



County of Yolo  
**PLANNING AND PUBLIC WORKS DEPARTMENT**  
 292 West Beamer Street  
 Woodland, CA 95695-2598  
 (530) 666-8775 FAX (530) 666-8728  
[www.yolocounty.org](http://www.yolocounty.org)

*John Bencomo*  
 DIRECTOR

HOUSING POLICY  
 DEVELOPMENT, HCD

OCT 05 2007

**LETTER OF TRANSMITTAL**

TO: HOUSING & COMMUNITY  
 DEVELOPMENT  
 1800 THIRD STREET  
 SACRAMENTO CA 95811-6942

DATE: **October 3, 2007**  
 JOB NO:  
 ATTENTION:  
 RE: **Current Status of Yolo County's Housing Programs**

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:

- Shop drawings     Prints     Plans     Samples     Specifications  
 Copy of letter     Change Order     Other \_\_\_\_\_

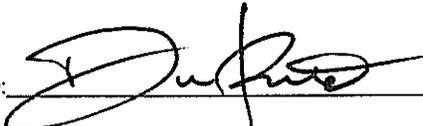
COPIES	DESCRIPTION
1	Current Status of Yolo County's Housing Program Worksheet (7 pages)

THESE ARE TRANSMITTED as checked below:

- For approval     Approved as submitted     Resubmit \_\_\_\_\_ copies for approval  
 For your use     Approved as noted     Submit \_\_\_\_\_ copies for distribution  
 As requested     Returned for corrections     Return \_\_\_\_\_ corrected prints  
 For Review and comment     Other: \_\_\_\_\_

**REMARKS:**

Attached is the Current Status of Yolo County's Housing Programs within the 2002 – 2007 Housing Element worksheet (7 pages). If you have any questions the attached document, please contact the undersigned or David Morrison.

SIGNED:   
 Don Rust, Principal Planner  
 Planning & Public Works Department  
 County of Yolo  
 (530) 666-8835

**EXHIBIT "A"**

**The Current Status of Yolo County's Housing Programs within the 2002 -- 2007 Housing Element.**

**Goal One:** To provide for the County's regional share of new housing for all income groups.

<i>Program</i>	<i>Responsible Agency</i>	<i>Funding Source</i>	<i>Current Status</i>
Program One: Provide Adequate Sites for Housing	Planning & Public Works	CDBG P/TA Grants	The County has applied for available Community Development Block Grants. Yolo County received a Community Development Block Grant for the community of Dunnigan to provide planning and technical support for the Dunnigan Master Water Plan; the grant was for <b>\$35,000</b> and awarded in 2005. Additional, the County is working with private developers to fund infrastructure throughout the County.
Program Two: Surplus Land Data Base	Planning & Public Works	County General Fund, Planning and Public Works Department operating budget, CDBG P/TA Grant	The County has established a GIS database, the GIS database does not have the functionality to search or provide a query for surplus and/or vacant lands to be identified as for potential residential uses at this time. However, the GIS Section under the direction of the County's Information Technology Department is working towards a solution that will allow the GIS to search for surplus and vacant lands; this should be completed by December 2007.
Program Three: Community Plan and Zoning Consistency	Planning & Public Works	County General Fund, Planning and Public Works Department operating Budget	This is ongoing program; the County will continue to ensure that goals, policies, and implementation measures for community plans are consistent with countywide housing goals and needs.
Program Four: Development of Sites for Multifamily Housing and Self-Help Housing	Planning & Public Works	County General Fund, Planning and Public Works Department operating Budget	This is ongoing and continuation of an existing program. The Chief Administrative Officer and her staff are providing information to attract developers to process new developments with affordable housing units and multiple family dwelling units. The County has acquired an eight (8) acre parcel in the community of Dunnigan to be development as a multiple family dwelling units. Yolo County Housing has six parcels in Esparto to be developed as affordable housing. The YCH is also looking at existing properties it owns for their potential to be developed with additional affordable housing.
Program Five: Sites for Special Group Housing	Planning & Public Works	County General Fund, Planning and Public Works Department operating budget	In order to make available sites for special group housing, group homes of six or fewer individuals serving these and other special population groups will be allowed as a residential use in any residential zone in the County.
Program Six: Infrastructure Development Program	Planning & Public Works	County General Fund	In order to expand the availability of sites for multifamily development to facilitate the development of housing for lower income households housing and to lower the construction costs by providing funding for infrastructure development, such as Water and Waste Disposal Program. Yolo County received two (2) Community Development Block Grants for the community of Madison, one grant was to provide a water supply system and the other grant was for the wastewater treatment facility also in the community of Madison, both grants total <b>\$940,000</b>
Program Seven: Development Information Program	Planning & Public Works	County General Fund	To inform the public of approved housing development projects in the County a web site (with links) was developed to discuss new housing development projects and programs available for new home buyers and homebuyers assistance programs.

