i>Master Projects Financing Plan</i> .	Finance Department City Council	Ongoing	The <i>Master Projects Financing Plan</i> was last updated in January 2008. Water development fees, including fees for surface water project were updated in 2011.
Water Supply and Delivery			
4.5 – The City shall conduct a study of future water supply alternatives to determine the most appropriate long-term water supply to serve Woodland. This study will include the following components, as deemed appropriate to implement Policy 4.C.1. a. Examination of the costs and feasibility of various surface water supplies (e.g. obtaining water rights, transfers, or exchanges) for domestic and/or agricultural use within the Woodland area.	Community Development Department And Public Works Department		Completed in 2009. The City completed its studies of water supply alternatives and adopted and certified an EIR in 2007 that identifies the environmentally superior solution. The solution focuses on conjunctive use through the use of some groundwater with an approved 1994 water right, the purchase of a water right from Conaway Preservation Group , of higher quality surface water from the Sacramento River. As a result, in 2009, the City entered into a Joint Powers

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b. Consideration of water management programs such as conjunctive use and recharge.			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.
4.6 – The City shall update the <i>Urban Water Management Plan</i> to include water conservation and management measures, as required by state law. The City shall endeavor to implement projects that have a benefit to cost ratio greater than 1:1. The City shall strive to measure the results of water conservation and management measures that are implemented.	City Council Public Works and Community Development Department	On-going on a 5 year cycle.	T The Urban Water Management Plan has been updated per State required time intervals, including the last update in 2011. The City employed a full-time water conservation coordinator and has implemented water conservation measures as allowed by limited funding, including appliance and toilet replacement rebates, distribution of low-flow showerheads, and leak detection assistance. Conservation savings are tracked and reported monthly to City Council and the public.
4.7 – The City shall complete a source water assessment that is consistent with State regulations.	Public Works Department	FY 02-03 with updates when conditions change	Done in FY 02-03
Wastewater Collection, Treatment, Disposal, and Reuse			
4.8 – In connection with the <i>Wastewater Treatment and Disposal Master Plan</i> update, the City will investigate potential nuisance associated with odor at the plant, and will identify and implement buffer zone requirements or operational changes at the plant to address these issues including	Public Works Department	Master Plan to be completed in Summer 2012	– Enhanced treatment has been provided with the expansion and upgrades to a tertiary system. The City has changed its disinfection process to a UV system rather than chlorination. Odor mitigation measures have been included in the Gateway 2

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alternative disinfection procedures.			Environmental Impact Report. Also, the north nine ponds have been taken out of service in preparation for conversion to storm water treatment ponds. It has also been found that the tomato processing plant located next to the treatment plan may be contributing to the odors.
4.9 – The City will undertake a study of the feasibility of the use of reclaimed water through the Wastewater Treatment and Disposal Program.	Public Works Department	Summer 2012	The study will be part of the T future update of the Wastewater Master Plan. The City adopted a Storm Water Ordinance in 2003. Due to the high level of salts and boron, the reclaimed water option will not be a viable option, until the new surface water treatment plant is brought online est. 2016.
Storm Water Drainage			
4.10 – The City shall implement NPDES Phase II storm water regulations.	Public Works Department Community Development Department Planning Commission City Council	FY 01-02	The City continues to implement the requirements of its Storm Water Management Program to ensure compliance with the NPDES Phase II Municipal Storm Water Permit issued by the State Water Resources Control Board. Year 7 of the program implementation (2009/10) was implemented successfully without any notices of violation of water quality standards.
4.11 – The City shall identify illicit and unapproved discharges and implement corrective measures to comply with state and	Public Works Department Community	Ongoing	The City continues to identify illicit and illegal discharges to the storm water conveyance system as outlined in the

