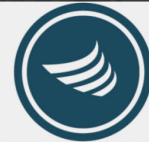


WOODLAKE HOUSING ELEMENT

5th Cycle: 2015-2023

PREPARED BY:



4CREEKS

Authentic. Honest. Solutions.

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PREPARED FOR:
CITY OF WOODLAKE, CA

DRAFT: APRIL 2016

Woodlake

Housing Element

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Woodlake Housing Element

INTRODUCTION

Community Profile

The City of Woodlake is located in the northwest section of Tulare County within the southern section of San Joaquin Valley, butted against the foothills of Sequoia National Park. The community of Woodlake was founded in 1912 by Gilbert Stevenson as a planned community with citrus orchards as the primary driver of the local economy. In 1940, Woodlake residents voted to incorporate as a city within Tulare County. The City is roughly 10 miles northeast of the city of Visalia, the county seat. Woodlake's population of 7,711 (US Census 2014) resides within 2.25 square miles and is surrounded by agricultural land, primarily citrus orchards. In 2013, Woodlake's housing stock consisted of 2,005 total housing units, where 119 of those units were vacant. This Housing Element will review and assess the City of Woodlake's status for accessibility of affordable housing.

The urban growth has extended in all directions from the original 1910 town site. Woodlake's downtown and its older residential neighborhoods are concentrated around its main intersection, Valencia and Naranjo Boulevards. These intersecting boulevards divide Woodlake into four quadrants each with its own mix of land uses.

The southeast quadrant is dominated by Bravo Lake, a 350-acre lake used to store water for irrigation and operated by the Wutchurna Water District, the Bravo Lake Botanical Garden (10 acres) and residential neighborhoods that back up to the west and southwest sides of the Lake. The Lake's southern and eastern borders are dominated by olive and citrus groves.

The southwest quadrant contains all of Woodlake's industrial users as well as the Woodlake Airport (80 acres), the Woodlake Charros (an 8.5 acre rodeo facility), and Woodlake's waste water treatment facility, which includes a 30-acre plant site and 87 acres of adjacent olive groves. Major industrial users located in this quadrant include Golden State Packers, Bradford Steel, Fruit Growers Supply, U.S. Towers, and Dryvit Industries. This quadrant also contains about 200 residential units, mostly single family dwellings.

The northwest quadrant contains the Woodlake Cemetery (12 acres), Woodlake Memorial Building (4.13 acres), Woodlake High School (27 acres), Woodlake Middle School (18.5 acres), F.J. White Elementary School (10 acres), and Woodlake Adult and Preschool (10 acres). This quadrant contains the largest number of single family dwellings as well as a substantial number of apartments, over 150 units. A portion of Woodlake's downtown commercial development is located along the north side of Naranjo Boulevard and the west side of Valencia Boulevard. This quadrant also contains the largest number of churches.

The northeast quadrant contains Woodlake's only three parks –Miler-Brown Park (6.74 acres), Rubra Park (10,000 square feet) and Willow Court Park (3.91 acres). This quadrant also contains most of Woodlake's public buildings, including Woodlake City Hall, U.S. Post Office, and Woodlake Fire District. Castle Rock Elementary School (grades 3 through 5) and ten acres of adjacent playing fields is also located in this quadrant. Woodlake's sole shopping center is located in this quadrant along with retail, office and service commercial uses that line the north side of Naranjo Boulevard and the east side of Valencia Boulevard. This quadrant contains the second largest concentration of single family dwelling but houses the largest concentration of apartments, over 200 units. This quadrant is bounded on the north and east by various types of agriculture, including olives, citrus, and grazing

lands. The Wells Tract, a county service area that contains about 50 rural residential units, is situated just east of the city limits and just north of Naranjo Boulevard.

Introduction

The Housing Element is a component of the General Plan with the purpose of assessing the housing needs of all socioeconomic levels of community members within the City of Woodlake. The Housing Element lays the groundwork for the City to approach a resolution to these needs by defining goals and programs that would implement policies over the next Housing Element cycle.

Government Code Section 65580 declares:

“The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order ... Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.

State law also recognizes the most critical decisions about supply and affordability of housing occur at the local level. The Housing Element renewal process will provide current housing data for the City of Woodlake, as well as identify needs for all community members of Woodlake. In addition, the Housing Element will address Woodlake’s fair share of affordable housing needs within Tulare County.

In general, a housing element must include the following components:

(<http://www.hcd.ca.gov/housing-policy-development/housing-resource-center/plan/he/heoverview.pdf>)

Housing Needs Assessment:

Existing Needs — The number of households overpaying for housing, living in overcrowded conditions, or with special housing needs (e.g., the elderly, large families, homeless), the number of housing units in need of repair, and assisted affordable units at-risk of converting to market-rate.

Projected Needs – The city or county’s share of the regional housing need as established in the RHNP prepared by the COG. The allocation establishes the number of new units needed, by income category, to accommodate expected population growth over the planning period of the housing element. The RHNP provides a benchmark for evaluating the adequacy of local zoning and regulatory actions to ensure each local government is providing sufficient appropriately designated land and opportunities for housing development to address population growth and job generation.

Sites Inventory and Analysis:

The element must include a detailed land inventory and analysis including a site specific inventory listing properties, zoning and general plan designation, size and existing uses; a general analysis of environmental constraints and the availability of infrastructure, and evaluation of the suitability, availability and realistic development capacity of sites to accommodate the jurisdiction’s share of

the regional housing need by income level. If the analysis does not demonstrate adequate sites, appropriately zoned to meet the jurisdictions share of the regional housing need, by income level, the element must include a program to provide the needed sites including providing zoning that allows owner-occupied and rental multifamily uses “by-right” with minimum densities and development standards that allow at least 16 units per site for sites.

Analysis of Constraints on Housing:

Governmental – Includes land-use controls, fees and exactions, on-and off-site improvement requirements, building codes and their enforcement, permit and processing procedures, and potential constraints on the development or improvement of housing for persons with disabilities.

Housing Programs:

Programs are required to identify adequate sites to accommodate the locality’s share of the regional housing need; assist in the development of housing for extremely low, lower- and moderate-income households; remove or mitigate governmental constraints; conserve and improve the existing affordable housing stock; promote equal housing opportunity; and preserve the at-risk units identified.

Quantified Objectives:

Estimates the maximum number of units, by income level, to be constructed, rehabilitated, and conserved over the planning period of the element.

Woodlake Housing Element

SECTION I: PUBLIC PARTICIPATION

SECTION I | PUBLIC PARTICIPATION

Public Notice:

The public was notified of the presentation of the draft Woodlake Housing Element at the December 14 2015 City Council meeting and the Planning Commission January 20, 2016. The agenda was published on the City of Woodlake's website and the local paper.

Public Hearings:

The City Council of Woodlake heard the presentation of the draft Housing Element on December 14, 2015 (Exhibit 1.1). In addition, the draft Housing Element was presented to the Planning Commission on January 20, 2016.

Letter to Stakeholders:

A letter was prepared and distributed to local developers, county agencies, and housing advocates, directly notifying them of the update to the Housing Element and to contact City of Woodlake staff or 4Creeks staff with any questions about specific requirements for housing within Woodlake for the new Housing Element Cycling. (*Exhibit 1.1*)

Public Comments:

A comment from the public was received on the December 14, 2015 City Council meeting in regards to the Housing Element, specifically if whether or not the required housing unit numbers were strictly for rental units, or single-family residential units. This question was answered during the City Council meeting that the Housing Element included both rental and owned property in their housing-need calculation.

Community Input Helps Form the Housing Element

The input gathered from all of the forums, stakeholder meetings, and meeting locations has been analyzed and included in the Housing Element by category and priority. The planning staff categorized the housing issues and form problem statements based on the input. Policies are formulated and action statements are drafted to implement the proposed policies. After public review, the action statements become the programs set forth in the draft housing element. The public input was categorized into the following main topics for the formulation of policies and programs:

- Affordable Housing Programs
- Housing Costs
- State Requirements/Administrative
- Displacement

Woodlake will post the draft housing element on its web site in order to solicit additional public input.

Before final adoption, the public hearing notices for the housing element will be published 10 days prior to the meetings before the Planning Commission and City Council.

EXHIBIT 1.1: Stakeholder Public Notice



NAME
COMPANY
ADDRESS
ADDRESS

RE: City of Woodlake Housing Element

Greetings,

We are pleased to announce the draft Housing Element for 2015-2023 has been prepared and will be submitted to Woodlake's City Council for adoption in Spring 2016. A Housing Element is a required section of any city's General Plan and assures there is desirable, adequate and affordable housing for a broad spectrum of residents.

You are being notified that the draft is available for review and comment because of your previous work within the City of Woodlake. We invite you to provide any feedback as your unique perspective will add value to this document.

If you have any comments or would like a copy of the Draft Housing Element, please contact David Duda or Aaron Carpenter via phone at 559.802.3052 or by email at david.duda@4-creeks.com or aaronc@4-creeks.com by January 15, 2016.

Best Regards,

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Woodlake Housing Element

SECTION II: EXISTING HOUSING NEEDS

SECTION II | EXISTING HOUSING NEEDS

POPULATION, EMPLOYMENT, AND HOUSING CHARACTERISTICS

Government Code Section 65583(a) requires “An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs.” This assessment includes an analysis of population and employment trends (GC 65583 (a)(1)0 and household characteristics (GC 65583 (a)(2)).

A. Population

Woodlake is located in a rural portion of Tulare County, and, unlike other larger cities in the county, has not experienced rapid growth in population. This has put pressure on the existing housing stock and has increased demand for housing. Between 2000 and 2010, the City’s population increased 9.4 percent. Since 2010, Woodlake has continued to experience a slow growth rate and has reached an estimated population of 7,711 as of January 1, 2014.

Although Woodlake is the smallest of the eight cities in the County, the percentage population growth of Woodlake from 2000 to 2014 was the third highest in the County at 1.6 percent.

Woodlake’s ethnic composition in 2013 was 87.8 percent Hispanic, 9.9 percent White, and 2.3 percent Other (American Indian, Asian, and Black). The Hispanic population in Woodlake has steadily risen since 1980 when it was 73 percent of the population (U.S. Census Bureau, 2009-2013 5-Year American Community Survey).

From 2000 to 2010, the median age of the total population in Woodlake has risen from 25.3 to 26.4 (years). Overall, the population has risen from 6,651 in 2000 to 7,279 in 2010. However, from 2000 to 2010, the most significant change among age groups is from ages 30-49 (30-34, 35-39, 40-44, 45-49), each group declining in population over the last 10 years. This decline is a significant trend as this population is typically the age range for higher wage earners.

1. Employment:

Historically, agriculture has been the dominant industry in Woodlake. However, since the mid-1990s, Woodlake has become more diversified, increasing employment in the manufacturing, whole sale trade, and educational service sectors. In 1990, agriculture was the dominant employer in Woodlake, employing 39 percent of Woodlake’s labor force. By 2000, this figure had dropped to 26 percent and down to 20.8 percent in 2010, then 17.2 percent in 2013. The education services, health care and social assistance sectors surpassed the agriculture industry in 2013 at 18.7 percent. This shift is in part caused by the drought slowing down agriculture-related jobs.

2. Household Characteristics:

Household formation can be influenced by population growth, adult children living at home, divorce, and an aging population. Between 2000 and 2010, Woodlake increased by 127 households or 7.15 percent. There is an estimated 2,005 households in Woodlake since 2013.

a.) Household Incomes: Median Family Incomes (MFI) and Income Group Limits are estimated and published annually by the U.S. Department of Housing and Urban Development (HUD). Income

group limits are based on Metropolitan Statistical Area (MSA) and adjusted for Census and Bureau of Labor Statistics data. The HUD MFI and Income Limits Table are used to determine eligibility for all government housing assistance programs nationwide. Woodlake is in the Tulare County MSA. The MFI for Woodlake in 2014 was estimated at \$37,711 (U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates).

The established standard income groups are generally defined as: (1) Very Low-Income: households earning less than 50 percent of the Median Income; (2) Low-Income: households earning between 50 percent and 80 percent of the Median Income; (3) Moderate Income: households earning between 80 percent and 120 percent of the Median Income; and (4) Above Moderate-Income: households earning over 120 percent of the Median Income.

b.) Household Size: In 2010, the estimated number of occupied housing units was 1,842, where 52.3% of the occupied housing units had 4 or more persons per household. Compared to 2014, there were 2,004 occupied housing units where 47.7% of the occupied housing units had 4 or more persons per household.

c.) Housing Tenure: Household tenure can be affected by many factors, such as housing costs, interest rates, supply, development constraints, income status, job availability, and consumer preference. As an example, when interest rates are low and there is an ample supply of affordable single family homes, the percentage of owner-occupied homes increases. Of Woodlake's occupied housing units, owner-occupied units were almost evenly divided in 2013 – 55.3 percent owner-occupied, 44.7 percent renter-occupied.

d.) Vacancy Rates: Vacancy rates are a general indicator of the availability of a particular type of housing in a community. A low vacancy rate suggests that individuals or families may have difficulty finding a certain type of housing within their price range; a high vacancy rate may indicate either the existence of deficient units undesirable for occupancy or an oversupply of a certain type of housing.

The percent of vacancy housing units in a community represents only a snapshot in time. During any given year, the housing vacancy rate can vary depending on numerous factors, including interest rates, housing construction activity, housing code enforcement, and unemployment rates. In 2010, Woodlake's vacancy percentage was at 4.9 percent.

B. Overpayment & Overcrowding

Government Code Section 65583(a) requires "...an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition", (Government Code 65583(a)(2)).

Identifying and evaluating existing housing needs are a critical component of Woodlake's housing element. This analysis will help Woodlake identify existing housing conditions that require addressing and households with housing cost burdens or unmet housing needs.

This analysis will include a quantification of the total number of persons, households or units in

Woodlake; a quantification and qualitative description of Woodlake’s housing needs; and identification of potential solutions and resources to address the housing need. Information on tenure characteristics (owner or renter) will also be included. Tenure information is important because it affects the nature of housing problems encountered as well as the types of programs or resources needed to address them.

1. Overpayment:

Housing is generally the greatest single expense for California families. Current standards measure housing cost in relation to gross household income: households spending more than 30 percent of their income, including utilities, are generally considered to be overpaying or are cost burdened. Severe overpaying occurs when households pay 50 percent or more of their gross income for housing.

The impact of high housing costs falls disproportionately on extremely low-, very low-income households, especially renters. While some higher-income households may choose to spend greater portions of their income for housing, the cost burden for lower-income households reflect choices limited by a lack of a sufficient supply of housing affordable to these households.

Low-income households who are overpaying for housing frequently have insufficient resources for other critical essentials including food and medicine. This is a significant hardship for many workers, families and seniors, but it also impacts local economies as money that might otherwise be spent in local stores generating sales tax revenues are being spent on housing.

The prevalence of overpayment varies significantly by income, tenure, household type, and household size. In 2014, Woodlake households with an income of less than \$20,000 per year and \$20,000-\$34,999 per year tended to overpay more than households with higher income (18.6% and 11.8% of households in the two lower income categories overpaid for housing, where only 3.7% or lower overpaid within the next higher three income categories). It could be said that there is not adequate affordable housing for families with income below \$35,000 per year.

In general, overpayment disproportionately affects lower income households in Woodlake, especially lower income renter households. This emphasizes the affordability gap between market rents and affordable housing costs for lower income households. For example, market rate rents of \$750 for a two-bedroom unit are out of reach for lower income households who can only afford approximately \$500.

To address overpayment, Woodlake will pursue a variety of programs to expand affordability. With a strong prevalence of overpayment by rental households, Woodlake will focus some of its redevelopment set-aside funds towards assisting the Housing Authority of Tulare County with its purchase and upgrades of existing multi-family complexes. Also, Woodlake will continue to work closely with developers who construct multi-family tax credit projects. To date, six tax credit projects have been constructed or have been approved in Woodlake, containing approximately 340 units. With the most recently approved tax credit project (Valencia Heights – a 70 single-family unit subdivision) Woodlake approved a Density Bonus and granted a deviation from the front yard setback standard for the zone district in which the project was located.

Other strategies include outreach to Self-Help Enterprises and the Housing Authority of Tulare County by Woodlake in support of funding applications for new multi-family construction and housing rehabilitation. At the same time, the Housing Authority will continue its Section 8 housing assistance for rental assistance.

2. Overcrowding:

Overcrowding is typically defined as more than one person per room, based on the Census Bureau's definition of "room," which excludes bathrooms, porches, balconies, foyers, halls, or half-rooms. Severe overcrowding occurs when there are more than 1.5 persons per room. Overcrowding can result when there are not enough adequately sized units within a community, or when high housing costs relative to income force too many individuals or families to share housing. Overcrowding can also accelerate deterioration of the housing stock.

In 2014, overcrowded households in Woodlake represented 7.6 percent of total households (152 overcrowded households), down significantly from 2000's level of 41 percent. However, of the 152 overcrowded households, 41.4 percent were renter occupied (63 households). Also, the American Community Survey categorizes households to be severely overcrowded if they are over 1.5 occupants per room, and Woodlake had 62 households that fit that criterion in 2014. Of the 62 households that were considered severely overcrowded, 95 percent were renter occupied. This disproportionate impact on renter households emphasizes the need to establish priority in policies and programs to increase a variety of housing types and proactively assist in the development of affordable housing, especially rental housing.