**EXHIBIT "A"**

**The Current Status of Yolo County's Housing Programs within the 2002 – 2007 Housing Element.**

<p><b>Program Eight:</b> Development Processing System Review Program</p>	<p>Planning &amp; Public Works</p>	<p>County General Fund</p>	<p>This is ongoing monitoring program – the monitoring is done on a quarterly basis. The program is to minimize the processing time for development permits, especially those for affordable residential projects and those that conform to County development requirements. Currently, the Chief Administrative Officer and her staff are reviewing the permitting and land development procedures trying to streamline the overall process to make housing development application process (which would also include affordable housing) project easier and more efficient.</p>
<p><b>Program Nine:</b> Secondary Dwelling Unit Development</p>	<p>Planning &amp; Public Works</p>	<p>County General Fund</p>	<p>This is ongoing program to allow and encourage secondary dwelling units in existing residential and agricultural zones while maintaining the character of the existing neighborhood; in addition, AB 1866 took effect on January 1, 2003 that allows a secondary dwelling to be constructed as a ministerial action on residential land use zoning in California. The General Plan Update will make appropriate changes to the land use zoning to help the affordable and other residential needs of the County.</p>
<p><b>Program Ten:</b> Residential Care Facilities</p>	<p>Planning &amp; Public Works</p>	<p>County General Fund</p>	<p>This is ongoing program – continuation of an existing zoning. The program allows residential care facilities in residential zones while maintaining the character of the existing neighborhood.</p>
<p><b>Program Eleven:</b> Farm-worker Labor Housing</p>	<p>Planning &amp; Public Works</p>	<p>County General Fund</p>	<p>This is ongoing program to allow farm-worker labor housing in agricultural zones while maintaining the character of the existing neighborhood. The housing needs have been highlighted in workshops at Planning Commission and with LAFCO that discussed the assessment of the current situation throughout the County. In addition, Yolo County Housing operates two (2) migrant centers in the County, which provide 154 units of seasonal family housing for migrant workers.</p>
<p><b>Program Twelve:</b> First-time Homebuyers Down-payment Assistance</p>	<p>Planning &amp; Public Works</p>	<p>CDBG and HOME funds.</p>	<p>This is ongoing monitoring program to continue and improve the program in order to ensure its success. The re-evaluation of the program has been completed several times; the last update was done in May 2007. Currently, there is \$500,000 of grant funds available for new homebuyer's assistance programs. Yolo County Housing uses its Housing Choice Voucher program in conjunction with existing first time home buyer programs in order to make homeownership available to very low income purchasers under its Voucher program.</p>
<p><b>Program Thirteen:</b> Housing for Persons with Disabilities</p>	<p>Planning &amp; Public Works, Planning Commission &amp; Board of Supervisors</p>	<p>County General Fund</p>	<p>This program is for the identification and removal of possible governmental constraints to the development of housing for persons with disabilities. The County and private developers have entered into approximately 10 development agreements that have universal design features, of which several address features to meet ADA requirements.</p>
<p><b>Program Fourteen:</b> Regional Housing Needs Allocation and Annexation</p>	<p>Planning &amp; Public Works, Planning Commission &amp; Board of Supervisors</p>	<p>County General Fund</p>	<p>The County has pursued conditions during the annexation process to account for the redistribution of the RHNA that is mutually acceptable to the County and annexing city. The County will meet the overall numbers for low, low to moderate and moderate incomes level within the unincorporated portions of the County.</p>
<p><b>Program Fifteen:</b> Multifamily Acreage Inventory and Rezone</p>	<p>Planning &amp; Public Works, Planning Commission &amp; Board of Supervisors</p>	<p>County General Fund</p>	<p>The County encourages the development of multifamily housing to facilitate affordable housing to lower income. Specifically, in the community of Esparto, the County has re-zoned several large parcels to R-2 (multiple families) zoning to facilitate duplex (dwelling) units.</p>