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federal regulations.	Development Department		City's Storm Water Management Plan. Identification of illicit discharges is done by visual inspections of the storm water conveyance system. A process to trace illicit discharges has also been established and is adhered to when such discharges are detected.
4.12 – The City shall prepare and adopt a comprehensive storm water ordinance to implement the updated <i>Storm Drainage Master Plan</i> to address the quality and quantity of storm water runoff.	Public Works Department Planning Commission City Council	FY 02-03 to 03-04	The Storm Water Master Plan was completed in 2006. The City adopted a Storm Water Ordinance in 2003.
Solid Waste Collection and Disposal			
4.13 – The City shall periodically review and update the Source Reduction and Recycling Element and evaluate progress in achieving stated source reduction goals.	Public Works Department	Ongoing	The City evaluates progress toward meeting reduction goals by compiling annual totals of solid waste disposal and diversion documented through its Construction and Demolition Debris Recycling Program and by Waste Management and regional landfills. These data are submitted in an annual diversion report to the State pursuant to AB 939 and is reviewed with staff of the California Department of Resources Recycling and Recovery.
Law Enforcement			
4.14 – The City shall update the plan for police services based on future development trends. The City shall incorporate necessary service equipment and facilities into the	Police Department Finance Department	Ongoing	Developed funding for radio upgrades as part of the YECA (Yolo Emergency Communications Agency) strategic plan. An additional project for a new

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Major Projects Financing Plan.			CAD/Mobile upgrade is beginning..
4.15 – The City shall continue to offer youth service programs.	Police Department	Ongoing	Youth service programs consist of School Resource Officer Program. The City is working to identify resources that can be redirected to develop a Youth Violence Intervention Program.
Fire Protection			
4.15a – The City shall continue to implement the recommendations in the <i>City of Woodland Fire Department Organizational Assessment and Master Plan</i> adopted by the City Council on January 16, 2001. The City shall incorporate necessary service equipment and facilities into the <i>Major Projects Financing Plan</i> .	Fire Department Finance Department	FY 12-13	The Fire Department has begun updating the Fire MP (adopted 2001) to be incorporated with the General Plan update. Key areas of consideration will include means to lower our response times closer to the 4-minute standard adopted in 4.1.3. Development and implementation of the Fire Training Center at Fire Station #3, and the upgrade/replacement of various components in the Fire Department's fleet and facilities will also be considered.
Information Technology			
4.16 – The City shall designate, within a City department or agency, technology coordination function with responsibility for oversight over communitywide information technology infrastructure development. This department or agency should have sufficient authority to conduct standards planning and enforcement.	City Council City Manager Library Board Admin Services Dept Technology Services	Ongoing	A Technology Services has been established under the Admin Services Department. Online payments for City services has been made available to citizens through the replacement of its financial systems. Online payments for Permits and Licensing will be made available September 2012

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			<p>Technology Services has implemented a virtualization technology for server and workstations. 90% of servers have been virtualized and 20% of workstations have been virtualized.</p> <p>Technology Services has implemented technologies that enable city staff to view and query GIS layers for decision making and the ability to display data in maps.</p>
<p>4.17 – The City shall study the use of City right-of-way to foster development of a “public utility” telecommunications infrastructure to provide high-speed networking throughout the community, and to make the community attractive to information based businesses.</p>	<p>Public Works Department Administrative Services – Information Services Community Development Department City Manager</p>	<p>Completed 2002</p>	<p>The establishment of a Technology Steering Committee to coordinate efforts in this area has not occurred.</p>
<p>4.18 – The City shall continue to develop and expand the telecommunications program at the Library.</p>	<p>Library Services Department Library Board City Council</p>	<p>Ongoing</p>	<p>The Library’s public access network has been expanded to include access to a vast number of databases and information sites. Its online library catalog allows users to search for materials at the Library as well as the public libraries for Sacramento, Folsom, Colusa, and Sutter. Eighteen free public access computers are available, and free wireless internet access is available throughout the Library and the Leake Community Room.</p>

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Parks and Recreation Development Framework			
5.1 – The City shall prepare and maintain a Park and Recreation Master Plan 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 provision for the development of new parks in connection with new development and the development of parks to address existing deficiencies.	City Council Parks, Recreation and Community Services Commission Parks, Recreation and Community Service Department	Completed 1998; update every five years.	Parks and Recreation Master Plan adopted in September 2004. Budget reductions in funding and staff have reduced the City's ability to address long range planning issues.
5.2 – The City shall adopt the Quimby Act Ordinance which will require developers to dedicate a minimum of five acres of acceptable parkland per 1,000 residents.	Parks, Recreation and Community Services Department Parks, Recreation and Community Services Commission City Council	FY 02-03	The City's Parks & Recreation Master Plan has a stated goal of 6 acres per 1000 residents by 2020. The Master Plan indicated that an additional 277.62 acres are required to meet this goal.
Diversity in Recreation			
5.3 – The City shall conduct regular surveys to determine specific recreation needs of all age groups, the physically and mentally challenged, and special interest groups.	Parks, Recreation and Community Services Department Parks, Recreation and Community Services Commission	Ongoing	A survey was completed as part of the Parks, Recreation and Community Services Master Plan five year update.
Community Senior Centers			