To address overcrowding, the Element includes programs to relax development standards in Woodlake's second unit ordinance, increase the supply of multifamily units with three or more bedrooms, and expand affordability by working with nonprofits to assemble land and write down costs.

C. Extremely Low-Income Households Housing Needs

Government Code (GC) Section 65583(a) requires "Documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels, including extremely low-income households (GC 65583 (a)(1))".

Chapter 891, Statutes of 2006 requires quantification and analysis of existing and projected housing needs of extremely low-income (ELI) households. ELI is a subset of the very low-income and is defined as 30 percent of area median and below, which is also considered below the poverty level.

The 2014 area median income in Tulare County was \$35,509. Households below the poverty level in Woodlake in 2014 had an income of \$10,652.70 or less for a four-person household.

1. Existing Needs:

In 2014, approximately 2,002 individuals in Woodlake were below the poverty level, representing 26.9 percent of the total population of Woodlake. Most individuals below the poverty level were renters and experienced a high incidence of housing problems. For example, extremely low-income households faced housing problems associated with the burden of overpayment, overcrowding, or housing

without complete kitchen or plumbing facilities.

2. Projected Needs:

Based on projections from Tulare County Regional Housing Needs Assessment (RHNA) for 2014-2023, Woodlake's affordable housing allocation accounts for 1% of the amount required for Tulare County. The total housing allocation projected for Woodlake is a total of 372 housing units, ranging from "very low income" to "above moderate income" households.

To fulfill Woodlake's Affordable Allocation housing needs, RHNA projected the City of Woodlake will need to provide 30.1% of its total housing allocations to be affordable. To achieve this, Woodlake will need to provide 41 low-income units and 71 units for very low-income units. Many very low-income households will be seeking rental housing and most likely will be facing an overpayment, overcrowding or substandard housing condition. Some very low-income households could have members with mental disabilities or other special needs. (Tulare County Association of Governments 2014-2023.)

To address the range of needs, Woodlake will employ a detailed housing strategy including promoting a variety of housing types, such as second residential units, senior housing apartments, and transitional care facilities.

To address the housing needs of very low-income households, Woodlake will identify and meet with nonprofit builders who specialize in building housing for extremely low-income households and supportive housing. This effort is designed to build a long-term partnership in development; gain access to specialized funding sources, including applying for funding sources that gain access to specialized funding sources, including applying for funding sources that support deeper targeting; identify the range of local resources and assistance needed to facilitate the development of housing for extremely low-income households; and, promote a variety of housing types, including higher density, multifamily supportive and shared housing.

As part of this effort, Woodlake will develop an action plan with its nonprofit partners to develop housing for very low-income households. Activities include assisting with site identification and acquisition, local financial resources, assisting and streamlining entitlements and providing concessions and incentives through the Density Bonus law.

D. Housing Stock Characteristics

Government Code Section 65583 (a) requires an analysis and documentation of household characteristics, including overcrowding, and housing stock condition, (Section 65583 (a)(2)).

1. Housing Condition Surveys:

Woodlake conducted its first housing condition survey in 1992, where the entire community was surveyed using a housing survey protocol provided by Self-Help Enterprises, a non-profit housing organization that promotes self-help housing and housing rehabilitation in communities throughout the Central Valley. The survey classified 1,585 residential dwelling units as to their condition. Each dwelling unit was classified as either sound, deficient, deteriorated or dilapidated. Most of the unsound (deficient, deteriorated, dilapidated) units were located in the northeast and southwest quadrants of

Woodlake. Since 1992, Self-Help Enterprises, private developers, and the City of Woodlake have been working together to rehabilitate substandard dwellings or demolish dilapidated dwellings and replace them with new residential units. The following are definitions of housing condition types as listed in CDBG's Grant Manual:

- **Sound:** A unit that appears new or well maintained and structurally intact. The foundation should appear undamaged and there should be straight roof lines. Siding, windows, and doors should be in good repair with good exterior paint condition. Minor problems such as small areas of peeling paint and/or other maintenance items are allowable under this category.
- **Minor:** A unit that shows signs of deferred maintenance, or which needs only one major component, such as a roof.
- **Moderate:** A unit in need of replacement of one or more major components and other repairs, such as roof replacement, painting, and window repairs.
- **Substantial:** A unit that requires replacement of several major systems and possibly other repairs (e.g., complete foundation work, roof structure replacement and re-roofing, as well as painting and window replacement).
- **Dilapidated:** A unit suffering from excessive neglect, where the building appears structurally unsound and maintenance is none-existent, not fit for human habitation in its current condition, may be considered for demolition or at minimum, major rehabilitation will be required.

Since 1992, two additional housing surveys (2000 and 2008 surveys) have been conducted by Woodlake. The results of these surveys show a positive trend in regards to housing conditions in Woodlake. The percentage of sound units has increased from 69 percent of the housing stock to 82 percent while the percentage of dilapidated units has decreased from 8 percent to three percent of the total housing stock.

From 2008 to 2014, approximately 201 residential units were constructed in Woodlake, 70 single family dwellings and 131 apartment units. During this time period, 1 dilapidated residential units were demolished and 40 single family residential units were rehabilitated.

An updated housing condition survey was completed in 2008, where the findings show the percentage of sound housing units had increased from 75 percent to 82 percent and that the dilapidated percent had dropped from 8 percent to three percent. Both of these figures were positive trends in regards to improved housing conditions in Woodlake.

Most of the homes that were demolished since 2008 were dilapidated and were replaced with new single family homes or apartments. The rehabilitation efforts, managed by Self-Help Enterprises, generally involved housing units that were deteriorated. The private sector has also played a significant role in the rehabilitation of deficient and deteriorated dwelling units. The private sector's efforts, which utilize private capital and not State grants or loans, pays for a wide variety of improvements that make the dwelling unit safer and more habitable. These improvements range from a new roof to the installation of dual-paned windows, and from the addition of an extra bedroom to new plumbing in the kitchen. All of these improvements make dwelling units in Woodlake less deficient.

Woodlake continues to maintain a significant percentage of its dwelling units in the "sound" category. Using CDBG funds and investments from the private sector, dwelling units in the "deteriorated" cat-

egory will continue to be rehabilitated pushing these units into the “sound” category.

Woodlake’s housing stock remains in good condition, 85 percent sound, however, 43 percent of the City’s housing stock is more than 40 years old and may require more regular maintenance and repair. Some of the more recent housing stock may also be in need of rehabilitation, especially small multi-family dwellings. Programs which assist lower-income and /or elderly homeowners with home maintenance and repair will continue to be an important component of Woodlake’s housing program.

Woodlake takes a proactive approach toward housing conditions through its housing rehabilitation programs managed by Self-Help Enterprises. Woodlake has used CDBG funds and CDBG program income to provide rehabilitation assistance. Woodlake has been averaging about seven rehabilitations per year since 2008.

2. Housing Stock Characteristics:

The percentage of single-family units as a percentage of total housing units has decreased over time from 82 percent in 1980 to almost 73 percent in 2008, but has risen to 75.7 percent in 2010. The percentage of multi-family units as a percent of total housing units has increased over time from 14.5 percent in 1980, 25 percent in 2008, then down to 21.8 percent in 2010. The percentage of mobile home units to total housing units has remained relatively consistent, between two and three percent. The percentage of multi-family units as a percent of total housing stock was increased substantially as a result of numerous tax credit developers constructing apartment complexes in Woodlake. These units provide affordable rental stock for very-low and low-income households in the community.

In Woodlake, renter households are more likely to live in units that are overcrowded or lacking complete plumbing facilities. This supports the need for rehabilitation programs to assist both renter- and owner-occupied households. Woodlake, working with Self-Help Enterprises, has utilized CDBG funds to rehabilitate approximately 51 residential dwelling units between 2008 and 2014.

In 2011, an estimated 258 households in Woodlake were overcrowded (1.01 occupants per room or more). About 27 percent of these overcrowded households were considered to be severely overcrowded (1.5 occupants per room or more). 77 percent of these severely overcrowded households were renter-occupied units.

3. Residential Construction Trends:

An average of 28 residential units per year were constructed in Woodlake over the last seven years, 2008 to 2014. Owner-occupied residential units totaled 70 while renter-occupied units totaled 131 units. Most of the renter-occupied units were associated with two tax credit projects. The two tax credit projects - CDBG (24 units) and CalHOME (69 units) - provide rental rates that are affordable to very low and low-income households. Most of the single family homes constructed during this time period were affordable to moderate-income households.

4. Vacancy Trends

Vacancy trends in housing are analyzed using a “vacancy rate” which establishes the relationship between housing supply and demand. For example, if the demand for housing is greater than the available supply, then the vacancy rate is low, and the price of housing will most likely increase. Ad-

ditionally, the vacancy rate indicates whether or not the City has an adequate housing supply to provide choice and mobility. HUD standards indicate that a vacancy rate of five percent is sufficient to provide choice and mobility.

The 2010-2014 American Community Survey reported a vacancy rate for all housing units in Woodlake at 5.3 percent (112 vacant units). The breakdown of the overall vacancy is split between homeowner and rental units where homeowner vacancy was at 0.9 percent and a rental vacancy rate at 4.7 percent.

In 2008, Woodlake surveyed the local realtors to secure data on apartments, vacancy rates and rental rates. According to the results of a housing survey conducted in September of 2008, the overall apartment vacancy rate was very low, less than two percent. Based on the 2014 American Community Survey, these vacancy rates have not changed significantly. Because of the housing crisis and the following recession, lower-income households and moderate-income households flocked towards affordable rental housing stock, especially units that are subsidized. Vacancy rates are especially low for three-and four-bedroom units because large families need these types of units for their children. In the two apartment complexes owned by the Tulare County Housing Authority, there was an extensive waiting list for each complex and no vacancies existed. Low vacancy rates often stimulate higher rental rates, and as a result, very low- and low-income households often pay more than 30 percent of their income towards rent. For the month of March 2016, local realtors estimate that there are only three apartment units for rent. Average rent is estimated to be \$575 to \$750 for a two bedroom one bathroom unit.

According to local Woodlake realtors, there was a total of 17 single-family homes listed for-sale in March, 2016. The estimated 2014 vacancy rate for Woodlake's 2,004 single-family dwellings is around one percent. This indicates a tight housing market, which has resulted from Woodlake's aggressive infill and annexation policies. As a result there are a few vacant homes in the community as compared to surrounding communities that over built.

5. Housing Costs and Affordability

One of the major barriers to housing availability is the cost of housing. In order to provide housing to all economic levels in Woodlake, a wide variety of housing opportunities at various prices should be made available. The following table describes the acceptable monthly payment for households in the four major groups: very low-, low-, moderate- and above moderate-income, based on Tulare County's 2010 median income.

Single-Family Units: Since 2000, the median single-family home sale price ranged from a low of \$81,300 to a peak high of \$225,000 and a current (2014) median sale price of \$115,700. This means that median home prices peaked around 2006 with an increase of about 276 percent over 2000 values. Since 2006, the housing slump has caused median home prices to fall about 25 percent. Even with this recent fall off in median home prices, local income growth has only increased at about 3.0 percent per year. In other words, incomes have not kept pace with home prices. Even with decreases in median home prices in Woodlake, the community is still very affordable when compared to the State as a whole, which had a median price of \$371,400 in late 2014.

Rental Units: In 2000, the median rent in Woodlake was \$375; the County of Tulare was \$516. The

2014 American Community Survey estimated the median rent for multifamily dwellings at \$599. Rents ranged from less than \$200 for subsidized apartments (Housing Authority and Section 515 units) to \$700 for two-bedroom apartments to \$1,500 for three-bedroom, two-bathroom single family homes.

Affordability is defined as a household spending 30 percent or less of household income for shelter. Shelter is defined as gross rent or gross monthly owner costs. Gross rent is the contract rent, plus utilities. In most cases, the contract rent includes payment for water, sewer and garbage. “Gross monthly owner costs” includes mortgage payments, taxes, insurance, utilities (including gas and electric), condominium fees, and site rent for mobile homes. In 2014, 51.7 percent of renter households in Woodlake paid in excess of 30 percent of their income for shelter.

In 2014, 28.9 percent of owner-occupied households in Woodlake paid in excess of 30 percent of their income for housing. Typically, households that are purchasing a home can spend more on housing than households that are renting, often up to 35 percent of gross income. Unfortunately, that lending practice coupled with sub-prime financing has led to many households in California and across the country to losing their home to foreclosure.

While shelter costs for rental units are generally figured to be affordable at 30 percent of gross income, households are able to obtain a mortgage loan based on 35 percent of gross income. This is subject to individual credit and budgeting conditions and those with less revolving loan-type debt can generally find financing for a more expensive home. For instance, using the income categories, very low-income households in Woodlake could afford a home up to \$50,339; however, currently there are no homes available at that price.

Since 2000, home prices and rents in Woodlake have increased at a faster rate than household income. In 2000, 41.1 percent of renter households and 35.6 percent owner-occupied households spent more than a third of their income on housing. In 2014, these percentages have most likely increased because as previously mentioned home prices and rents have increased faster than household incomes. To mitigate this trend, Woodlake will need to continue to attract developers that construct tax-credit rental projects. On the homebuyer front, Woodlake must continue to work with the private sector towards the construction of entry level housing supported by first-time homebuyer loans.

E. Identification and Analysis of Developments At Risk of Conversion

Pursuant to Government Code Section 65583, subdivision (a), paragraph (8), this subsection should include an analysis of existing assisted housing developments (as defined by the statute) that are eligible to change from low-income housing uses during the next ten years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.

Thousands of publicly assisted housing units in California are eligible to change from low-income to market-rate housing during the next decade due to the termination of various government subsidy programs and/or restrictions on rental rates. These units, known as at-risk units, are a valuable source of affordable housing for families statewide and as a result, the housing element must include a detailed analysis and proactive policies and programs to preserve at-risk units.

For the purpose of housing element law, assisted housing developments or at-risk units are defined as multifamily rental housing complexes that receive government assistance under any of the following federal, State, and/or local programs (or any combination of rental assistance, mortgage insurance, interest reductions, and/or direct loan programs) and which are eligible to convert to market-rate due to termination (opt-out) of a rent subsidy contract (e.g., Housing Choice Vouchers [Section 8] mortgage prepayment (e.g., FHA), or other expiring use restrictions (e.g., State or local programs) within the current and subsequent 5-year planning period of the housing element.

“Assisted housing development”, according to Government Code Section 65863.10, means a multifamily rental housing development that receives governmental assistance under one of many programs, including Section 8, HOME, CDBG, or redevelopment funds.

If there are no units at-risk of conversion in the locality during the ten-year period, the element must include a description of how the locality determined and verified no units are at-risk during. The locality should verify that there are no federal, State, or locally funded units at-risk of conversion.

1. Inventory of At-Risk Units:

California housing element law requires all jurisdictions to include a study of all low-income housing units which may at some future time be lost to the affordable inventory by the expiration of some type of affordability restrictions. The law requires that the analysis and study cover a ten-year period, and be divided into two periods, coinciding with updates of the housing element. There are three general cases that can result in the conversion of public assisted units:

a.) Prepayment of HUD Mortgages: Section 221(d(3)), Section 202 and Section 236. Section 221(d(3)) is a privately owned project where the U.S. Department of Housing and Urban Development (HUD) provides either below market interest rate loans or market rate loans with a subsidy to the tenants. With Section 236 assistance, HUD provides financing to the owner to reduce the costs for tenants by paying most of the interest on a market rate mortgage. Additional rental subsidy may be provided to the tenant. Section 202 assistance provides a direct loan to non-profit organizations for project development and rent subsidy for low-income elderly tenants. Section 202 provides assistance for the development of units for physically handicapped, developmentally disabled, and chronically mentally ill residents.

b.) Opt-outs and Expirations of Project-Based Section 8 Contracts: Section 8 is a federally funded program that provides for subsidies to the owner of a pre-qualified project for the difference between the tenant’s ability to pay and the contract rent. Opt-outs occur when the owner of the project decides to opt-out of the contract with HUD by pre-paying the remainder of the mortgage. Usually, the likelihood of opt-outs increase as the market rents exceed the contract rents.

c.) Other: Expiration of the low-income use period of various financing sources, such as Low-Income Housing Tax Credit (LIHTC), bond financing, density bonuses, California Housing Finance Agency (CALHFA), Community Development Block Grant (CDBG) HOME and redevelopment funds. Generally, bond financing properties expire according to a qualified project period or when the bonds mature.

2. Inventory of Affordable Rental Housing Units:

The following inventories include all government assisted rental properties in Woodlake. Generally, the inventory consists of HUD, Woodlake Redevelopment Agency, Tulare County multifamily bonds and density bonus properties. Target levels include the very low-income group and the low-income group. A total of 348 assisted housing units were identified in Woodlake .

The Inventory of Federally Subsidized Low-Income Rental Units at Risk of Conversion, prepared by the California Housing Partnership Corporation. Only two Woodlake housing complexes were listed in this inventory, Castle Rock Estates and Woodlake Manor. Both were funded under HUD's Section 515 program. Castle Rock was constructed in 1985 and Woodlake Manor in 1989. Each of these complexes, as per the requirements associated with the Section 515 program, were required to remain affordable for 30 years. In other words, rents will remain affordable until the year 2015 for the Castle Rock development and 2018 for the Woodlake Manor development.