**EXHIBIT "A"**

**The Current Status of Yolo County's Housing Programs within the 2002 – 2007 Housing Element.**

**Goal Two:** To encourage the provision of affordable housing.

<i>Program</i>	<i>Responsible Agency</i>	<i>Funding Source</i>	<i>Current Status</i>
Program One: Density Bonuses	Planning & Public Works	County General Fund, Planning and Public Works Department operating Budget	Currently, Density bonuses are available as part of the land development process in the County. The procedures are a part of the Zoning and Land Development Ordinance.
Program Two: Affordable Housing Requirements for New Residential Development	Planning & Public Works	County General Fund, Planning and Public Works Department operating Budget	The production of single family and multifamily dwelling units affordable to very-low, low and moderate -income households. This program uses the inclusionary housing ordinance to incorporate affordable housing as part of development projects as follows: 10% for low-incomes and 10% for moderate incomes and for-sale dwelling units shall include a covenant that each dwelling unit shall be affordable for twenty (20) years.
Program Three: Housing Trust Fund	Planning & Public Works, Building Department	CDBG P/TA Grants	This program is being re-evaluated and assessed as part of the General Plan and Zoning Ordinance Update. The requirement of additional fees on commercial developers for housing needs may have a negative impact on attracting new commercial development within the unincorporated areas of Yolo County.
Program Four: Pursue Funding Under State and Federal Programs	Planning & Public Works	County General Fund, the various state and federal grants.	The County has pursued funding under state and federal programs that require its direct participation, and provide assistance to non-profit and private housing developers to make use of other programs. The County received two (2) P/TA grants, three (3) Community Development Block Grants with two (2) additional grants, three (3) Community Development Block Grants pending and one (1) Community Development Block Grants denied and received one (1) HOME grants. The total funds received were <b>\$2,262,655</b> . In addition, Yolo County Housing receives approximately <b>\$15 million</b> per year from federal and state grants, as well as receiving rent from residents.
Program Five: Construction of Scattered-Site Housing	County Housing Authority	County Housing Authority, the various federal grants.	Yolo County Housing is pursuing the construction of six (6) affordable homeownership units in Esparto for occupancy by farmworker families. Estimated completion is the end of FY 2008.
Program Six: Provision of Student Housing	Planning & Public Works	County General Fund	The County continues to work with the University of California, Davis, to provide additional student housing on properties owned by the University within Yolo County's Jurisdiction. Recently, the County had processed a bond to fund a student housing project in cooperation with the University, the construction and bond funding were completed in 2006.
Program Seven: Permit Fee Reduction	Planning & Public Works	County General Fund	This is an ongoing program, the County will continue to make decision on a case-by-case basis to waive or reduce fees for affordable housing projects. Currently, this program is available as part of the land development process in the County and is detailed in the Zoning and Land Development Ordinance. Also, this program uses the inclusionary housing ordinance to incorporate affordable housing as part of development projects.