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5.4 – The City shall develop a multipurpose community/senior center.	Parks, Recreation and Community Services Department City Council	FY 01-02 to 06-07	Work started this year on the Community Center Phase 2 Project which includes the construction of an 8,000 square foot building for dance, aerobics, and fitness activities. Phase II completed 2009. (The existing 52,500 square foot Community and Senior Center opened in March 2007.)
Child Care Supply and Quality			
5.5 – The City shall review and revise as necessary Zoning Ordinance provisions affecting child care facilities to ensure that they do not pose unnecessary hindrances to the development of child care facilities and to allow on-site child care at commercial and industrial locations when the location is safe for children.	Community Development Department Parks, Recreation, and Community Services Commission	FY 96-97	While a zoning ordinance update has not occurred, to date there are no identified hindrances to provision of child care services in commercial and industrial locations.
Arts and Culture			
5.6 – The City shall develop and adopt an “Art in Public Places” ordinance.	Parks, Recreation and Community Services Department City Council Yolo County Arts Council	FY 03-04	The Community Design Standards require public art in commercial and industrial developments. New art projects have been installed at the Chase Bank on Main Street and at the Target warehouse expansion on Beamer St. Inland Terminal has had an art concept approved by the Planning Commission that will be completed in the summer months.
Community Involvement and Participation			

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5.7 – The City shall hold periodic “youth sessions” where issues related to youth are discussed, including participation by the youth in the development of the agendas for these sessions.	City Council	Ongoing	The item was discussed, but specific actions, such as appointment of a “student council” member has not occurred.
Community Diversity			
5.8 – The City shall review all policies to ensure compliance with the open door policy.	Personnel Board Assistant City Manager City Council	Ongoing	Ongoing.
Family and Youth			
5.9 – The City shall continue to hold annual joint City Council Woodland Joint Unified School Board roundtable meetings to allow presentation and discussion of educational issues and concerns.	City Council School Board	Annually	The City Council holds regular 3x2 meetings with the school board.
5.10 – The City shall allocate human and/or financial resources from time to time to provide encouragement and support for learning activities offered to the youth of the whole community by local libraries, museums, youth groups, educational facilities, recreational facilities, and learning centers.	Library Services Department Library Board City Council	Ongoing as needed.	In FY 09-10: Almost 30% of registered card holders (8,793 of 30,161) were 14 years or younger. 1,109 participants attended one or more of the 78 sessions of story time/book club for children. In addition, 1,399 participants attended one or more of the special programming activities (music, puppetry, magicians, holiday parties, etc...), and 540 attended off-site programs conducted by library staff. 552 children visited the library for tours. 95 young adults attended one or more of the 8 regularly scheduled activities (teen summer reading volunteers). In addition, 71 teens attended special programming

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Historic Preservation General			activities. Expenditures for library materials for children and teens during FY09-10 were \$48,192.
6.1 – The City shall update the Historic Preservation Ordinance to conform to state and federal guidelines for establishing a preservation ordinance.	Historic Preservation Commission Community Development Department City Council	FY 02-03	Historical Preservation Commission worked on an update to the Ordinance 12A and intends to complete the work in this fiscal year. .
6.2 – The City shall apply for Certified Local Government status so as to enter into agreement with the State Historic Preservation Office (SHPO) in order to have local authority to designate local historic districts, structures, and sites and become more competitive for SHPO grants.	Historic Preservation Commission City Council	FY 03-04	CDD staff met with staff from the State Office of Historic Preservation in July 2008 to discuss Certified Local Government status.
6.3 – The City shall complete the Historic Resources Inventory for all historically and architecturally significant buildings within the redevelopment area.	Historic Preservation Commission Redevelopment Agency	Completed January 1998	A historic resources inventory has been completed for downtown, but a more comprehensive survey of residential neighborhoods is required. Grant funding assistance may be needed to complete an update of the historic resources inventory. The RDA paid for a cultural resources analysis of the historic building at 801 Main Street. It also hired an architect to evaluate a rehabilitation plan for the State Theater.