In Woodlake, the use of tax credits, under IRS's Section 42, was used for the last four multi-family housing projects in Woodlake. Valencia House, a 47-unit senior housing project located in downtown Woodlake, was built using tax credits and redevelopment funds. Conditions attached to the Valencia House project indicated that the complex would remain affordable to seniors for a time period of 40 years. This project will not be "at-risk" until 2035. The Walsberg project, which also used tax credits and redevelopment funds, will not be "at-risk" until 2036, based on conditions attached to this project by the City of Woodlake.

The two most recent tax credit projects were built in 2007 and 2008. Pacific Associates constructed a 24-unit family rental project that provides affordable rental units to very low- and low income households. These units, which were subsidized with HOME funds, must remain affordable for 55 years. The second project, constructed by California Corporation for Better Housing, has provided 56 affordable rental units. The City of Woodlake granted a 25 percent density bonus for this project as well as some development standard concessions.

Valencia Heights, a subsidized 70-single-family-unit project in Woodlake, was approved in 2015 by the City of Woodlake. Self-Help Enterprises will be the developer, keeping the housing costs at affordable rates. The project is estimated to be developed in 2017.

The most prevalent type of at-risk conversion in Woodlake is the termination of Section 8 contracts. The Section 8 contract provides rent subsidy to 40 apartments in Woodlake. The rent is the difference between the tenant's ability to pay and the HUD contract rent. In 2016, the waiting list for Section 8 housing had a 5-year estimated waiting period for Tulare County. With this level of pent up demand, it is unlikely that the number of Section 8 units in Woodlake will be reduced. In fact, it is more likely that the number of available Section 8 units will increase over the new planning period, 2014 to 2023.

There are no units at-risk in Woodlake; however, over the ten year period ending 2018, there will be two developments that will be "at-risk" - Castle Rock development and Woodlake Manor development, containing a total of 88 units. Given that these two housing developments are owned by private entities, there is the possibility that the units could become "at-risk". The likelihood of conversion

to condominium units would be difficult because of the current layout of each development - lack of covered parking, units built over another, no parking that is dedicated to individual units, and no common area that could attract persons to a condominium development. Given these design flaws, these two developments will most likely remain rental units. They could be converted to market rate rentals. This shift would potentially force 88 families out of their apartments because of a substantial increase in rental rates.

It would be consistent with the goals and policies of Woodlake's Housing Element to contact the owners of the aforementioned apartment developments to seek a strategy to maintain the units as affordable rental units. These potential strategies will be discussed in upcoming chapters of the Element.

3. Cost Analysis:

In order to provide a cost analysis of preserving at-risk units, costs must be determined for rehabilitation, new construction or tenant-based rental assistance.

a.) Rehabilitation: The primary factors used to analyze the cost of preserving low-income housing include: acquisition, rehabilitation and financing. Actual acquisition costs depend on several variables such as condition, size, location, existing financing and availability of financing (governmental and market). The following are estimated per unit preservation costs for Woodlake, according to data provided by private developers.

b.) New Construction: New construction implies construction of a new property with the same number of units and similar amenities as the one removed from the affordable housing stock. Cost estimates were prepared by using local information and data. The following table describes new construction costs for a typical two-story apartment complex in Woodlake.

The rehabilitation of existing units instead of new construction is the most cost effective approach toward the preservation of at-risk units. It should be noted however, that at-risk units may also be preserved through tenant-based rental assistance.

c.) Tenant-based Rental Assistance: This type of preservation largely depends on the income of the family, the shelter costs of the apartment and the number of years the assistance is provided. If the typical family that requires rental assistance earns \$16,609 then the family could afford approximately \$375 per month for shelter costs. The difference between the \$375 and the typical rent for a two bedroom apartment of \$500 would be the necessary monthly assistance of \$125 a month or \$1,500 per year. For comparison purposes, typical affordable housing developments carry an affordability term of at least 20 years, which would bring the total cost to \$30,000 per family.

For the 7-year period of this housing element, a total of 84 units are considered high priority at-risk units - Woodlake Manor and Castle Rock Estates. The total cost of producing new and comparable units is estimated at \$8,315,328 (84 x \$98,992) while rehabilitation is estimated at \$5,788,020 (84 x \$68,905). Providing tenant-based rental assistance is estimated at \$2,520,000 (84 x \$1,500 x 20) for a 20-year period.

To address at-risk units, Woodlake will add a program to monitor these units, ensure compliance with

noticing requirements, and will establish partnerships with entities qualified to acquire and manage at-risk units. Woodlake is strongly committed to the preservation of affordable housing units and therefore has identified the following resources in an effort to save such at-risk units.

4. Identity Entities Qualified to Preserve At-Risk Units:

The City of Woodlake has identified the Housing Authority of Tulare County as the most appropriate non-profit organization who has the managerial capacity to acquire and manage at-risk projects. The Housing Authority would most likely agree to long-term affordability controls consistent with Government Code Section 65583(a)(8)(C).

5. Identify Financing and Subsidy Resources:

Woodlake can utilize federal Community Development Block Grant (CDBG) Program funds, tax increment funds from its redevelopment agency, and HOME funds towards the preservation of assisted housing development consistent with Government Code Section 65583(a)(8)(D). The most likely source of funds that will be used for preservation of at-risk units will come from CDBG program income. Originally, these CDBG funds were used for housing rehabilitation and first-time homebuyers, however, some of these program funds could be used for preservation of at-risk units should the previously apartment projects seek to become market-rate units. To date the owners of these apartment complexes have not expressed a desire to transition to market-rate units.

6. Preservation Resources:

Efforts by Woodlake to retain low-income housing must be able to draw upon two basic types of preservation resources: organizational and financial. Qualified, non-profit entities need to be made aware of the future possibilities of units becoming “at-risk”. Woodlake has identified the Housing Authority of Tulare County has the public entity most likely to provide both organization and financial resources to affect the preservation of “at-risk” housing units.

The following is a list of potential financial resources considered a part of Woodlake’s overall financial plan to deal with retaining affordable units. The following programs are managed locally by Woodlake through funds accessed directly from HUD.

Strategies to Retain Affordable Units

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a.) HOME Program: This Program was created under Title II of the Cranston-Gonzales National Affordable Housing Act enacted on November 28, 1990. For the Woodlake, HOME funds are made available on an annual competitive basis through HCD small cities program. Approximately \$200,000 is available to develop and support affordable rental housing and home ownership affordability. Woodlake has used HOME funds primarily for first-time homebuyers (down payment assistance) and

tax credit projects.

b.) Housing Authority of Tulare County (HATC): The HATC administers two programs: 1) Conventional Housing or Low Rent Public Housing (Willow Court, 11 units; Magnolia Senior Complex, 5 units, and Pine Street Complex, 14 units) and, 2) Section 8 Certificate and Voucher Program (40 Section 8 housing units). The Conventional Housing Program includes housing developments that are managed and maintained by HATC. The Section 8 Certificate Program is a tenant-based rental subsidy administered by HATC.

Qualified families are selected and certified from a waiting list. The qualified family can utilize the Certificate for any “decent, safe and sanitary housing.” The tenant’s portion of the rent is based on 30 percent of the adjusted family gross income. HATC subsidizes the difference between the tenant’s portion and the rent. The actual rent is restricted by Fair Market Rents (FMR), as determined by HUD. The Section 8 Voucher Program is basically the same as the Certificate Program, except the tenant’s housing choice is not restricted by the Fair Market Rents. As of March 2016, HATC serves 40 families through Section 8 certificates and vouchers. In addition, HATC has an estimated 5-year waitlist for Section 8 housing for Tulare County.

c.) Community Development Block Grant (CDBG) Funds: Woodlake is a non-entitlement city. In other words, Woodlake must annually apply for CDBG funds. In the past, Woodlake has used CDBG funds for rental and owner housing rehabilitation activities and infrastructure improvements. Proceeds from those activities are deposited into a revolving loan fund established from low interest loans for rehabilitation and could be a resource for preservation activities. The 2015-16 final CDBG budget for Woodlake was \$250,000.

d.) Redevelopment Agency Tax Increment Funds: As required by State law, all RDA entities have been dissolved as of February 2012 (AB26) the Woodlake Redevelopment Agency (RDA) has been absorbed by the Woodlake Successor Agency but continues to maintain payments due for enforceable obligations. This includes 20 percent of the gross tax increment revenues received into a low- to moderate- income (LMI) housing fund for affordable housing activities. According to the 2015-2016 City of Woodlake budget, \$89,500 was allocated to the Successor Agency Low - Moderate Income housing program.

F. Opportunities for Energy Conservation

Government Code Section 65583(a)(7) requires “an assessment of housing needs and inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory shall include the following: An analysis of opportunities for energy conservation with respect to residential development.”

This section of the element will inventory and analyze the opportunities to encourage the incorporation of energy saving features, energy saving materials, and energy efficient systems and design for residential development. Planning to maximize energy efficiency and the incorporation of energy conservation and green building features can contribute to reduced housing costs for homeowners and renters, in addition to promoting sustainable community design and reduced dependence on vehicles. Such planning and development standards can also significantly contribute to reducing

greenhouse gases.

Woodlake General Plan Policies

- Woodlake, through its Land Use and Housing elements, will implement goals, policies and action programs that will provide an adequate supply of housing to ensure affordable housing for full range of income groups. This will reduce commutes by persons searching for affordable housing. In 2014, Woodlake was one of the most affordable cities in Tulare County. Its median rent was \$599 and its median home owner cost was \$1,093 (where the median home value was \$115,700).
- Woodlake, through its Land Use and Housing elements, will implement goals, policies and action programs that will promote increased employment in the community. This increased employment will reduce the need for persons in Woodlake to commute out of town for employment purposes. In 2014, the median commute time to work was 24 minutes; nearly 80 percent of the Woodlake work-force commuted to work via car, truck or van by themselves.
- Woodlake is promoting higher residential densities in its Land Use Element. This Element promotes housing affordability, maximizes existing land resources, reduce pressure to convert agricultural resources, and conserve habitat and environmentally sensitive areas. According to the Urban Land Institute publication Growing Cooler, “conserving or developing infill housing within a more urban core has been shown to reduce primary energy consumption an average of 20 percent per household over newer sprawl developments”
- Woodlake’s Land Use and Circulation Elements will layout future land uses and Circulation improvements will result in fewer Vehicle Miles Traveled (VMT). The Elements are intended to promote pedestrian-friendly design (e.g. bike paths, shaded sidewalks, and street connectivity) and residential infill, both of which reduce vehicle miles traveled, reduce air pollution and reduced transportation costs.
- In Woodlake’s General Plan Update, policies throughout the document promote energy and water conservation. Proper orientation of residential units, planting of street trees, reduced street widths, and use of xerophytic landscaping all serve to conserve valuable resources within the planning area.

Conservation Incentives for Residents

- Woodlake, using CDBG funds, has assisted existing residents with energy conservation retrofits and household weatherization in many of its older neighborhoods. From 2008 to 2014, 51 single family residential units have been rehabilitated, many of which, included weatherization and installation of double-paned windows and insulation.

In Woodlake’s General Plan Update, policies throughout the document promote energy conservation, conformance with Title 24 standards, passive solar orientation, and effective tree shading.

Energy Conservation

- In Woodlake’s General Plan Update, water conservation will be promoted through reduced lawn area

and planting of xerophytic plants.

- Promote increased energy conservation in the General Plan planning area by encouraging developers to exceed California Title 24 standards.
- Encourage initiatives to increase the use of solar in multifamily developments with a goal of decreasing energy consumption. Any multi-family tax credit projects that will be located in the planning area will be designed to incorporate solar panels in the development.

Woodlake Conservation Element Policies

- Woodlake shall work with residential developers to insure that each home constructed exceeds Title 24 standards. Passive solar orientation, reduced street widths, and installation of Energy Star appliances will significantly reduce energy consumption per household.
- Woodlake shall work with residential developers to incorporate innovative water conservation strategies into all development, including reduced lawn areas, installation of xerophytic plants, utilization of low impact development (LID) strategies, incorporation of rain barrels, and installation of smart irrigation technology.
- Woodlake shall support the installation of photovoltaic systems on single family residential units and multi-family tax credit projects, which will result in more affordable, long-term rental rates.

Woodlake General Plan Programs

1. New Single and Multi-family development:

New single family and multi-family development in Woodlake will be designed and built to reduce water consumption. The incorporation of water efficient devices, drought tolerant landscape, a reduction in lawn area and the utilization of Smart Irrigation, will significantly reduce water consumption as well as the energy needed to pump water. These water conservation techniques will be exhibited in the Valencia Heights development, which is a planned residential infill development that contains 70 units.

2. Energy Conservation:

New single family and multi-family development in Woodlake will be designed and built to reduce energy consumption. New residential development will incorporate many of the design features detailed below. A residential infill project, called the Olive Lane development, will incorporate numerous energy conservation features, including solar panels, passive solar orientation, natural lighting, and the installation of Star Energy appliances.

- Subdivisions will orient streets in an east/west direction.
- Residential development will utilize passive solar design.
- All residential streets will be narrowed and will be tree-lined.

- Garages will be sited on the lot so that they serve as an insulating mass for living areas.
- Use of solar panels will be encouraged.
- Pedestrian-friendly design will encourage persons living in the planning area to walk, ride their bike or take more direct pathways to shopping centers.

3. Landscape Design Ordinance:

Woodlake will implement a citywide landscape design ordinance, which encourages the use of plant materials to reduce heat island effects and requires drought tolerant plants and low-flow irrigation systems. The irrigation systems must include rain sensing devices to shut irrigation off during rainy periods and soil sensing devices to measure the amount of moisture in the soil. The standards contained in this ordinance will be incorporated into the Valencia Heights development, which is a residential infill development that will contain 70 small-lot single family homes. The landscaping in this development will be drought tolerant. In addition, rain barrels might be incorporated into the drainage plan of each home so that storm water runoff is minimized and water for irrigation is conserved.

4. Energy Star Appliances:

Woodlake shall encourage all new residential development constructed in the community to install Star Energy appliances in each residential unit. All of the residential units in the proposed Valencia Heights development will include these types of appliances.

5. Solar City Partnership Program:

Woodlake will encourage residential developers to enter into solar leases with Solar City. Under this program, Solar city installs solar panels on residential dwellings at no charge to the home owner. The owner leases the solar panel for a period of 15 years. During this period of time, the owner's utility bill and solar lease is less than the owner's utility bill without the installation of solar panels.

Woodlake Housing Element

SECTION III: SPECIAL HOUSING NEEDS

SECTION III | SPECIAL HOUSING NEEDS

A. Persons with Disabilities

Government Code Section 65583(a)(7)) requires “An analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter...”

Special needs are those associated with specific demographic or occupational groups which call for very specific program responses, such as preservation of second units or the development of units with larger bedroom counts. The statute specifically requires analysis of the special housing needs of the elderly, the disabled, female-headed households, large families, farmworkers and homeless persons and families. These special needs groups often spend a disproportionate amount of their income to secure safe and decent housing and are sometimes subject to discrimination based on their specific needs or circumstances.

In addition to the groups listed above, the analysis of special needs should also include any other group the locality deems appropriate.

Persons with disabilities in Woodlake face unique problems in obtaining affordable and adequate housing. This segment of the population, which includes individuals with mental, physical, and developmental disabilities, need affordable, conveniently located housing which, where necessary, has been specially adapted for wheelchair accessibility along with other physical needs.

The living arrangements for persons with disabilities depend on the severity of the disability. Many persons live at home in an independent environment with the help of other family members. To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions.

Accessible housing can also be provided via senior housing developments. The majority of persons with disabilities live on an income that is significantly lower than the non-disabled population. Many disabled individuals live on a small fixed income which severely limits their ability to pay for housing. The Task Force on Family Diversity estimates that at least one-third of all persons with disabilities in the United States lives in poverty. Persons with disabilities have the highest rate of unemployment relative to other groups. For most, their only source of income is a small fixed pension afforded by Social Security Disability Insurance (SDI), Social Security Insurance (SSI), or Social Security Old Age and Survivor’s Insurance (SSA), which will not adequately cover the cost of rent and living expenses even when shared with a roommate. In addition, persons with disabilities oftentimes experience discrimination in hiring and training. When they find work, it tends to be unstable and at low wages.

A disability is a physical or mental impairment that substantially limits one or more major life activities. According to the 2014 American Community Survey, an estimated 328 individuals (6.3%) of Woodlake’s workforce population (5,197 individuals 16 years and over) were labeled with a disability.

B. Elderly

Government Code Section 65583(a)(7)) requires “An analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter...”

The 2000 Census figures indicated that there were approximately 35 million persons aged 65 and older (or 12 percent of the U.S. population). The number of elderly persons as a percentage of total U.S. population is expected to continue to increase due to the aging of the “Baby Boom” generation, lower birth rates in recent years, and extended life expectancies. Persons aged 65 years and older comprised of 13.1 percent of the U.S. population in 2010, and predicted to be 22 percent by 2030 (or 65 million).

In order to maintain a satisfactory quality of life, residents of Woodlake must have access to housing which suits their varying needs during each stage of their lives. As people age, they often find themselves facing additional housing problems they may not have had to cope with previously. Senior households have special housing needs primarily due to three major concerns; namely - physical disabilities/limitations, income and health care costs.