**EXHIBIT "A"**

**The Current Status of Yolo County's Housing Programs within the 2002 – 2007 Housing Element.**

<p><b>Program Eight: Affordable Housing Permit Streamlining</b></p>	<p>Planning &amp; Public Works</p>	<p>County General Fund</p>	<p>Currently, the Chief Administrative Officer and her staff are reviewing the permitting and land development procedures trying to streamline the overall process to make housing development application process (which would also include affordable housing) project easier and more efficient. The Planning &amp; Public Works Department are updating land use application and implementing ways to use the GIS program and other software programs to streamline the land use application review and approval process.</p>
<p><b>Program Nine: Agricultural Land Conversion Ordinance Exemption</b></p>	<p>Planning &amp; Public Works</p>	<p>County General Fund</p>	<p>This is an ongoing program; the County has worked with developers and other agencies to allow the production of dwelling units affordable to low- and moderate-income households. Currently, this program is available as part of the land development process in the County and is detailed in the Zoning and Land Development Ordinance</p>
<p><b>Program Ten: CEQA Exemptions for Affordable Housing, Infill Development and Agricultural Employee Housing</b></p>	<p>Planning &amp; Public Works, Planning Commission &amp; Board of Supervisors</p>	<p>County General Fund</p>	<p>The Zoning Ordinance and the General Plan are being updated at this time. As part of the update process, both documents will reflect the CEQA exemptions for, Affordable Housing, Infill Development and Agricultural Employee Housing to ensure compliance with the new statute (SB 1925).</p>

**EXHIBIT "A"**

**The Current Status of Yolo County's Housing Programs within the 2002 – 2007 Housing Element.**

**Goal Three:** To improve/conservse the existing supply of housing.

<b>Program</b>	<b>Responsible Agency</b>	<b>Funding Source</b>	<b>Current Status</b>
Program One: Inspection Program	County Health Department, County Building Department	County General Fund, Inspection Fees	This is an ongoing program; the County has continued to provide inspection of residential properties to identify health and safety hazards, and other code violations, which should be corrected. Health and Safety Code inspections are currently provided at no charge by the Health Department. A comprehensive voluntary building code inspection would be performed by the Building Department for an inspection fee that covers the cost of this service. The fee may be waived for dwelling units occupied by low-income households, the owners of which would be offered an opportunity to participate in County housing rehabilitation programs.
Program Two: Code Enforcement and Abatement	County Health Department, County Building Department	County General Fund, Inspection Fees	This is an ongoing program; the County will continue to identify dwelling units that are unsafe to occupy and initiate appropriate action to have those units comply with building code standards or removed and the action is taken in only the most extreme cases.
Program Three: Rehabilitation of Substandard Dwelling Units	Planning & Public Works	County General Fund, the various state and federal grants.	This is an ongoing program to assist and/or help eligible households in applying for various sources of funding for housing rehabilitation and home repairs. The County has a revolving loan program available, the amount of funds available fluctuates throughout the year depending grants received by the County. The County has applied various private, state, and federal grants, receiving a grant for \$300,000 from HOME program in 2005. Also, a Community Development Block Grants was denied in the amount \$500,000 due to lack of funds available in 2006.
Program Four: Acquisition and Repair of Substandard Dwelling Units	Planning & Public Works	County General Fund	This program is being re-evaluated and assessed as part of the General Plan and Zoning Ordinance Update. The acquisition of private properties may have better results and economic impacts through private enterprise.
Program Five: Maintenance of Housing Condition Data Base	Planning & Public Works	CDBG P/TA Grants	The County will continue to maintain current information on the condition of dwelling units in the unincorporated County by periodically updating its housing conditions database. The County's last survey for housing conditions was completed in 2003. In addition, the General Plan Update will include new survey information as part of the Housing Element in 2008.
Program Six: Zoning Flexibility for Housing Rehabilitation	Planning & Public Works	County General Fund	This is an ongoing program; the County will continue to allow nonconforming dwelling units to be rehabilitated so long as the non-conformity is not increased and there is no threat to public health and safety as allowed by Section 8-2.2603 of Title 8, Chapter 2 of the Yolo County Code
Program Seven: Preservation of Mobilehome Parks	Planning & Public Works	County General Fund	The Mobilehome Park Resident Ownership Program (MPROP) has offered financial assistance for the preservation of mobilehome parks by conversion to ownership or control by residential organizations, nonprofit housing sponsors or local public agencies. Currently, there are four (4) mobile home parks in Yolo County with no threats of or applications for conversion at this time.