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Economic Incentives for Historic Preservation			
<p>6.4 – The City shall establish a Downtown Historic Preservation District and nominate the District for listing on the National Register of Historic Places. The Secretary of the Interior’s <i>Standards for Historic Rehabilitation</i> will serve as the governing design guidelines for preservation projects within the District. The City shall encourage property owners to rehabilitate historic buildings within the District and capture the special tax incentives through Federal Preservation Tax Credit program.</p>	<p>Community Development Department Historic Preservation Commission City Council</p>	<p>Completed 1999</p>	<p>Ongoing, the Historic district is included within the Downtown Specific Plan.</p>
<p>6.5 – The City shall pursue development of a revolving loan fund to assist private commercial property owners with the seismic upgrade of unreinforced masonry (URM) buildings.</p>	<p>Community Development Department Historic Preservation Commission Redevelopment Agency</p>	<p>Ongoing</p>	<p>Assistance for URM masonry assistance is considered on a case by case basis. New second floor rehabilitation financing program now in place. City Council allocated \$600,000 for the program on July 31, 2007.</p>
<p>6.6 – The Redevelopment Agency shall develop funding sources to assist in the provision of technical assistance for the rehabilitation of historic properties in the Redevelopment District.</p>	<p>Community Development Department Redevelopment Agency</p>		<p>Through its Façade Improvement Rebate Program, the Redevelopment Agency approved a façade project for the Porter Building in 09-10. RDA provided nearly \$140,000 in funds for Poerter that were matched by the property owner. RDA provided \$30,000 for the Capital Hotel façade that were matched by more than \$2,000,000 in private funds (for façade and interior improvements). The Capital Hotel</p>

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6.7 – The City shall establish and maintain a roster of local architects and design professionals who have an interest in historic preservation and would be willing to provide technical assistance to the community as a public service.	Historic Preservation Commission Community Development Department	Ongoing	project was completed in 08-09. Façade work was in progress at Western Family Clothing, but he project was not completed and funds provided until early 10-11. This is an ongoing process.
Historic Residential Neighborhoods			
6.8 – The City shall review the Zoning Ordinance text and map to consider the relationship of zoning districts to the boundaries of historic neighborhoods. As necessary, the City will revise R-1 and NP zone boundaries for protection of historic neighborhoods. If warranted, the City will downzone in certain residential and transitional areas to protect historic resources.	Community Development Department Historic Preservation Commission Planning Commission City Council	FY 02-03	Development of the Historic Design Guidelines has not occurred. Consideration of appropriate zoning will be included in an update of the zoning ordinance.
Coordination of Historic Preservation Efforts			
6.9 – The City shall designate a Historic Preservation Officer within the Community Development Department who shall coordinate the review of city preservation projects, as necessary, at the local, state, and federal level, and act as staff to the Historic Preservation Commission.	Community Development Department Historic Preservation Commission City Council	Ongoing	CDD staff functions as Secretary to the Historic Preservation Commission. Review of demolition permits and alteration permits in the National Register Downtown District are evaluated by the Commission.

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6.10 – The Historic Preservation Commission shall meet at least once annually with the City Council at a study session to discuss historic preservation progress and goals.	Historic Preservation Commission City Council	Annually	HPC provides an annual report to the City Council.
Historic Education and Awareness			
6.11 – The City shall expand and update the <i>Walking Tour</i> booklet of historic neighborhoods for publication as a community educational resource.	Historic Preservation Commission Community Development Department	Completed; Update FY 02-03	The “Explore Historic Woodland” walking tour book was updated in FY07 and was awarded the 2008 Governor’s Award for demonstrating outstanding commitment to excellence in the field of historic preservation.
6.12 – The City shall establish and maintain an archive of historical and architectural works and documents relevant to preservation in Woodland.	Historic Preservation Commission Community Development Department	Partially completed; Ongoing.	The City does not have a facility that satisfies the criteria for storing historical and architectural works. As a result, City staff is working with the Yolo County Archives.
6.13 – The City shall continue to update the “Historic Preservation Scrapbook” at the Woodland Public Library.	Historic Preservation Commission	Ongoing	Ongoing.
6.14 – The City shall actively participate with other local volunteers in the annual Woodland “Stroll Through History”.	Historic Preservation Commission	Annually	Each year the City and HPC sponsor a booth at the Stroll Through History to promote the sale of the “Explore Historic Woodland” walking tour book and encourage citizens to actively participate in the local preservation of homes. A second education and promotional activity sponsored by the City and the Commission is the annual Heritage Home Awards . Five homes are selected