According to the 2010 American Community Survey, 10.7 percent of the Woodlake’s population were age 65 years or older. According to the 2014 American Community Survey, 11.4 percent (849 individuals) of Woodlake’s population was 65 years or older.

As a special needs group, the elderly are in some respects unique. In 2010, a majority of Woodlake’s elderly households were homeowners – representing 63.1 percent of all elderly households. This is a high rate of ownership for a population comprising about 7.2 percent of the total population in Woodlake. According to the 2010 Census there were 110 elderly persons of 65 years and older were living below the poverty level – 20.7 percent of all persons living below the poverty level.

Forty-six percent of all elderly households receive less than half the county median income (\$33,983), or about \$16,991 per year. Social Security is the main source of income for elderly households. With Social Security earnings of approximately \$1,415/month (\$16,991 annual earnings), paying 30 percent of income towards rent would mean an elderly household would have \$424 to put towards housing costs. The median rent in Woodlake in 2008 was approximately \$375 a month for a one bathroom/ one bedroom unit and \$650 a month for a two bedroom/ two bathroom unit. Woodlake remains relatively affordable for seniors who receive social security income. Unfortunately, there are very few one bedroom/one bathroom and two bedroom/one bathroom units available for rent. As the senior population increases over time, this deficiency will become more apparent, especially for women.

Women are particularly impacted because they live longer and have lower average incomes (\$9,092). Women receive an average of \$758 per month from SSI benefits, which is notably less than the average amount received by men (\$978 per month) due to their historically lower wages or housewife status.

Elderly households have additional physical and social needs. The greatest needs of the elderly above the need for affordable housing are for transportation, case management (social service referrals), financial assistance/employment, long-term care for the homebound, medical services and day care. The elderly often have no immediate family, lack mobility either through physical impairments or lack transportation alternatives, and can easily become isolated.

Woodlake has few organizations which provide services to the elderly and assist with the specific housing needs of elderly households. A listing of these organizations is provided below:

Woodlake Senior Resources

The Woodlake Food Bank provides meals to families and individuals that live in the area. The Woodlake Senior Citizens Center is a social club for senior citizens and provides referral services to seniors who may be in need of assistance as well as transportation services through its Dial-A-Ride. The Center also provides Meals on Wheels for homebound persons.

Lacking in Woodlake, like many other smaller cities, is housing services for the elderly, including facilities for adult day care, short-term institutionalization, and short-term foster care. These would provide residential care and supportive services to elderly residents who are unable to care for themselves, as well as respite care to family members. Many of these services are provided in the nearby city of Visalia, about 20 minutes driving time.

Census data shows that about 54 percent of Woodlake's elderly households live in their homes. Research, such as the 1990 AARP survey, shows that older Americans want to remain in their community homes and to age in place.

The increasing number of elderly persons in the Woodlake population will create a demand for more affordable housing in the long-term. Long-range planning must recognize this need and design innovative programs to address the demand. A long-term approach to minimizing this problem would be to construct tax-credit, senior housing in or near Woodlake's downtown. With this general location, senior residents of this complex could access the Senior Center, the post office, Woodlake's two grocery stores, and the local Dial-A-Ride system. Connecting senior units with services, transportation and social community centers offer opportunities for social interaction for the elderly.

Additional housing types considered appropriate for the elderly include one-story duplexes and second residential units (granny flats). Congregate housing, which provides services on-site such as a common dining room and kitchen with support services, allows the elderly to maintain their independence without burdening their family. Unfortunately, there is a lack of facilities of this type in Woodlake. These types of facilities are only located in Visalia.

In addition to promoting new construction of a variety of housing types to meet the needs of the growing elderly population, Woodlake utilizes some of its CDBG funds to rehabilitate housing occupied by seniors for minor retrofit and ADA modifications to these persons to remain in their home. These funds are also available for insulation for attic and walls, weather-stripping for doors and windows, energy efficient windows, security lighting, security doors as well as smoke detectors and

carbon monoxide detectors.

C. Large and Female-Headed Households

Government Code Section 65583(a)(7) requires “An analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter...”

1. Large Households:

An analysis of the special housing needs for large households (households with 5 or more persons) is provided below. The analysis will consider the following:

- Number of large households with lower-incomes.
 - Number of large households by tenure.
 - Housing stock by number of bedrooms.
- Analysis of the impacts on larger household families where the housing market does not meet the needs.

Large family households are defined by U.S. Census Bureau as households containing five or more persons. Due to the limited supply of adequately sized units to accommodate large family households, large families face an above-average level of difficulty in locating adequately-sized, affordable housing. Even when larger units are available, the cost is generally higher than that of smaller units. The lack of supply, compounded with the low-incomes of larger families, results in many large families living in overcrowded conditions.

The 2010 Census figures report that large family households account for 32.1 percent of all households in Woodlake. The number of owner large family households is slightly larger than that of renter households (i.e., 15.3 percent renter households vs. 16.8 percent owner households).

The 2010 Census data figures show a reduction in the number of large family households since 2000 (34 percent of all households in 2000 versus 32 percent in 2010). In 2010, only 11.3 percent of Woodlake’s housing units had four or more bedrooms. A review of the rental housing stock showed only 8 percent of the rental units had four or more bedrooms. Because there are so few housing units in Woodlake that contain four or more bedrooms, large family households are often forced to live in overcrowded conditions. To avoid overcrowding, large family households generally focus on renting single family dwellings some of which contain four or more bedrooms. Rental rates for single family dwellings are higher than apartments. This condition places an added economic burden on large family households especially if they fall into the lower-income categories.

To respond to this issue of overcrowding, Woodlake should foster the construction of single family homes and apartments that have a percentage of units that have four or more bedrooms. This would reduce overcrowded conditions in Woodlake.

As with other special needs groups, large families would benefit from innovative multifamily housing development such as co-housing units which may include child care facilities. Large families should also have adequate recreational areas for children and adults near their residences. Housing for large families should also be located near public transit.

2. Female-Headed Households:

Single parent households, especially female-headed households, generally have lower-incomes and higher living expenses, often making the search for affordable, decent and safe housing more difficult. In addition to difficulties faced by these households in finding and maintaining affordable housing, these households also typically have additional special needs relating to access to day care/childcare, health care and other supportive services.

In 2010, 33.4 percent of all households in Woodlake were headed by a single females age 18-64 (657 households). In 2014, 52.1 percent of families with female householders were below the poverty level for Woodlake, based on the 2014 American Community Survey. These figures further underscore the need for more affordable housing within Woodlake.

Housing costs are usually the greatest expense for single heads of household. Single female renters have an extreme cost burden, with rents exceeding 50 percent of their income.

Homeownership is not a realistic option for most female-headed households. Only 7.3 percent of Woodlake homeowners are female-only households (no husband present, aged 15-64). Comparatively, 24.3 percent of Woodlake renters are female-only households, no husband present, aged 15-64.

Historically, mothers receiving welfare benefits have been, for the most part, unable to rent decent housing in the private market. An AFDC (Aid to Families with Dependent Children) family which received \$632 per month in 1995 was not able to afford the median rental rate of \$375 in Woodlake. Using 30 percent of gross income as an affordability threshold, this family could only afford \$239 per month for rent.

The housing need for this special needs group is also documented by the fact that approximately 15 female heads of household in Woodlake receive Section 8 rental subsidy assistance – representing nearly 45 percent of all available vouchers. The Section 8 program administered by the Housing Authority of Tulare County currently provides housing assistance payments to private landlords throughout the county. The program subsidizes the balance of the rental cost in excess of 30 percent of the renter's gross income. The certificate program enables the prospective tenant to take the subsidy out to the private market to search for rental housing. The Housing Authority has a waiting period of 5 years for applicants for Section 8 housing in Woodlake. This waiting list indicates that the demand for this type of housing, especially for female-headed households, is very high.

To address both the housing needs and the supportive service needs of female-headed households, additional multifamily housing should be developed and include child care facilities to allow single mothers to secure gainful employment outside the home.

The Housing Element intends to facilitate programs that will lead to the construction of additional affordable housing for female-headed households. The construction of new multi-family tax credit projects in recent years has provided affordable rental housing opportunities for female-headed households. Woodlake will continue to promote the addition of Section 8 housing units for the 374 families that were on the waiting list in 2008.

D. Farmworkers

Government Code Section 65583(a)(7)) requires “An analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter...”

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal workers, often supplied by a labor contractor. For some crops, farms may hire migrant workers, defined as those whose travel prevents them from returning to their primary residence every evening.

Agricultural employment accounted for an annual average of approximately 32,000 jobs or 19.3 percent of Tulare County’s job base in 2014, according the American Community Survey. In terms of total harvested acres annually, the agricultural business in Tulare County produces a variety of agricultural products including milk, citrus, cattle and calves, nuts, tree fruit, nursery stock and feed, valued in excess of \$4 billion harvested annually.

Estimating the size of the agricultural labor force is problematic as farmworkers are historically undercounted by the census and other data sources. For instance, the government agencies that track farm labor do not consistently define farm labor (e.g., field laborers versus workers in processing plants), length of employment (e.g., permanent or seasonal), or place of work (e.g., the location of the business or field).

Farmworkers are typically categorized into three groups: 1) permanent, 2) seasonal and, 3) migrant. Permanent farmworkers are typically employed year round by the same employer. A seasonal farmworker works on average less than 150 days per year and earns at least half of his/her earned income from farm work. Migrant farmworkers are seasonal farmworkers who have to travel to do the farm work so that he/she is unable to return to his/her permanent residence within the same day.

Currently there are 32,994 permanent, seasonal and migrant farmworkers working on farms located within Tulare County (this figure includes all Agriculture, forestry, fishing and hunting, and mining jobs as well). The number of farmworkers in Tulare County has increased by 4,632 employees since 2010, about a 14 percent increase.

Farmworkers are generally considered to have special housing needs because of their limited income

and the often unstable nature of their employment (i.e., having to move throughout the year from one harvest to the next). While no local surveys are available which document the specific housing needs of farm labor in Tulare County, Statewide surveys provide some insight into the demographic characteristics and housing needs of farmworkers. Among the major findings are:

- **Limited Income:** Farmworkers typically fall within extremely low-incomes groups. According to the Rural Community Assistance Corporation, three-fourths of California's farmworkers earned less than \$10,000 a year in 2000. Only one out of seven earned more than \$12,500 annually. The USDA, Economic Research Service estimated the annual medium income for crop farmworkers to be \$20,020 in 2011.
- **Overcrowding:** Because of their very low incomes, farmworkers have limited housing choices and often are forced to double up to afford rents. No local surveys have been taken of farmworker housing, but a statewide survey indicates that overcrowding is prevalent and a significant housing problem exists among farmworkers (California Institute for Rural Studies, 1997).
- **Substandard Housing Conditions:** Many farmworkers live in overcrowded conditions and occupy substandard housing, including in storage sheds, illegal garage units, and other structures generally unsuitable for occupancy (California Institute for Rural Studies, 1997).

Given the importance of agriculture and its labor force, the provision of adequate farmworker housing is a critical issue for Woodlake and Tulare County as many of these workers are believed to be living in poor housing conditions and face the problems of overpayment and/or overcrowding.

American Community Survey 2014 figures indicate 11 percent households in Tulare County live in overcrowded conditions. In addition, 42.5 percent of households pay more than 30 percent of their income on housing costs. While it cannot be ascertained what percentage of these households work in the County's agricultural industry, it is an insight into the housing problems faced by the County's farmworkers.

Historically, many migrant agricultural workers resided in farm labor camps throughout Tulare County. However, similar to areas throughout the State, many farm operators have shifted away from hiring their own workers, and instead use farm labor contractors to provide needed agricultural labor, particularly for migrant or seasonal labor. In the Woodlake area, farm labor is involved in providing pruning, thinning and picking services associated with tree fruit, citrus, olives and vines.

The supply of farmworker housing remains inadequate, largely because area growers only offer limited housing facilities to employees. For farmworkers in Woodlake to secure affordable housing, a number of farmworkers will rent a single family dwelling or apartment. Sometimes up to five farmworkers will live in a single dwelling. This overcrowded condition can pose problems for adjacent neighbors such as noise and parking and for the larger community if police calls increase at that dwelling unit.

In addition to privately-owned farm employee housing facilities, the Tulare County Housing Authority operates and owns two farmworker housing facilities - Linnell and Woodville Labor Camps. Currently, all of these publicly-owned farmworker housing centers are currently running at full capacity and have no further room for migrant families or individuals. The Linnell Labor Camp is about nine miles southwest of Woodlake while the Woodville Camp is approximately 23 miles south of Woodlake.

Housing for migrant and seasonal/short-term farmworkers is an urgent need in Woodlake given the large amount of agricultural activity. Housing for farmworkers is not specifically spelled out in Woodlake's Zoning Ordinance. Farmworkers are permitted to rent single or multi-family residential units; however, farm labor camps and farm-related group-care facilities are not listed in Woodlake's Zoning Ordinance. For seasonal farmworkers living in the Woodlake area, the most effective approach to securing affordable housing has been for three or more farmworkers to jointly rent a residential dwelling. So long as the number of seasonal farmworkers living in a dwelling does not severely overcrowd the unit, and as long as these types of housing units are not overly concentrated in any one section of the community, this approach to housing farmworkers has been effective in cities throughout the San Joaquin Valley.

For those agricultural workers in Woodlake who are full-time residents, housing needs are best met through the provision of permanent affordable housing, in almost all cases, rental stock. The most effective approach to providing affordable rental housing would be for Woodlake to attract an entity that could construct family apartments. A tax credit developer or the Tulare County Housing Authority would be excellent entities to construct this type of rental housing.

In 2007 and 2008, Woodlake facilitated the construction of two, multi-family tax credit projects. In total, 80 apartment units were constructed, providing affordable rental housing for very low- and low-income households, including full-time agricultural workers. In 2015, a subsidized 70-unit subdivision was approved by Woodlake and construction will start within this Element period, providing further relief to an overcrowded housing market.

In addition to expanding the rental stock of affordable housing for farmworkers, it is also important to retain the existing stock of affordable housing that has been financed by federal and State sources. The USDA Section 515 rental housing program, while not specifically targeted to farmworkers, provides low cost housing for residents in Woodlake, including many farmworker households. As of September 2015, there are 240 apartment units in Woodlake that have been financed under USDA's Section 515 Program. To date, these apartment units remain affordable to very low- and low-income families, including farmworker families.

Section 515 housing in California is potentially at-risk of conversion because the property owners can prepay their mortgage and move to market rents. A loss of any of these units would further worsen the housing crisis for farmworkers in Woodlake. The City will continue to monitor the status of these units and take all necessary steps to ensure that the three Section 515 apartment complexes remains affordable or is transferred to an organization capable of maintaining affordability restrictions.

The Housing Element intends to establish programs that will facilitate the construction of additional affordable housing for farmworkers. Specifically, the City of Woodlake will work with the Tulare County Housing Authority and tax credit developers to address the needs of this group. Because these potential apartment developments would be marketed to very low- and low-income households, including farmworkers, the City could grant various considerations such as a waiver of development impact fees, granting a density bonus, or a reduction in development standards.

E. Families and Persons in Need of Emergency Shelters

Government Code Section 65583(a)(7) requires “An analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter. The need for emergency shelter shall be assessed based on annual and seasonal need. The need for emergency shelter may be reduced by the number of supportive housing units that are identified in an adopted 10-year plan to end chronic homelessness and that either vacant or for which funding has been identified to allow construction during the planning period.”

Homelessness in California is a continuing crisis that demands the effective involvement of both the public and private sectors. California has the highest population of homeless - affecting almost one in every 100 California residents. According to the 2013 Annual Homeless Assessment Report to Congress, 22 percent of the nation’s homeless individuals and families live in California even though the State is home to only 12 percent of the nation’s total population. Included in the State’s homeless population is an estimated 15,469 unaccompanied children and youth, 79.2 percent of whom were unsheltered.

Homeless persons are those in need of temporary or emergency shelter. They are individuals who lack a fixed income and regular nighttime residence. Some are in need of short-term (immediate crisis) shelter, while others have long-term (chronic) needs. The homeless represent a broad category including single men and women, couples, families, displaced youths without parents, and seniors. They can include individuals who are victims of economic dislocation, physically disabled, teen parents with their children, veterans, hospital and jail discharges, alcohol and drug abusers, survivors of domestic violence, persons with AIDS, immigrants, refugees, and farm labor workers.

The population of homeless individuals or homeless families living in Woodlake is very small. A few homeless persons reside in Woodlake year-around while others surface during the citrus picking season. Assistance is provided to these individuals through the local food pantry and local churches. For the most part, however, the local homeless population shares a residence near the Miller-Brown Park. This information was recently gathered through a survey of homeless persons conducted in all eight incorporated cities in Tulare County.

More permanent housing with two meals a day is provided by the Visalia Rescue Mission, located 15 miles west of Woodlake in Visalia. For homeless families with young children, Catholic Social Services, also located in Visalia, offers a similar service. Both institutions provide limited meals and medical care. Homeless individuals and families can take the Tulare County transit bus from Woodlake to Visalia to take advantage of these programs. The bus runs twice a day between Visalia and Woodlake.

The following is a list of agencies and programs offering assistance to the homeless population in Tulare County.