**EXHIBIT "A"**

**The Current Status of Yolo County's Housing Programs within the 2002 -- 2007 Housing Element.**

Program Eight: Manufactured Housing	Planning & Public Works	Permitting Fees	This is an ongoing program; the County will continue to allow manufactured homes on land zoned for residential use, subject to the same development standards as site built housing according to the requirements of state law. A checklist and brochure is available at the Building Department's permit counter and on the web site.
Program Nine: Preserve Rental Housing Affordability	Planning & Public Works	County General Fund	This program is being re-evaluated and assessed as part of the General Plan and Zoning Ordinance Update. The preservation of private rental properties may have better results and economic impacts through private enterprise. In addition, Yolo County Housing is involved in preservation of affordable units through HUD's conversion voucher program. YCH recently completed voucher conversion for 19 units in El Macero Village.
Program Ten: Homeless Services Coordinator	Department of Social Services	County General Fund	This is an ongoing program that was started in 1988; the program allows the County, in conjunction with the cities of Davis, Woodland, Winters, and West Sacramento, to establish and fund the Homeless Services Coordinator position to coordinate social services and housing assistance to homeless persons. The Homeless Services Coordinator can be reached at (916) 924-0534.
Program Eleven: Recreational Vehicle and Mobile Home Parks Maintenance/Management Program	Planning & Public Works	County General Fund	The maintenance and preservation of recreational vehicle and mobile home parks in the County. Currently, there are four (4) mobile home parks in Yolo County with no threats of or applications for conversion at this time.
Program Twelve: Preservation of At-risk Affordable Housing Units	Planning & Public Works	County General Fund	Most of the strategies and monitoring regarding preservation of the AT-Risk affordable housing units in the County are handled by the Yolo County Housing Authority.

**EXHIBIT "A"**

**The Current Status of Yolo County's Housing Programs within the 2002 – 2007 Housing Element.**

**Goal Four:** To ensure equal housing opportunity.

<i>Program</i>	<i>Responsible Agency</i>	<i>Funding Source</i>	<i>Current Status</i>
Program One: Fair Housing Program	Planning & Public Works	CDBG, General Fund	The cities of Woodland, Davis and West Sacramento have posted fair housing links on their web sites. The City of West Sacramento links to the Human Rights/Fair Housing Commission of Sacramento provide fair housing counseling free of charge to residents of West Sacramento. The City of Woodland provides a link to Legal Services of Northern California (LSNC) operates the Fair Housing Hotline Project funded by a FHIP grant from HUD. The City of Davis' Fair Housing Services has a link from the City's web-site to provide assistance and to enforce fair housing. In addition, Yolo County Housing maintains a contract for Fair Housing services for applicants and residents of its programs.

**Goal Five:** To promote energy conservation.

<i>Program</i>	<i>Responsible Agency</i>	<i>Funding Source</i>	<i>Current Status</i>
Program One: Implement State Energy Conservation Standards	County Building Department	Fees generated through permitting process	This is an ongoing program; the County has promoted energy and resource conservation as part of all development agreements. Any applicants applying for a building permit(s) must show the project is in compliance with the state's energy conservation requirements (Title 24) prior to the issuance of a building permit(s).
Program Two: Energy Conservation Assistance for Low-Income Households	Planning & Public Works	CDBG	This is an ongoing program; the County promotes energy conservation and weatherization in order to reduce utility payments and lessen the housing cost burden on lower-income households. In addition, in 2007, Yolo County Housing partnered with PG&E to provide energy conservation assessments of all of its affordable rental housing and to make improvements to units to improve energy conservation.

**Goal Six:** To promote housing cooperation and coordination.

<i>Program</i>	<i>Responsible Agency</i>	<i>Funding Source</i>	<i>Current Status</i>
Program One: Consistency Review Program	Planning & Public Works	County General Fund	This is an ongoing program; the County maintains an ongoing review of the General Plan to ensure that it is internally consistent and that the zoning ordinance adequately implements the General Plan. In addition, the General Plan and Zoning Ordinance Update will include updated information regarding the Housing Element in 2008 and provide annual reviews of the General Plan and Housing Element.
Program Two: Housing Element Periodic Review and Update	Planning & Public Works	County General Fund	This is an ongoing program; the County maintains a Housing Element that contains current data and is effective in implementing housing goals. In addition, the General Plan and Zoning Ordinance Update will include updated information regarding the Housing Element in 2008 and provide annual reviews of the General Plan and Housing Element.