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6.15 – The City shall prepare an annual newsletter regarding historic preservation efforts and activities and benefits to be sent to owners of historically-designated properties and others with an interest in historic preservation.	Historic Preservation Commission	Annually	for recognition and provided a plaque at an award ceremony. The event is highly publicized and is considered an honor by owners of historic residential structures. The City now publishes an electronic newsletter and provides information on historic preservation efforts and activities in the newsletter.
Water Resources			
7.1 – The City shall monitor any activities that may degrade the aquifers of Cache Creek as it affects City water supplies. City will pursue Sacramento River water supplies to diversify and improve the water quality of our water supply	Public Works Department	Ongoing	Ongoing. Public Works Staff is continuing to work with Yolo County Flood Control & Water Conservation District on Cache Creek water quality and aquifer management. Winter and summer water rights were secured in 2011. Surface water project is scheduled to be on line in 2016.
Fish and Wildlife Habitat			
7.2 – In conjunction with Yolo County and other cities in the county, the City shall adopt the countywide Habitat Conservation Plan/Natural Communities Conservation Plan to mitigate the impacts of projected growth on plant and wildlife habitats in the Woodland area.	Community Development Department Planning Commission City Council	FY 02-03	The countywide HCP/NCCP is in development. The City continues to participate in the Joint Powers Agency formed for completion of the HCP/NCCP and acquisition of Swainson’s hawk habitat conservation easements. On going.
Flood Hazard and Protection			
8.1 – The City shall revise the Floodplain Ordinance.	Community Development Department	FY 02-03	Flood modeling is being conducted and the data will be used for the update of the

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	City Council		Floodplain Ordinance. New information has been developed on floodplain depth and velocity relationships that may be used in development of the new ordinance. New FEMA floodplain maps were issued in 2011 that has removed large section of the City to be out of the floodplain.
Fire Hazards			
8.2 – The City shall revise and update its Fire Prevention Code every three years.	Fire Department	FY 12-13	City Council adopted Fire Code updates most recently with the adoption of the 2012 Fire Code in January 2013.
Hazardous Materials			
8.3 – The City of Woodland Fire Department shall perform quarterly exercises with the County of Yolo Hazardous Materials Team to maintain proficiency in hazardous materials response.	Fire Department	Annually	The City has a Hazardous Materials Coordinator and coordinates the WFD involvement in one countywide training exercise annually as well as monthly training in-house. The department continues to develop its hazardous materials response program and integrate it with West Sacramento, Davis, UC Davis, and Yolo County.
Emergency Response			
8.4 – The City shall <i>conduct Emergency Response Plan</i> training exercises at the management and operational levels on an annual basis to ensure that an adequate plan and program can be activated in the event of an emergency. These training exercises shall be designed to coincide with the beginning of the risk period for known community	All City Departments	Annually	New exercise date needs to be scheduled. Staff currently certified in ICS-100 (Introduction to the Incident Command System) and ICS-700 (National Incident Management System) and certain personnel trained in ICS-200 (ICS for Single Resources and Initial Action Incidents) and ICS-300 (Intermediate ICS

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hazards.			for Expanding Incidents). A limited number of staff trained in ICS-400 (Advanced ICS Command and General Staff – Complex Incidents) and ICS-800 (National Response Plan). A revision of the Emergency Response Plan was completed November 2010 and exercises for EOC Staff are in development for FY12/13.
Economic Development and Business Retention/Expansion			
9.1 – The City shall implement the specific actions listed in the <i>Economic Development Strategic Plan</i> for the Retention and Expansion program.	Economic Development Division	Ongoing	Development of Economic Development web pages and related links. Staff is fielding leads for expanding businesses and responding to business retention also. City staff have developed a business retention and expansion program, whereby staff meeting with businesses throughout the community as an exercise in getting to know business, address issues and concerns and assist business with these needs.
9.2 – The City and Chamber of Commerce shall continue its monthly visits with businesses to assess the business climate in Woodland.	City Council Economic Development Division Woodland Chamber of Commerce	Ongoing	The City has continued “Business Appreciation” program for regular visits to businesses throughout the City to identify areas for improvement and assess the overall business climate. Annual Business Walk was successful.
9.3 – The City shall develop a business expansion and retention program on an	Community Development Department	Ongoing	Current programs include partnering with real estate brokers and use of