CalWORKs provides one-time-in-lifetime funds to individuals on public assistance for rent and utility payments, funded through Temporary Assistance for Needy Families (TANF).

Child Protective Services (CPS) provides emergency rent and utility assistance for families with children who have an open case with CPS.

Self-Help Housing Corporation provides housing referrals and housing advocacy to low-income and homeless families and individuals.

Homelessness is a multifaceted problem that affects men, women and children of all ages and ethnicities; veterans; the disabled; and those who are employed. In Woodlake, the homeless population ranges from a couple of individuals to no homeless persons at all. Based on this information, Woodlake does not propose any unique programs that will be geared towards the homeless. Fortunately, Woodlake has an abundance of rental stock that is affordable to very low- and low-income households. With some type of employment, these types of households can find housing in Woodlake. For the truly homeless person, the Rescue Mission and Catholic Social Services facilities in Visalia are the most prepared to serve the homeless in that they provide an assortment of services, including housing, jobs training, meals, counseling, and clothing.

Woodlake

Housing Element

SECTION IV: REGIONAL HOUSING NEEDS ALLOCATION

SECTION IV: REGIONAL HOUSING NEEDS ALLOCATION

The element shall contain an analysis of population and employment trends and documentation of projections and quantification of the locality's existing and projected housing needs for all income levels. These projected needs shall include the locality's share of the regional housing need in accordance with Section 65584 (Government Code Section 65583(a)(1)).

HCD is required to allocate the region's share of the statewide housing need to Councils of Government (COG) based on Department of Finance population projections and regional population forecasts used in preparing regional transportation plans. The COG develops a Regional Housing Need Plan (RHNP) allocating the region's share of the statewide need to cities and counties within the region in an equitable manner; promote infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns; and promote an improved interregional relationship between jobs and housing.

Housing element law recognizes the most critical decisions regarding housing development occur at the local level within the context of the periodically updated general plan. The RHNP component of the general plan requires local governments to balance the need for growth, including the need for additional housing, against other competing local interests. The RHNP process of housing element law promotes the state's interest in encouraging open markets and providing opportunities for the private sector to address the State's housing demand, while leaving the ultimate decision about how and where to plan for growth at the regional and local levels. The process maintains local control over where and what type of development should occur in local communities while providing the opportunity for the private sector to meet market demand. While land-use planning is fundamentally a local issue, the availability of housing is a matter of statewide importance. The RHNP process requires local governments to be accountable for ensuring that projected housing needs can be accommodated and provides a benchmark for evaluating the adequacy of local zoning and regulatory actions to ensure each local government is providing sufficient appropriately designated land and opportunities for housing development to address population growth and job generation.

A. Regional Housing Needs Allocation

Housing element law requires a quantification of each jurisdiction's share of the regional housing need as established in the RHNP prepared by the COG. The Regional Housing Need Allocation (RHNA) is a minimum projection of additional housing units needed to accommodate projected household growth of all income levels by the end of the housing element's statutory planning period, 2023 in the case of the City of Woodlake. Each locality's RHNA is distributed among four income categories to address the required provision for planning for all income levels. The distributed RHNA should be provided in the housing element as follows:

Table 5.1
City of Woodlake
Regional Housing Need Allocation (1/1/2014 – 9/30/2023)

Income Category	New Construction Need
Very Low (0-50% of AMI)	71 units
Low (51-80% of AMI)	41 units
Moderate (81-120% of AMI)	69 units
Above Moderate (over 120% of AMI)	191 units
Total Units	372 units

B. Units Built, Under Construction and/or Approved During Planning Period

A jurisdiction may take credit for units constructed or under construction between the base year of the RHNA period and the beginning of the new planning period. Units which have been issued building permits on or after January 1 of the year falling two years prior to the due date of the jurisdiction's housing element may be credited against the RHNA to determine the balance of site capacity that must be identified. For example, for housing elements due June 30, 2009, units for which permits were issued on or after January 1, 2007 may be credited against the RHNA.

To credit units affordable to lower- and moderate-income households against the RHNA, a jurisdiction must demonstrate the units are affordable based on at least one of the following: subsidies, financing or other mechanisms that ensure affordability (e.g., MHP, HOME, or LIHTV financed projects, inclusionary units or RDA requirements); actual rents; and actual sales prices.

Woodlake has approved an affordable housing subdivision (Valencia Heights) in 2015 that will include 70 single family units to be developed by Self Help Enterprises.

In 2016, Woodlake's City Council approved the development of 77 single family units (Greenwood Subdivision). These units have yet to be determined if they will be developed as affordable or market-rate, but either way will help Woodlake meet its housing requirement for RHNA for the current cycle.

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

Jurisdiction city of Woodlake
 Reporting Period 1/1/09 - 31-Dec-09

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions			
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
RC Construction	SF	O	0	3	3	2	8	8	CDBG		0
La Dante Construction	SF	O	0	2	0	0	2	2	CDBG		0
CRD Construction	SF	O	0	7	7	0	14	14	CDBG		0
Gonzalez Construction	SF	O	0		1	0	1	1			0
414. S. Valencia	SF	O	0		1	0	1	1			0
256 Pomegranate	SF	O	0	0	1	0	1	1			0
(9) Total of Moderate and Above Moderate from Table A3					13	2	15				
(10) Total by Income Table A/A3				12	26	4	42	27			
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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

Jurisdiction City of Woodlake
Reporting Period 1/1/10 - 12/31/10

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
DeOchoa Subd.	SF	O			1	1	2	4			
Magestic Subd.	SF	O			1	1	2				
(9) Total of Moderate and Above Moderate from Table A3					2	2	4				
(10) Total by income Table A/A3					4	4	8	4			
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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

Jurisdiction city of Woodlake
Reporting Period 1/1/11 - 31-Dec-11

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
487 Cajon	SF	O	0	0	1	0	1	1	Cal. HOME		0
461 Cajon	SF	O	0	0	1	0	1	1	Cal HOME		0
846 N. Acacia	SF	O	0		1	0	1	1			1
242 N. Acacia	SF	O	0		1	0	1	1			1
(9) Total of Moderate and Above Moderate from Table A3					0	0	0				
(10) Total by income Table A/A3					4			4			
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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

Jurisdiction city of Woodlake
Reporting Period 1/1/12 - 31-Jan-12

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
430 Ascolano	SF	O	0	0	1	0	1	1	Cal. HOME		0
150 Walnut St.	SF	O	0	0	0	1	1	1			1
503 Yokut	SF	O	0	0	1	0	1	1			1
441 Cajon Ave.	SF	O	0		1	0	1	1	Cal HOME		0
421 Cajon Ave.	SF	O	0		1		1	1			1
504 Kaweah	SF	O	0		1		1	1	Cal HOME		0
191 Laguna	SF	O	0			1	1	1			1
485 Bravo	MF	R	20	43	0	0	63	0	HOME		0
212 S. Valencia	SF	O		0	1		1	1	CalHOME		0
(9) Total of Moderate and Above Moderate from Table A3					0	0	0	0			
(10) Total by income Table A/A3			20	43	6	2	71	10			
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

Woodlake

Housing Element

SECTION V: ADEQUATE SITES INVENTORY &
ANALYSIS

SECTION V. ADEQUATE SITES INVENTORY AND ANALYSIS

INVENTORY OF LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT

Government Code Section 65583(a)(3) requires local governments to prepare an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites. The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period (Section 65583.2).

A. Available Sites Inventory

The purpose of the land inventory is to identify specific sites suitable for residential development in order to compare the local government's regional housing need allocation with its residential development capacity. The inventory will assist in determining whether there are sufficient sites to accommodate the regional housing need in total, and by income category. Preparing the inventory and accompanying site suitability analysis consists of a two-step process - site suitability and appropriate density statutory tests.

In January 2014, the Tulare County Association of Governments approved the Regional Housing Needs Plan (RHNP). Woodlake was assigned a portion of the regional housing need for a total of 372 new housing units as follows: 71 very low-income units, 41 low-income units, 69 moderate-income units, and 191 above moderate-income units.

This section of the element addresses the requirements of Government Code Sections 65583 and 65583.2, requiring a parcel-specific inventory of appropriately zoned, available, and suitable sites that can provide realistic opportunities for the provision of housing to all income segments within the community.

Woodlake's share of the regional housing need will be met through the implementation of a variety of strategies (e.g., available and appropriately zoned land, units built since the beginning of baseline Regional Housing Needs Allocation (RHNA) period, second units). However, the primary method for addressing the adequate sites requirement will be addressed through the identification of available vacant and non-vacant sites that are suitable and appropriately zoned.

Woodlake's evaluation of adequate sites begins with a listing of individual sites by zone and general plan designation. The sites suitability analysis will demonstrate these sites are currently available and unconstrained so as to provide realistic development opportunities prior to June 30, 2023 (the end of planning period). To demonstrate the realistic development viability of the sites, the analysis also discusses: (1) whether appropriate zoning is in place, (2) the applicable development standards and their impact on projected development capacity and affordability, (3) existing constraints including any known environmental issues, and the (4) availability of existing and planned public service capacity levels.

Woodlake's land inventory was developed with the use of a combination of resources includ-

ing updated Assessor's data, field surveys, and review of the city's Land Use Element and Zoning Ordinance. The compilation resulted in not only an identification of sites, but also an estimate of potential development capacity for these sites. The majority of the land available for residential development is located in: (1) the core area of Woodlake, and (2) three of Woodlake's four quadrants - northeast, northwest and southwest. The inventory includes both small and large residentially and non-residentially zoned parcels and parcels which are substantially vacant or underutilized which could be developed for more intense residential uses. This has remained similar case since 4th cycle Housing Element. The City is currently processing a 124 lot single family subdivision to consist of smaller affordable lots and larger lots.

A recent sites inventory was developed in 2015 as part of Woodlake general plan update process. As of 1/1/2008, Woodlake had approximately 163 acres of vacant (agriculture) land within its city limits that was designated and zoned for residential development.

Thirty-one of the 163 acres of vacant residential land is zoned for multi-family development. The 31 acres, which is contained in 37 parcels, is classified to either the R-2 (multi-family residential, one unit per 3,000 square feet) or R-3 (multi-family, one unit per 1,500 square feet) zone districts. Thirty-three of these parcels are located in or near the downtown. The downtown parcels are small, scattered residential lots that range in size from 7,000 square feet to 1.5 acres. The remaining four, multi-family parcels are located on the fringe of the community and range in size from one to eight acres.

Conservatively, Woodlake's vacant, multi-family parcels could accommodate about 320 multi-family residential units. This figure is almost four times the need for renter housing units as determined by TCAG's Regional Housing Needs Plan (RHNP).

Land that is designated and zoned for single family development, typically owner-occupied units, encompasses about 120 acres.

The 120 acres should be able to accommodate about 720 single family residential units and 22 mobile homes. This is over the amount of owner-occupied units needed for Woodlake to meet its Regional Housing Needs Plan (RHNP) obligation.

Table 38
Available Land Inventory Summary
(Large Acreage Residential Parcels Inside Woodlake City Limits)

<u>APN</u>	<u>Acres</u>	<u>Zoning</u>	<u>GP Design</u>	<u>Use</u>	<u>Capacity</u>	<u>Constraints</u>
061-020-34	14.48	R-1-7	medium res.	agric.	54 units	located on SH 245
060-020-45	4.52	R-1-7	low res.	rural	6 units	no constraints
060-020-38	5.3	R-1-7	low res.	vacant	16 units	roadway access/flooding
061-020-39	7.52	R-1-7	low res.	vacant	23 units	no constraints
060-050-48	2.5	R-1-7	low res.	rural	8 units	topography
060-080-22	7.17	R-1-7	low res.	rural	22 units	topography/flooding
061-020-19	3	R-1-7	high res.	park	22 units	water pressure
061-020-28	37	R-1-10	very low res.	ag.	83 units	topography/water press.
061-03-02	20	PD-R-1	med res.	ag.	75 units	no constraints
061-04-01	10	PD-R-1	med res.	ag.	38 units	no constraints
061-09-04	5	PD-R-2	med res.	ag.	56 units	no constraints
061-06-19	5	PD-R-2	med res.	ag.	56 units	located on SH 216
060-170-85	8.45	R-1-7	med res.	ag.	32 units	located on SH 216/ avail. of sewer lines
060-170-80	12.62	R-1-7	med res.	ag.	47 units	located on SH 216/ avail. of sewer lines
060-170-81	3.95	R-2	med res.	ag.	44 units	roadway access
060-170-77	4.14	R-2	med res.	ag.	46 units	roadway access
Total	150.65 acres				628 units	

A number of parcels listed in Table 39 indicated that platting constraints could prevent the effective build out of these multi-family parcels. Planning staff generally encourages persons interested in building apartments on in-fill parcels to explore the opportunity to merging their parcel with an adjacent vacant parcel or underutilized parcel.

Table 39
Amended Available Land Inventory Summary
(Small Residential Parcels Inside Woodlake City Limits)

APN	Acres	Zoning	Unit Yield	Constraints	GP
061-123-27	.25	R-3	5	road access	high
061-123-26	.5	R-3	10	platting	high
061-123-25	.75	R-3	18	platting	high
061-010-09	.5	R-3	10	platting	high
061-010-12	.25	R-3	5	platting	high
061-010-11	.25	R-3	5	platting	high
061-133-10	.50	R-3	10	road access	high
061-133-36	.50	R-3	10	road access	high
061-133-16	.40	R-3	7	platting	high
061-133-17	.40	R-3	7	platting	high
061-014-38	.75	R-3	15	no constraints	high
061-014-40	.75	R-3	15	no constraints	high
061-014-41	.25	R-3	5	no constraints	high
061-014-24	.50	R-3	10	platting	high
061-014-23	.50	R-3	10	platting	high
061-014-22	.50	R-3	10	platting	high
061-014-21	.50	R-3	10	platting	high
061-014-20	.50	R-3	10	platting	high
061-014-49	1.0	R-3	20	platting	high
061-015-25	.50	R-3	10	platting	high
061-151-01	.75	R-3	15	highway access	high
061-151-10	1.0	R-3	20	highway access	high
061-090-02	.2	R-2	3	highway access	med
060-025-19	.2	R-2	3	no constraints	med
060-160-11	.4	R-2	6	highway access	med
060-150-35	.2	R-2	3	no constraints	med
060-140-18	.25	R-2	3	no constraints	med
060-120-21	.3	R-2	3	no constraints	med
060-120-25	.5	R-2	4	no constraints	med
060-080-27	1.56	R-2	8	flooding	med
Total	15.50	acres	270	dwelling units	

Conclusion

If Woodlake doesn't annex any additional land during the planning period, 2015 to 2023, it will still be able to meet its regional housing needs numbers. In fact, Woodlake has more than enough residential lands available for a range of housing types. It is conservatively estimated that Woodlake has enough residentially zoned land within its city limits to meet its housing obligations for the next 15-20 years.

Site Suitability

Woodlake recognizes that the higher density residential districts (R-2 and R-3) provide the potential for lower construction costs because of economies of scale created and are therefore most suitable for development of housing affordable to very low- and low- income households. Those parcels are identified in Tables 38 and 39 above. Information contained in these tables shows that there are 10 acres zoned to the R-3 zone district and 21 acres zoned to the R-2 zone district. These parcels provide the greatest potential to accommodate housing affordable to lower-income households in that the districts permit densities that range from 14 to 29 dwelling units per acre. The City of Woodlake has also utilized the Planned Development option over the past few years to allow a higher density of 5,000 square foot lots in standard single family zones to allow for a more affordable housing project. One example is the Valencia Heights project that is set for construction June 2016 with Self-Help Enterprises. Another project, Greenwood Subdivision, is also utilized the Planned Development overlay to allow for 5,000 square foot lots (estimated approval May 2016).

As displayed in Tables 38 and 39, Woodlake will be relying primarily on multi-family zoned sites to accommodate its share of the regional housing need for lower-income units. Woodlake has already met significant success in promoting the construction of multi-family development on parcels of land zoned to either the R-2 or R-3 zone district.

Second Units

Government Code Section 65583.1(a) allows a city or county to identify sites for second units based on the number of second units developed in the prior housing element planning period whether or not the units are permitted by right, the need for these units in the community, the resources or incentives available for their development, and any other relevant factors, as determined by the department. Nothing in this section reduces the responsibility of a city or county to identify, by income category, the total number of sites for residential development as required.

Consistent with Chapter 1062, Statutes of 2002 (AB 1866), Woodlake permits second units by right in all residential zones. However, permit approval is subject to a planning staff level review of the site and building plans to ensure compliance with height, setbacks, maximum floor area, and parking requirements. Depending on workload, planning staff can review and approve a second unit application within a week as can the building department. A summary of the development standards for a second unit in Woodlake is as follows:

- 1) A second unit may be attached or detached to the primary residence on the residential parcel.

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- (2) A second unit shall not exceed 700 square feet nor shall it be less than 400 square feet.
 - (3) Occupancy of the second unit shall be by an adult who is immediate family member of the occupants of the primary unit and is 62 years or older.
 - (4) A paved area that can accommodate one additional off-street parking space shall be provided for each lot containing an second-unit. As defined, paved area can be a combination of garage space, carport, and/or driveway.
 - (5) The design of the second unit shall be consistent with the primary residence, including roof pitch, siding, roof material, and window and door types.

The rental rates for second residential units are less than small apartment units in that they are typically smaller, often are created from an existing garage, and are connected to sewer and water by means of the primary lines that connect to the primary residence. Rental rates for second units in Woodlake range from \$350 to \$450 per month, less than a small apartment that rents for \$550 to \$700.

Adequate Infrastructure Capacity

Government Code Section 65583.2(b)(5) requires a general description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities. This information need not be identified on a site-specific basis.

Sites identified for residential development in the City were analyzed to determine their relationship to public facilities, services and existing or potential physical constraints to potential development.

Public Facilities and Services: The short- and long-term development viability of the vacant and redevelopable sites in the inventory is directly linked to the availability and capacity of public facilities and services. Total capacity for water and sewer facilities to accommodate Woodlake's share of the regional housing need is addressed in its master plans for waste water treatment and collection facilities, water, and storm drainage. Each master plan addresses current service levels and defines how services will be expanded to meet the demands of future urbanization. Woodlake's master plans for its infrastructure systems have been updated at different times over the last 10 years.

Waste Water Treatment Facility: Woodlake updated its master plan for its waste water treatment facility (WWTF) in 2004. This master plan was prepared by QUAD/Knopf. In 2008, Eco:Logic prepared construction plans for the WWTF that are consistent with QUAD/Knopf's master plan. The master plan indicated that the city will be required to make significant improvements to its plant in order to increase the plant's capacity as well as to bring it into compliance with the requirements of the California Regional Water Quality Control Board (Note: The plant will be designed to meet California Title 22 standards for disinfected secondary 2.2 recycled water). The City intends to increase the plant's capacity from .8 mgd to 1.28 mgd immediately, and eventually, to 1.8 mgd by 2013. The expansion will be able to accommodate a projected population of 11,188 for the year 2023.

To implement the design and construction of Woodlake's WWTF expansion, Woodlake will be borrowing not more than \$17 million from the State Resolving Loan Program. This loan will be repaid through an increase in monthly sewer bills paid by Woodlake residents.

Water: In 2005, Woodlake’s Water System Master Plan was updated by QUAD/Knopf. The master plan reviewed the city’s production and water delivery systems. Contained within the Plan are recommendations that must be implemented by the City to insure a reliable water source for domestic use, fire suppression and industrial use. Many of the Plan’s recommendations have already been implemented, including installation of a 500,000 gallon water tank in the northeast quadrant of the city to enhance water storage and water pressure, installation of a new domestic well near the St. Johns River and replacement of some aging water lines. In addition, the Plan recommended that the City increase its development impact fee for water connections. This new impact fee will insure that the City’s water system is properly funded for the next 20 years.

Storm Drainage: Woodlake’s Storm Drainage Master Plan was updated in 1997 by QUAD Engineering. This master plan detailed drainage improvements that would be required throughout the community to facilitate proper storm water drainage during periods of precipitation. Improvements will be installed by persons developing property within the city limits or by the City of Woodlake using funds from its storm water drainage fund. This fund receives development impact fees from persons developing property in Woodlake. With the installation of storm water drainage improvements that are consistent with the master plan, development of the parcels of land listed in Tables 38 and 39 will not be constrained.

Environmental Constraints

Government Code Section 65583.2(b)(4) requires a general description of any environmental constraints to the development of housing within the jurisdiction, the documentation for which has been made available to the jurisdiction. This information need not be identified on a site-specific basis.

To determine whether any significant environmental features exist that would impact or preclude future development of the various parcels listed in Tables 38 and 39, planning staff has conducted an assessment of various environmental features and conditions that exist in Woodlake, including slope, flooding, biotic factors, airport protective zones, cultural/historical resources, noise and soil conditions. A review of these environmental constraints and how they might prevent the full development of the residential parcels listed in Tables 38 and 39.

Slope: The northeast quadrant of the community contains some sloping terrain. The steepest slopes are designated “agriculture” or “urban reserve”. Other residential properties in this quadrant are situated on sloping terrain, however, with an engineered grading plan, property in this quadrant can be developed to its full capacity albeit more expensive because of grading requirements.

Flooding: There is no land within a 100-year floodplain that is designated for residential development, however, there are residential lands that exist within the 100-year shallow flow floodplain. Residential development is permitted in this shallow flow floodplain so long as the base floor elevation is equal to or above the flood contour line. This requirement does increase the cost of residential development because of the increased fill requirement.

Biotic Factors: Most of the special status plant and animal species that exist in Woodlake are found

on or near the banks of Bravo Lake or the St. Johns River. There are no parcels of land adjacent to these two bodies of water that are designated for residential uses. There are some minor waterways that flow north to south through Woodlake. Land adjacent to these waterways will be placed in permanent open space so as to protect and preserve any unique plant or animal species that exist in or along these natural features.

Airport Protective Zones: The Woodlake has airport protection zones adjacent to and off the end of the runways. All of the land in and around the Woodlake Airport is designated for “agriculture” or “airport”, neither of which, permit residential uses. All of Woodlake’s land that is designated for residential uses are generally located north of the airport.

Cultural/Historical Resources: Cultural sites have been catalogued in and along the St. Johns River and in the local foothills. None of these environs are designated for residential uses. There are some historical sites in the Woodlake area but they are located in the downtown or along the abandoned right-of-way of the Visalia Electric Railroad.

Noise: The Noise Element of the General Plan identifies the state highways, the Woodlake airport, and local industries as the major noise sources in Woodlake. However, Woodlake applies standard mitigation measures to residential development that may abut these noise sources, including the installation of 6-foot solid block walls, double-paned windows, insulation and landscaping, to name a few.

Industrial and airport uses are separated from planned residential uses by the Woodlake General Plan. The industrial uses are restricted to Woodlake two industrial parks, either of which, are near planned residential development.

Realistic Development Capacity

Government Code Section 65583.2(c) requires, as part of the analysis of available sites, a local government to demonstrate the projected residential development capacity of the sites identified in the housing element can realistically be achieved. Based on the information provided in subdivision (b), a city or county shall determine whether each site in the inventory can accommodate some portion of its share of the regional housing need by income level during the planning period, as determined pursuant to Section 65584. The number of units calculated shall be adjusted as necessary, based on the land use controls and site improvements requirement identified in paragraph (4) of subdivision (a) of Section 65583.

Tables 38 and 39 have estimated the number of housing units that can be accommodated on each site listed in the land inventory. The housing unit capacity is based on the size of the parcel, the zoning that is applied to the subject parcel and the amount of land area subtracted for roadway purposes. Two examples are provided below:

Example:

The recent Valencia Heights project located at the southeast corner of Valencia Ave and Naranjo Ave. The parcel 061-020-034 is approximately 14.0 acres zoned as R-1, single family residential

(Typical 7,000 SF lots). The project was recently approved with a Planned Development overlay to allow for 5,000 SF lot minimums on site. The total units provided are 70 lots, which provides a net density of 6.63 units/acre. This allowed for a more affordable typical single family zoning area.

Analysis of Non-Vacant and Underutilized Sites

The inventory sites that have potential for residential developed can include non- vacant and underutilized sites (Section 65583.2(b)(3)). The element must include an explanation of the methodology for determining the realistic build out potential of these sites within the planning period (Section 65583.2(g)).

One site that could accommodate residential development but is commercially zoned involves an abandoned lumber yard. The site contains approximately one acre and is occupied by various outbuildings where lumber and other materials were stored. The site is bounded on three sides by existing residential development. The property could be rezoned from its current zoning, CS (service commercial), to a R-2 to R-3 zone district. This reclassification would promote residential infill on a parcel of service commercial land that is more appropriate for residential uses, based on surrounding land uses.

Housing market conditions in Woodlake play a vital role in determining the feasibility or realistic potential of non-vacant sites and/or underutilized sites for residential development. The housing market in the San Joaquin Valley ranks high among regions throughout the country in the rate of foreclosures. Woodlake has a significant amount of land that is already zoned for residential development as well as a number of vacant residential lots. The demand for non-vacant sites and/or underutilized sites for residential development is not high because of the surplus of vacant residential land and lots.

Given the amount of vacant residential land and lots in Woodlake, the city's effort to provide planned financial assistance or regulatory concessions to facilitate residential development on non-vacant and underutilized sites has been minimal. However, Woodlake would consider financial assistance or certain zoning ordinance concessions if the residential proposal and the subject property met the following criteria:

- The housing project proposed would provide affordable housing for lower-income households, consistent with Woodlake's Housing Element.
- The housing project would not be incompatible with existing, surrounding land uses.
- The housing project could be properly served with infrastructure and public services, including police, fire and ambulance.
- The potential residents of the proposed housing project would not be exposed to hazardous environmental conditions including noise, air emissions, hazardous waste, and vibrations.

Zoning Appropriate to Accommodate the Development of Housing Affordable to Lower-Income

Households

The densities of sites identified in the inventory must be sufficient to encourage and facilitate the development of housing affordable to lower-income households (Section 65583.2(c)(3)(A) &(B).

Tables 38 and 39 have identified the residential sites in Woodlake that could accommodate the Woodlake's share of the regional housing need for lower-income households. The tables demonstrate that Woodlake has sufficient land zoned for multi-family development that can accommodate lower-income households. A review of these tables shows that Woodlake has about 30 acres of vacant land zoned to either the R-2 or R-3 zone districts.

Zoning For Emergency Shelters and Transitional Housing

Government Code Section 65583(a)(4) and requires the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the need for emergency shelters identified in paragraph (7) of Government Code Section 65583(a), except that each local government shall identify a zone or zones that can accommodate at least one year-round emergency shelter. Government Code Section 65583(c)(1) requires "As part of the analysis of available sites, a jurisdiction must include an analysis of zoning that encourages and facilitates a variety of housing types...including emergency shelters and transitional housing."

Emergency Shelters

Woodlake's residential zone districts require a conditional use for emergency shelters, however, they are described as "public and private charitable institutions, hospitals, sanitariums or rest homes for mental, drug, or alcoholic cases." Planning staff has determined that emergency shelters would fall into this use category. However, to be consistent with Government Code Section 65583(a)(4), Woodlake has amended its zoning ordinance to add emergency shelters to the permitted use list of its Central Commercial (CC) and Service Commercial (CS) zone districts. Both zone districts currently permit "public and private non-profit charitable institutions" as permitted uses, but they do not specifically list emergency shelters. In addition, these zone districts will be amended to include "year-round emergency shelters" as a conditional use.

To date, Woodlake has not experienced a need for emergency shelters, either temporary or year-round. There are no non-profit or faith based organizations that have expressed a desire to establish an emergency shelter in Woodlake.

Woodlake being an agriculturally-oriented community, emergency shelter can be provided by a single family dwelling or apartment that is occupied by many unrelated persons who work in agriculture. In some communities, these would be termed labor camps. This approach to housing does resolve the need for emergency shelters in Woodlake, however, adjacent neighbors often complain about noise, overcrowding and congested on street parking. This overcrowding housing situation becomes pronounced during the spring and summer months when harvesting of agricultural products reaches its zenith. During the fall and winter months, the seasonal agricultural population falls dramatically

and many persons move on to other agricultural regions.

Woodlake's zoning ordinance, CC and CS zone districts, permit emergency shelters subject to site plan review. The City's site plan review process will ensure that the proposed shelter meets the proper setbacks, off-street parking requirements, and fire suppression measures. For a year-around shelter, the applicant would be required to secure a conditional use permit, which requires a public hearing before the Planning Commission as well as notification of the surrounding neighborhood. Issues that would be the subject of discussion and debate by the surrounding residents as well as the Planning Commission would be the number of beds proposed for the shelter; the provision of on-site management; the length of stay permitted for each resident; and security during hours when the shelter is open.

Transitional Housing

Transitional housing is a permitted use in Woodlake's R-2 and R-3 zone districts. Woodlake does not distinguish between one, two, three or more family dwelling units and a dwelling unit that is occupied by a person who is transitioning from a homeless situation to a permanent housing condition. A homeless person may live in a transitional apartment for up to two-years while receiving supportive services that enable independent living.

Woodlake also allows as a permitted use in its R-1 zone district, community care facilities or intermediate care facility/developmentally disabled serving six or fewer persons. Planning staff would make the finding that transitional housing for the homeless would be consistent with any of the aforementioned uses so long as it was six or fewer persons.

Adequate Sites Alternative

Government Code Section 65583.1 (a) and (c) allows second units and, under prescribed conditions, units that are substantially rehabilitated, converted from market rate to affordable, or where unit affordability is preserved to be counted towards the adequate sites requirement.

Local governments can employ a variety of development strategies and/or commitments to specific program actions to address the adequate sites requirement. As provided in Government Code Section 65583 (c)(1), in addition to identifying vacant or underutilized land resources, local governments can meet up to 25 percent of the site requirement to provide adequate sites by making available affordable units through rehabilitation, conversion and/or preservation.

Woodlake Housing Element

SECTION VI: GOVERNMENTAL CONSTRAINTS

SECTION VI: GOVERNMENTAL CONSTRAINTS

Government Code Section 65583(a) requires “An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels,...including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures...”.

A. Land-Use Controls

Although local ordinances and policies are enacted to protect the health and safety of citizens and further the general welfare, it is useful for Woodlake to periodically reexamine its ordinances/policies to determine whether, under current conditions, they are accomplishing their intended purpose or if in practice constitute a barrier to the maintenance, improvement or development of housing for all income levels.

Such an examination may reveal that certain policies have a disproportionate or negative impact on the development of particular housing types (e.g., multi-family) or on housing developed for low- or moderate-income households. This may violate State and federal fair housing laws which prohibit land-use requirements that discriminate or have the effect of discriminating against affordable housing.

This analysis of potential governmental constraints will describe past or current efforts to remove governmental constraints. Where the analysis identifies existing constraints, the element will include program responses to mitigate the effects of the constraint. Each analysis will use specific objective data, quantified where possible. A determination will be made for each potential constraint as to whether it poses as an actual constraint. The analysis will identify the specific standards and processes and evaluate their impact, including cumulatively, on the supply and affordability of housing.

Woodlake’s Housing Element will identify all relevant land-use controls, discuss impacts on the cost and supply of housing and evaluate the cumulative impacts of standards, including whether development standards impede the ability to achieve maximum allowable densities. The analysis will make a determination whether land-use controls constrain the development of multi-family rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.

1. Residential Development Standards:

Basic residential development standards for Woodlake are summarized in Table 7.1. The table indicates the minimum lot size requirements, minimum site area per unit, setbacks, height restrictions, and open space requirements that apply in each of the Woodlake’s residential zoning districts.

Woodlake has five residential base districts, RA (Residential-Rural, one unit per 20,000 square feet), R-1-7 (Residential Single-Family, one unit per 7,000 square feet), R-1-10 (Residential Single-Family, one unit per 10,000 square feet), R-2 (Multi-Family Residential, one unit per 3,000 square feet), and R-3 (Multi-Family Residential, one unit per 1,500 square feet). In Woodlake’s Zoning Ordinance, the city has also provided for a PD (planned development) combining district. This District can be

attached to any of Woodlake's residential zone districts. The purpose of this combining district is to promote effective and creative residential designs, which may involve clustering of dwelling units, deviation from zoning standards, an integration of open space and/or density bonuses. Woodlake has employed the PD combining district with four approved residential subdivisions. Using this combining district has resulted in higher average residential densities when compared to the same subdivisions if they were processed under Woodlake's traditional residential districts (e.g. R-1-7 zone district).

Woodlake has employed the PD combining district to promote higher average residential densities when compared to traditional subdivision designs.

The RA district applies only to some large residential lots located along the St. Johns River and east of the Woodlake Airport. These lots average over 20,000 square feet in size. R-1-7 district includes most of the single family neighborhoods in Woodlake. The District was specifically created to retain the low density character of these areas and its development standards are structured accordingly. Minimum lot sizes are 7,000 square feet for interior lots and 7,500 square feet for corner lots. Setbacks are 25 feet in the front yard, 5 feet in the side yards, and 20 feet in the rear yard. Slightly larger requirements apply for corner lots. A 30' height limit applies.

A subset of the R-1-7 district, R-1-10, applies to a future neighborhood north and east of Castle Rock School. This district provides for large lots that have wider and deeper lot standards. This future 30-acre neighborhood is located on sloping land that is not conducive for small residential lots. It is worth noting that much of Woodlake's traditional single family residential development in the last 10 years has been processed under the PD combining district. This combining district allowed these sites to be developed with more flexibility, achieving the same overall densities but with smaller lots and in some cases new parks and open spaces.

The R-2 zone district has been applied to scattered sites throughout Woodlake, almost all of which are already developed with medium density housing. The district has a minimum lot size requirement of 6,000 square feet but requires only 3,000 square feet of site area per dwelling. Setbacks are 20 feet in the front yard, 5 feet in the side yards, and 10 feet in the rear yard. A 30' height limit applies. The R-2 zone district can support projects as small as a duplex and as large as a 56-unit tax credit, multi-family project.

The R-3 zone district has also been applied to the core of the community. Most of the parcels are already developed with high density housing. The district has a minimum lot size requirement of 5,000 square feet but requires only 1,500 square feet of site area per dwelling. Setbacks are 10 feet in the front yard, 5 feet in the side yards, and 10 feet in the rear yard. A 30' height limit applies. The R-3 zone district can support projects as small as a triplex and as large as a 56-unit tax credit, multi-family project.