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industry-by-industry basis to open lines of communication between business and local government, market public and private employment training programs, and business assistance services, gather data and identify market gaps that can be filled by new or existing local businesses.			Woodlandbiz.org/woodlandprospector.com website (Woodland Business Prospector), a GIS-based site selection website link. A new program will include Business Appreciation, which is being established through the ED Manager position.
Business Attraction and Formation			
9.4 – The City shall implement the specific actions listed in Economic Development for the Business Attraction Program.	Economic Development Division Chamber of Commerce	Ongoing	See the status provided in Implementation Program 9.3.
9.5 – The City shall prepare an inventory of vacant industrially and commercially – zoned or potentially redevelopable parcels fronting on major arterial roads and identify areas where industrial or commercial nodes would be appropriate.	Economic Development Division	Ongoing	See Implementation program 9.3 Development of Economic Development web pages and appropriate links. Continue to work on shopping center inventory to look at underutilized sites for reuse.
9.6 – The City shall annually evaluate its progress in its economic development efforts and make plans for additional actions for updating and implementing the <i>Economic Development Strategic Plan</i> .	Economic Development Division	Annually	Business Assistance website (www.toolsforsuccess.com) to assist existing and new businesses and employees. Through Performance Based Budgeting, City is establishing its economic development priorities.
Downtown Economic Development			

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GENERAL PLAN IMPLEMENTATION PROGRAM	RESPONSIBILITY	TIME FRAME	STATUS
9.7 – the City shall implement the specific actions listed in the <i>Economic Development Strategic Plan</i> for the Downtown program. Including specific uses such as entertainment-related businesses.	Economic Development Division	FY Ongoing	Multiple efforts including the Economic Development Plan, and Budget address the Downtown, as well as the Downtown Specific Plan.
9.8 – The City shall implement a retail recruitment and management program for the City’s central business district to maintain a competitive Downtown and to retain existing and attract new businesses.	Economic Development Division Chamber of Commerce	Ongoing	Establishment of PBID failed in 2007. ED Manager continues find sources to assist with the serving businesses with the downtown baseline services.
Tourism			
9.9 – The City shall implement the specific actions listed in the <i>Economic Development Strategic Plan</i> for the tourism Development Program.	Economic Development Division Yolo County Visitor’s Bureau Chamber of Commerce	Ongoing	The City partners with the Yolo County Visitors Bureau (YCVB). Annually, Visitor Attraction District (Hotel Business Improvement District) is renewed and hotel guests are assessed an added 1%-funds go to YCVB activities.
Administration and Implementation			
10.1 – The Planning Commission shall review the General Plan annually, focusing principally on actions undertaken in the previous year to carry out the implementation programs of the Plan. The Planning Commission’s report to the City Council shall include, as the Commission deems appropriate, recommendations for	Community Development Department Planning Commission	Annually	

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amendments to the <i>General Plan</i> . This review shall also be used to satisfy the requirements of Public Resources Code 21081.6 for a mitigation monitoring program.			
10.2 – The City shall conduct a major review of the <i>General Plan Policy Document</i> and Background Report, beginning every five years from the date of final approval of this <i>General Plan</i> , and shall revise it as deemed necessary.	Community Development Department City Boards and Commissions Planning Commission City Council	FY 01-02; Every five years.	Review expected to occur as part of 10-year General Plan. The last technical update was provided in 2002. A major update to assess new legislation and requirements, such as the Urban Limit Line are necessary.
10.3 – The City shall investigate and implement, as appropriate, the mechanisms to be used for funding five-year update of the General Plan.	Community Development Finance Department City Manager	Ongoing	General Plan update has been included as a project in the Major Projects Financing Plan to receive partial funding from development.
10.4 – The City shall review and amend, as necessary, applicable ordinances and regulations referenced herein to ensure consistency with the General Plan. These shall include the following: a. Zoning Ordinance b. Subdivision Ordinance c. Building Code	Community Development Department City Council	FY as necessary; Ongoing	Revised Subdivision Ordinance was approved by the City Council in September 2008. The Building Code was updated in January 2011 . Zoning Ordinance amendment updates are proposed for FY09-10.
10.5 – The City shall implement the provisions of this General Plan through its ongoing project review process.	Community Development Planning Commission City Council	Ongoing	Ongoing. The City continues to review merits of General Plan requests through the Petition Review process.