Table 7.1
Development Standards in Woodlake’s Residential Zone

Zone Districts	RA	R-1-7/10	R-2	R-3
Development Standards	20,000 sf	7,000/10,000 sf	3000/unit	1500/unit
Minimum Lot Width	80 feet	70 feet / 100 feet	60 feet	50 feet
Minimum Lot Depth	120 feet	100 feet / 120 feet	100 feet	100 feet
Coverage	50 percent	50 percent	50 percent	80 percent
Front Yard Setback	30 feet	25 feet	20 feet	10 feet
Rear Yard Setback	20 feet	20 feet	10 feet	10 feet
Side Yard Setback	10 feet	5 feet	5 feet	5 feet
Height	30 feet	30 feet	30 feet	40 feet
Parking	2 per unit	2 per unit	1.5 per unit	1.5 per unit

Source: Woodlake Zoning Ordinance

As previously mentioned, the PD (planned development) combining district can be applied to any of the above residential districts. The application of this combining district requires a conditional use permit and a public hearing before the Woodlake Planning Commission. As stated, this zoning tool has been used with four previously approved subdivisions. The result was higher average residential densities that resulted from deviations from various zone standards, like lot width and front yard setbacks.

Since 2008, 131 multi-family residential units have been built in the community. The size of the two multi-family projects was around 60 units each. None of the development standards detailed above constrained the projects so that they became unaffordable to renting households. Affordable, multi-family development is achievable in Woodlake because residential land is inexpensive relative to other cities in Tulare County and the San Joaquin Valley, processing of multi-family projects is done administratively, and development impact fees are low compared to other local cities.

Conclusions

Woodlake’s residential development standards have not constrained housing development nor have they been an obstacle to the development of affordable units. The densities generally match the General Plan land use categories. The setback and height requirements relate well to the densities permitted. Lot size requirements also are reasonable.

One possible change to ensure that the City’s supply of R-1-7 land is efficiently used would be to establish a subset zone district, R-1-6 (Single Family Residential, one unit per 6,000 square feet), that would promote higher residential densities, 14 percent, than what would be permitted under the R-1-7 zone district. This recommendation is included as a program in Chapter IX of this Element.

2. Allowances for Residential Uses in Non-Residential Zoning Districts

Because some of Woodlake's potential housing sites are on land that is non-residentially zoned, it is important to consider potential constraints to housing development in the non-residential districts. Table 47 shows the parameters for residential uses in the city's commercial zones. Woodlake does not permit residential uses in its industrial districts because of potential land use conflicts and environmental concerns (e.g. noise, vibrations and odors).

Multi-family housing is presently not permitted in Woodlake's commercial districts, including the Neighborhood Commercial (CN), Central Commercial (CC), and Service Commercial (CS) districts. To mitigate this particular condition, the City could amend language in two of its commercial zone districts, CN and CC (planning staff would not recommend placing residential uses in the CS zone district) zone districts, to add multi-story residential development to the conditional use list of these two zone districts. A conditional use permit application is the appropriate approach rather than placing this type of residential use on the permitted use list. Each potential residential site must be properly evaluated through the use permit process to insure that it does not create problems for existing commercial uses. The potential development standards that would be applied to these residential uses would emulate the standards that would be applied to the commercial uses, except for off-street parking requirements.

Residential development mixed with central and neighborhood uses is appropriate given current day events - climate change, cost of fuel and a faltering economy. By potentially placing high density residential uses adjacent to existing commercial uses, residents would be able to walk to adjacent commercial establishments, such as grocery stores, post office, beauty/barber shops and restaurants. This design feature helps save residents the cost of gas, it reduces the resident's carbon foot print and it brings business to local commercial establishments.

Height limits in the CC and CN zones are quite generous and allow three-story (30 feet) construction. Maximum lot coverage in CC and CN is not a building constraint because there is no lot coverage limits in these zones, however, new developments are required to provide on-site parking. Typically, high density residential uses require one and one-half stalls per living unit; one stall for senior projects. With the conditional use permit requirement, the project would be subject to the City's site plan review process.

Conclusions

Zoning revisions to Woodlake's commercial districts are needed to facilitate the development of high density residential uses in these districts. This is particularly true in the CC and CN zones. To achieve this objective, Woodlake's Zoning Ordinance shall be amended to add multi-family residential uses to the conditional use list of these zone districts. The density standard for these potential multi-family uses will be one unit per 1,500 square feet of lot area. All other development standards will comply with the standards of the respective commercial zones, including setback distances, building heights and lot coverage. These potential amendments to the Zoning Ordinance are supported by Woodlake's recent update to its General Plan.

3. Zoning Standards: Parking

Parking standards are set forth in Chapter 17.72 of the Woodlake Zoning Ordinance. These standards are summarized in Table 7.2. The requirements vary depending on the type of dwelling. The basic requirement for a single family house is that two off-street, covered, non-tandem spaces be provided. The single family parking requirements are generally not a development constraint and are comparable to those in jurisdictions throughout the county.

Multi-family requirements are 1.5 spaces per unit, half of the units must be covered. Although the covered parking requirement may provide a constraint to the production of affordable housing, it does represent a design feature that is coveted by residents of multi-family projects. Woodlake has approved two multi-family senior projects where the parking standard was reduced to one-half stall per unit, the rationale being that many seniors do not own or drive a car.

Table 7.2
Parking Requirements for New Housing

Unit Type	Parking Required
Second Residential Unit	One uncovered parking stall
Single Family Home	two non-tandem covered spaces
Duplex	1.5 spaces per unit, one must be covered
Single Family Home w/ Second Unit	two non-tandem + one uncovered
Multi-Family (3+ Units)	1.5 spaces per unit, one must be covered
Senior Housing	.5 spaces per unit

4. Standards for Special Housing Types

Table 7.3 identifies provisions in the Woodlake Zoning Ordinance for four particular types of housing that often serve lower income households: second units, mobile/manufactured homes, residential hotels, and homeless shelters.

Second units are permitted in all single family zones, subject to the granting of a building permit and site plan review. Woodlake requires the owner to live on the property (either in the second unit or in the primary residence). One of the residents must be 62 years or older. The design of the second unit must be compatible with the primary residence. The unit must be at least 400 square feet but not more than 700 square feet. Woodlake receives about three or four applications per year for second residential units. None of the requirements detailed above have dissuaded persons from making an application for a second unit. Woodlake began accepting applications in 1992. These units have become affordable housing for farm workers, very low-income households, seniors, persons who are disabled and housing for more than one family.

Table 7.3
Development Requirements for Special Housing Types

Unit Type	Requirements
Second Unit	Requires building permit and site plan review
Manufactured Home	Requires building permit and compliance with design standards
Residential Hotels	Requires building permit and site plan review; a permitted use in Woodlake's Central Commercial district
Homeless Shelter	Requires a conditional use permit in Woodlake's multi-family and central commercial zone districts

Mobile and manufactured homes on foundations are permitted in all of Woodlake's residential districts, consistent with state law. Such homes require a building permit and they must conform to design standards provided in the Zoning Ordinance, including standards that regulate roof overhang, roofing material, siding material, and roof design.

There have been no residential hotels or homeless shelters constructed in Woodlake nor is there the possibility that any will be constructed within the planning period, 2015 to 2023.

Conclusions

Revisions to Woodlake's second unit standards are not required. The current standards and processing procedures for this type of housing unit has not discouraged their construction. In fact, second units in Woodlake have become an affordable source of housing for farmworkers, seniors, the disabled, and very low-income households. Because of the city's design standards, it is difficult to distinguish these units from adjacent stick-built homes.

B. Fees and Exactions

Government Code Section 65583(a) requires "An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels...including...fees and other exactions required of developers, and local processing and permit procedures..."

Housing in Woodlake is subject to two types of fees or exactions:

- permit processing fees for planning and zoning; and
- impact fees or exactions, imposed to defray all or a portion of the public costs related to the

development project.

Fees and exactions can impact the cost, and feasibility of housing development. Excessive planning and site development fees can impact property owners' ability to make improvements or repairs, especially for lower-income households. In Woodlake, new residential projects are subject to development impact fees from the City and Woodlake's two school districts. For both processing fees and impact fees, State law specifies procedural and nexus requirements:

- Government Code Section 66020 requires that planning and permit processing fees do not exceed the reasonable cost of providing the service, unless approved by the voters; agencies collecting fees must provide project applicants with a statement of amounts and purposes of all fees at the time of fee imposition or project approval.
- Government Code Section 66000 et. seq. (Mitigation Fee Act) sets forth procedural requirements for adopting, and collecting capital facilities fees and exactions, and requires they be supported by a report establishing the relationship between the amount of any capital facilities fee and the use for which it is collected.

1. Planning and Permit Processing Fees:

A planning fee study was completed by the City of Lindsay in 1999. The study surveyed 28 cities in the Southern San Joaquin Valley. Woodlake participated in this survey. The survey requested from each city a copy of their planning fee schedule. Lindsay then tabulated the results for each type of planning fee, showing lowest and highest fees, the average fee and the median fee.

A comparison of Woodlake's 1996 planning fees with the results of this planning fee study indicated that Woodlake had fees that were well below the median fee, or has no fee at all for certain planning permits.

To insure that Woodlake's planning permit fees keep pace with the actual cost of processing planning applications, the city in 2004 evaluated its planning fee schedule. This 2004 fee analysis examined the following components of the fee schedule:

- a.) the current hourly rate of each person processing the planning application;
- b.) the amount of time required to process each planning permit by various persons responsible for processing a planning application; and
- c.) the current cost of postage, reproduction and public hearing notices.

Unlike most planning fee studies, the 2004 analysis included time spent by the city attorney and city manager on various planning issues, which in many cases, caused the calculated fee to be higher. In April, 2004, the City Council adopted an update to Woodlake's Planning and Permit Processing Fees.

Woodlake is in line with other cities in regards to the planning and permit fees charged for various applications. In fact, Woodlake has some of the lowest planning fees in Tulare County.

2. Development Impact Fees:

Development impact and engineering/building permit fees constitute a larger percentage of the cost of a housing unit than do the planning permit fees discussed above. Development fees cover improvements such as water, sanitary sewer, storm drainage, parks, schools, traffic, and engineering/building plan review and field inspection.

Table 45 shows Woodlake's development impact fees that pertain to sewer, water and storm drainage improvements and compares them to other cities in Tulare and Kings counties. Woodlake is ranked fourth of the ten cities surveyed. In 2008, Woodlake had to significantly increase fees from \$1,843 to \$7,252 in these three categories because Woodlake's wastewater treatment plant must be upgraded and expanded, a new water tank must be installed, and a new domestic well must be drilled. The Consultant only used these three types of development impact fees (storm drainage, sewer and water) for comparison because not all cities collected the same impact fees but all cities collected these fees. For example, some cities collect circulation or community facilities impact fees while others do not. Also, each city is located in one or more school districts. These districts each set their own school impact fees. This fee can range significantly from district to district.

Table 7.4
Development Impact Fee Survey (storm drainage, water and sewer)

Rank	Jurisdiction	Cost per Unit
1	Dinuba	\$ 8,687
2	Tulare	\$ 7,322
3	Lindsay	\$ 7,336
4	Woodlake	\$ 7,252
5	Exeter	\$ 6,750
6	Farmersville	\$ 4,217
7	Visalia	\$ 4,174
8	Hanford	\$ 4,215
9	Lemoore	\$ 3,912
10	Porterville	\$ 2,208

Source: QUAD/Knopf, 2008; Collins & Schoettler, Planning Consultants

Note: Costs only include sewer, water and storm drainage impact fees. Some fees are assessed by the acre. The Consultant has converted these figures to a per residential unit fee.

More recent information compiled in 2008 provides all the development impact fees collected in Woodlake on a typical 1,500 square foot single family that rests on a 7,000 square foot lot. Total fees were \$13,134.95 up from \$6,205.00, which was the fee collected in 2000. In 2008, development impact fees represented 7.3 percent of the total cost of a \$180,000 home. In 2000, development impact fees represented 5.9 percent of the total cost of a \$105,000 home. The most significant increases in development impact fees come in the areas of school impact and wastewater collection/treatment fees. For example, school impact fees increased from \$1.97 a square foot to \$2.97 a square foot.

While Woodlake’s impact fees have changed substantially since 2000, the cost of housing has also increased, from \$105,000 to \$180,000. The cost of housing peaked in 2007. The value of a 1,5000 square foot single family dwelling reached \$200,000 but like most regions in California has fallen significantly since that time.

Table 7.5
Development Impact Fees for a Single Family Home¹ in Woodlake

Building permit and plan check	\$ 1,130.95
Park fee	\$ 250.00
Water Connection Fee	\$ 2,407.00
Sewer Connection Fee	\$ 4,209.00
Storm Drainage	\$ 683.00
School Impact Fee (\$2.97 per sq. foot)	\$ 4,455.00
Total	\$13,134.95

Table 7.6
Development Impact Fees for a Multi-Family Unit¹ in Woodlake

Building permit and plan check	\$ 625.95
Park fee	\$ 200.00
Water Connection	\$ 2,407.00
Sewer Connection	\$ 4,209.00
Storm Drainage	\$ 42.00
School Impact Fee (\$2.97 per sq. foot)	\$ 2,376.00
Total	\$ 9,859.95

The development impact fees charged to each unit in a recently constructed 68-unit, multi-family tax credit project makes it more difficult to provide rental rates affordable to lower-income households. Fortunately, apartments constructed using tax credit financing have the ability to absorb these impact fees while still providing affordable rental rates for extremely low-, very low- and low-income households. For example, the most recently constructed tax credit project in Woodlake, Corporation for Better Housing, constructed in 2008, provided eight extremely low- income units, 30 very low-income units and 30 low-income units. In the case of tax credit projects, even with high development impact fees, affordable rental housing can still be provided. Also, the City of Woodlake granted the project a density bonus, which lifted the number of permitted units from 40 to 68.

C. Processing and Permit Procedures

Government Code Section 65583(a) requires “An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels,...including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures...”.

Processing and permit procedures can pose a considerable constraint to the production and im-

provement of housing. Common constraints include lengthy processing time, unclear permitting procedures, layered reviews, multiple discretionary review requirements, and costly conditions of approval. These constraints increase the final cost of housing, uncertainty in the development of the project, and overall financial risk assumed by the developer.

The Woodlake Zoning Ordinance stipulates the types of residential uses permitted, permitted with a site plan review permit, conditionally permitted, or prohibited in each residential zone district. Permitted uses are those uses allowed without discretionary review except for plot plan review, so long as the residential dwelling(s) complies with all development standards.

Permitted uses with a site plan permit is an administrative process in that only the site plan review committee must approve the project. Approval by the Committee clears the applicant to apply for a building permit on the residential project. Conditional use permits are approved by the Planning Commission unless appealed. Residential projects appealed to the City Council get priority scheduling. There is no fee for appealing a matter to the City Council. Typical findings for a CUP include consistency with the General Plan, compatibility with surrounding uses, and the addressing basic public health, safety, and general welfare concerns.

1. Permit Processing

The time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. Table 48 identifies the typical processing time most common in the entitlement process. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with general plan and zoning designations do not generally require environmental impact reports (EIRs)). Also, certain review and approval procedures may run concurrently. For example, a ministerial review for a single-family home would be processed concurrently with the plot plan review. Since the majority of EIRs are prepared in response to a general plan amendment request they are often processed simultaneously. Woodlake also encourages the joint processing of related applications for a single project. As an example, a rezone petition may be reviewed in conjunction with the required site plan, a tentative tract map, and any necessary variances. Such procedures save time, money, and effort for both the public and private sector.

Tentative Subdivision Map

Woodlake works closely with developers to expedite approval procedures so as not to put any unnecessary timing constraints on residential subdivisions. For a typical residential subdivision, an initial pre-consultation meeting with the planning department, public works, city engineer and the fire department is arranged to discuss the residential proposal. Then the tentative subdivision map, application and project description is filed with the planning department along with an application fee. The map and application is first reviewed by the planning department and other agencies such as public works for consistency with the zoning and subdivision ordinances and general plan guidelines. The subdivision is then approved at the staff level. Depending on the complexity of the map (and underlying land use issues), the project is approved in 12 to 24 weeks from date of map submission. Final approval if the tentative map comes at the Planning Commission and City Council after public

hearings have been held.

After the tentative subdivision map is approved by the Planning Commission and City Council, the applicant must submit a final subdivision map with improvement drawings to the city engineer for review and approval. This review process, which involves extensive plan and calculation checks, can require up to four months. Once approved, the final subdivision map can be reviewed and approved by the city council.

The building department performs plan checks and issues building permits for the residential plans submitted to the department. Throughout the construction process, the building department will perform building checks to monitor the progress of the project. This process does not seem to put an undue time constraint on most developments because of the close working relationship between the building department and contractors. Table 49 outlines typical approval requirements for a single-family residential subdivision and a 56-unit multi-family project.

Multifamily projects take an average of three months to process, usually because of multiple meetings with staff. If the subject site is properly zoned for multi-family uses, no public hearings are required and the matter is decided administratively. If the subject property is not properly zoned or requires a variance from the zoning ordinance, the process could take up to six months. Both of these applications require public hearings before the Planning Commission and City Council.

Second-Unit Ordinance

Consistent with Government Code Section 65852.2, Woodlake adopted a Second-Unit Ordinance. This ordinance developed guidelines for residents who wish to construct a second-unit on their property. In accordance with State law, these applications are reviewed and approved at the staff level. The ordinance set forth criteria for the application of second units including the definition of a second-unit, the maximum allowable square footage, and the development standards for these units. Woodlake has processed approximately six building permits for second units since 2001. This level of activity indicates that the city's second-unit ordinance has not constrained development of second units. Criteria for second units include:

- No more than one additional dwelling unit is allowed on any one legal lot or parcel.
- The second-unit may be attached to detached.
- The total floor area of the second-unit can not exceed 700 square feet.
- Second units must conform to setback requirements of the zoning district.
- Occupancy of the second unit shall be an immediate family member of the primary residence.
- The second dwelling unit shall incorporate the same or similar architectural features as the primary residence.
- One on-site parking spot (uncovered) is required per unit.

D. Codes and Enforcement

The City of Woodlake utilizes the 2007 Uniform Building Code (UBC) for processing building projects within the city limits. The city has not amended the UBC or State housing law.

Woodlake gives financial consideration to persons or entities (Self-Help Enterprises) that are rehabilitating housing in Woodlake. Other than financial support from the Woodlake Redevelopment Agency or City of Woodlake, using CDBG funds, Woodlake does not deviate from the standards contained in the 2007 Uniform Building Code.

On/Off-Site Improvement Standards

On/off-site improvement standards establish infrastructure or site requirements to support new residential development such as streets, sidewalks, water and sewer, drainage, curbs and gutters, street signs, park dedications, utility easements and landscaping. These improvements are necessary to ensure that new housing meets the Woodlake's development goals, however, the cost of these requirements can represent a significant share of the cost of producing new housing in Woodlake.

As stated in HUD's study of Subdivision Requirements as a Regulatory Barriers, such requirements can reasonably be considered regulatory barriers to affordable housing if Woodlake determines that the requirements are greater (and hence, more costly) than those necessary to achieve health and safety requirements in the community.

Woodlake requires developers of housing to install a wide range of infrastructure improvements, including streets; curb, gutter, and sidewalks; water and sewer connections; landscaping; and storm drainage lines and basins. All of these improvements are required by local ordinance to insure public health, safety and welfare in addition to quality of life measures. For example, by requiring the housing developer to install sidewalks, school-aged children and adults living in the development can safely walk to school and other destinations.

The other improvements mentioned above such as streets and sewer and water connections are typical requirements that all cities in California generally require. The cost of these improvements are built into the cost of the housing or rental unit. Given that Woodlake has some of the lowest home prices and residential rental rates in the San Joaquin Valley, it is very apparent that on/off-site improvements required of Woodlake's housing projects do not have a significant adverse impact on the cost of housing.

Prior to the housing boom that occurred between 2001 and 2007, subdivision developers indicated that on/off-site improvements would run between \$15,000 and \$20,000 a lot, or about 12 to 17 percent of a \$120,000 home. During the peak of the housing market, these percentages remained about the same even though the cost of a single family home skyrocketed to \$200,000. In 2008, the cost of on/off-site improvements have dropped dramatically as has the cost of housing, an average home now costs between \$170,000 and \$180,000.

Specific standards and requirements for a typical residential subdivision are identified in Woodlake's

Subdivision Ordinance and Improvements Manual. All lots are required to be graded so that each building pad is 12 inches above curb elevation. Streets generally have a 60-foot right-of-way and a curb width of 40 feet. All lots shall be fitted with curb and gutter and a 4-foot sidewalk. All lots require a paved driveway leading from the street to the garage. Each lot is connected to the city's sewer system with a 6-inch sewer lateral and to the city's water system by a 3/4-inch water line. These improvements increase the cost of a single family home by about 12 to 17 percent, not including the cost of land.

E. Constraints-Housing for Persons with Disabilities

Government Code Section 65583(a)(4) requires: "an analysis of potential and actual government constraints upon the maintenance, improvement or development of housing... for persons with disabilities as identified in the analysis pursuant to paragraph (4) of subdivision (a), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting ... the need for housing for persons with disabilities.

Government Code Section 65583(c)(3) requires the housing element provide a program to "address and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing for persons with disabilities. The program shall remove constraints to and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities."

As noted in the Special Needs section of the Housing Needs Assessment Report, persons with disabilities have a number of housing needs related to accessibility of dwelling units; access to transportation; employment, and commercial services; and alternative living arrangements that include on-site or nearby supportive services.

Woodlake ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations) and federal requirements for accessibility.

1. Procedures for Ensuring Reasonable Accommodations:

To provide exception in zoning and land-use for housing for persons with disabilities, Woodlake currently utilizes either a variance or encroachment permit processes to accommodate requests such as special structures or appurtenances (i.e., access ramps or lifts) needed by persons with physical disabilities. Encroachment permit applications can be handled through an administrative procedure. Conversely, a variance application requires a public hearing before the Planning Commission. As a result, the element includes a program to establish a written and administrative reasonable accommodation procedure in the zoning code for providing exception for housing for persons with disabilities in zoning and land use.

California has removed any discretion for review of small group homes for persons with disabilities (six or fewer residents). Woodlake does not impose additional zoning, building code, or permitting procedures other than those allowed by State law. There are no city initiated constraints on housing for persons with disabilities caused or controlled by Woodlake.

Woodlake also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements. Such retrofitting is permitted under Chapter 11, 1998 version of the California Code. Further, Woodlake works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint. Finally, the element includes a program to amend zoning and clarify Woodlake's Zoning Ordinance that retrofitted access ramps are permitted in setback areas in residential zone districts.

Examples of the ways in which the Woodlake facilitates housing for persons with disabilities through its regulatory and permitting processes are:

- Woodlake permits group homes of all sizes in all residential districts. Woodlake has no authority to approve or deny group homes of six or fewer people, except for compliance with building code requirements, which are also governed by the State.
- Woodlake does not restrict occupancy of unrelated individuals in group homes and does not define family or enforce a definition in its zoning ordinance.
- Woodlake permits housing for special needs groups, including for individuals with disabilities, without regard to distances between such uses or the number of uses in any part of the city. The Land Use Element of the General Plan does not restrict the siting of special need housing.

2. Permits and Processing:

Woodlake does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. Woodlake's requirements for building permits and inspections are the same as for other residential projects and are straightforward and not burdensome. City officials are not aware of any instances in which an applicant experienced delays or rejection of a retrofitting proposal for accessibility to persons with disabilities.

As discussed above, Woodlake allows group homes of six or fewer persons by right, as required by State law. No CUP or other special permitting requirements apply to such homes. Woodlake does require a CUP for group homes of more than six persons in all residential districts. The CUP process requires a public hearing before the Planning Commission. In addition, persons within 300 feet of the subject property are invited to testify before the Planning Commission.

Woodlake provides reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits through its flexible approaches to retrofitting or converting existing buildings and construction of new buildings that meet the shelter needs of persons with disabilities. The City adopted and implements the 1997 Uniform Building Code (UBC) and 1998 California Code, which incorporates and amends the 1997 UBC.

Woodlake has not adopted a universal design ordinance governing construction or modification of homes using design principles that allow individuals to remain in those homes as their physical needs and capabilities change. Woodlake has added the development of a Universal Design Element as a program during this planning period.

Woodlake

Housing Element

SECTION VII: NON-GOVERNMENTAL CONSTRAINTS

VII NON-GOVERNMENTAL CONSTRAINTS

Government Code Section 65583(a)(6) requires “an analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.”

Although nongovernmental constraints are primarily market-driven and generally outside direct government control, localities can significantly influence and offset the negative impact of nongovernmental constraints through responsive programs and policies. Analyzing specific housing cost components including the cost of land, construction costs, and the availability of financing assists the locality in developing and implementing housing and land-use programs that respond to existing local or regional conditions. While the cost of new housing is influenced by factors beyond a locality’s control, local governments can create essential preconditions (favorable zoning and development standards, fast track permit processing, etc.) that encourage and facilitate development of a variety of housing types and affordable levels.

A. Residential Land and Site Development Costs:

Due to the wide availability of land in the Woodlake area, developers do not compete for new properties; land is much cheaper on average than in the rest of Tulare County.

Land costs for single-family housing in 2008 are about \$40,000 per acre. In 2006, land prices for residential land peaked at \$60,000 per acre. At 4 to 5 units per acre, land costs averaged \$8,000 to \$10,000 per lot. Site work (grading and infrastructure improvements) would total approximately \$25,000 per lot. The cost of a finished lot in 2008 was about \$40,000; infrastructure costs run about 62% of the cost of a lot. Two multi-family tax credit projects were constructed in 2007 and 2008. One project generated 24 apartments and the other 56 apartments. Land costs ranged from \$100,000 per acre in 2007 to \$120,000 per acre in 2008. Total land costs per unit ranged from \$5,000 to \$8,000 per unit.

B. Construction and Soft Costs:

In 2008, construction costs averaged around \$67 per square foot for single family homes. Total construction costs for a 1,500 square foot single-family house average about \$105,500. Soft costs (permitting fees, etc.) are somewhat less dependent on the size of the unit, averaging about \$13,134 or \$8.75 per square foot.

Woodlake’s two recently constructed multi-family tax credit projects averaged around \$65.00 per square foot; market-rate apartments are less expensive because the amenities are less expensive and the labor is being paid prevailing wage.

C. Availability of Financing:

Current (2016) interest rates for home loans are around 3.75 to 4.0 APR for 30-year fixed mortgage, depending on the terms of down payment. In general, creditworthy buyers in Woodlake do not have difficulty obtaining loans; however, it is difficult for low- and moderate- income homebuyers to acquire sufficient savings and income to pay for a downpayment, closing costs, monthly mortgage, and tax/ insurance payments. To address this problem, Woodlake administers the First Time Home Buyer program (FTHB), a special low-interest, deferred-payment loan program designed to provide

“silent” second mortgages of up to \$40,000, funded by the Home Investment Partnerships Program. Applicants must demonstrate financial need and pre-approval for a first mortgage; the second mortgage will be financed as a three-percent-interest, 30-year deferred loan payment. From 2008 to 2014 there were 21 First Time Home Buyer purchases in Woodlake.

Woodlake’s Housing Rehabilitation Program, funded through the Community Development Block Grant (CDBG) and administered by Self-Help Enterprises, distributes loans to lower-income households to achieve cost-effective repairs. Priority is accorded to health and safety needs, followed by energy conservation needs, extension of the unit’s useful life, and converting to the Uniform Building Code. The maximum loan amount is \$40,000 for single family homes. Costs will be financed as a three-percent-interest amortized loan for owner-occupied properties. From 2008 to 2014, Self-Help Enterprises rehabilitated 51 lower-income, owner-occupied units.

D. Rental Housing in Woodlake:

From 2008-2014, Woodlake realized the construction of 131 multi-family units, all of which were affordable for very low and low income renters. The construction of these units has satisfied the rental needs of lower-income households.

Woodlake

Housing Element

SECTION VIII: PROGRAM OVERVIEW &
QUANTIFIED OBJECTIVES

SECTION VIII: PROGRAM OVERVIEW & QUANTIFIED OBJECTIVES

- 1. Time Period: 2017**
Responsible Agency: City of Woodlake, Planning Department
Funding: General fund

The City of Woodlake will allow residential infill development by allowing lot sizes less than 6,000 square feet when using Woodlake's existing Planned Unit Development zone district or the proposed Smart Development zone district. The use of these zone districts will provide incentives to developers in the form of increased densities and more flexible development standards. Developers will be made aware of these potential incentives when they meet with planning officials regarding the residential development of properties inside the city limits. In 2017 the Planning Department shall add the Mixed-Use and Smart Development zone districts to the Zoning Ordinance.

- 2. Time Period: Ongoing**
Responsible Agency: City of Woodlake, Planning Department
Funding: General fund

Amend the Woodlake Zoning Ordinance to add farm labor housing and emergency shelters to the permitted list of the City's central commercial and service commercial zone districts. A review of Woodlake's land inventory for vacant service commercial and central commercial lands shows that there are four acres of vacant service commercial land and .75 acres of vacant central commercial land. The service commercial land could easily accommodate either a farm labor housing complex or emergency shelter. Most of Woodlake's vacant service commercial land is located on abandoned railroad right-of-way, situated on the south side of State Route 216 west of State Route 245.

- 3. Time Period: 2016-2017**
Responsible Agency: City of Woodlake, Planning Department
Funding: General Fund

Woodlake Zoning Ordinance has an adopted Zoning Ordinance to allow transitional and supportive housing to permitted use in all residential zones and subject to only those standards/ regulations that apply to other residential dwellings of the same type in the same zone list of the City's single family residential zone districts. The City of Woodlake is in the process of rewriting its Zoning Ordinance to bring it into compliance with State Planning and Health and Safety codes. In addition, the Ordinance will also introduce new planning concepts such as Smart Growth development standards and a new small-lot residential zone district.

- 4. Time Period: 2016**
Responsible Agency: City of Woodlake, Planning Department
Funding: General Fund

Amend the Woodlake Zoning Ordinance to add single-room occupancy (SROs) living units to the permitted use list of the CC (Central Commercial) zone district. The City of Woodlake is in the process of rewriting its Zoning Ordinance to bring it into compliance with state Planning and Health

and Safety codes. In addition, the Ordinance will also introduce new planning concepts such as Smart Growth development standards and a new small-lot residential zone district.

- 5. Time Period: 2017**
Responsible Agency: City of Woodlake, Planning Department
Funding: General Fund

Work with developers and employers in identifying farmworker housing needs. The City will also support applications for funding to assist in the development of farmworker housing. Amend the Woodlake Zoning Ordinance to add housing for farmworkers in all of Woodlake's single and multi-family residential zone districts by right. This listing will permit "less than six" farmworkers to occupy a single or multi-family residence.

The City of Woodlake is in the process of rewriting its Zoning Ordinance to bring it into compliance with state Planning and Health and Safety codes. In addition, the Ordinance will also introduce new planning concepts such as Smart Growth development standards, a new small-lot residential zone district as well as including farmworker housing into Woodlake's residential zone districts.

- 6. Time Period: Ongoing**
Responsible Agency: City of Woodlake
Funding: LMI funds

Woodlake will contact Self-Help Enterprises to continue to encourage them to utilize their HELP funds to construct homes for first-time home buyers. The City could in turn provide funds to provide down-payment assistance and/or waiver of development impact fees. This program provides financial assistance to low to moderate income families for the purchase of newly constructed homes. Self-Help Enterprises is currently working towards construction of a 70 lot subdivision. The project is approved with the City and has an estimated construction time of June 2016.

- 7. Year: 2016 and Ongoing**
Responsible Agency: City of Woodlake and Self-Help Enterprises
Funding: HELP funds

Woodlake and Self-Help Enterprises will continue to work together construct single family homes that are affordable to low-and moderate income households. These homes will be constructed on in-fill residential lots some of which may have originally contained dilapidated homes that have been demolished. Woodlake and Self-Help Enterprises have used HELP funds to implement this program in the past and will continue in the future as long as HELP funds are available.

- 8. Year: Ongoing**
Responsible Agency: City of Woodlake and Self-Help Enterprises
Funding: CDBG and HELP funds.

The City of Woodlake will encourage private developers who are proposing residential development to seek a SD (smart development) or a PRD (planned residential development) zone district. These

districts allow for greater flexibility in residential design and better utilization of land. These opportunities allow the developer to potentially provide a more affordable housing product. The city will encourage the use of these zone districts by providing information that shows that they will increase the density of a residential development while at the same time reducing improvement costs and impact fees per residential unit.

- 9. Year: Ongoing**
Responsible Agency: City of Woodlake, Planning Department
Funding: General fund

The City of Woodlake will assist the Tulare County Housing Authority implementation of the conventional Public Housing Rental Program and the Section 8 Existing Program, which provides rent subsidies directly to participating landlords, and will support that Agency's attempts to secure additional funding for expanded programs. Currently, the Housing Authority manages 33 Section 8 housing units in Woodlake.

The Woodlake Building Department will identify for the Housing Authority additional rental housing stock that can be used for the Section 8 Program.

- 10. Year: 2016-2017**
Responsible Agency: City of Woodlake
Funding: LMI, HOME funds; and Infrastructure Infill grant

Woodlake will amend its Zoning Ordinance to bring its Second Unit section into compliance with Government Code Section 65852.1. Woodlake second units provide affordable housing for many farmworkers in the community. This amendment will make it easier to construct second units in Woodlake's residential zone districts.

- 11. Year: 2009-10**
Responsible Agency: Woodlake Planning Department
Funding: General Fund

Work with developers to obtain available sources of funding and prioritize available funds, as appropriate, for projects including units affordable to extremely- low income households. Woodlake will continue to market the community for multi- family tax credit projects. To make the project even more affordable for extremely low-income households, the City should process a density bonus on each tax credit project in order to increase density, promote affordability and provide units with three or more bedrooms for large family households.

Discussion: Of the last three tax credit projects processed in Woodlake, about 10 percent of the units were affordable to extremely low-income households. This type of housing product is the most effective means of providing affordable housing for this income group. About 20 percent of these units contained three or more bedrooms. This feature provided housing for large family households.

12. Time Period: Ongoing
Responsible Agency: City of Woodlake
Funding: General Fund

Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action (Government Code Section 65583.(c)(4)).

Woodlake's existing affordable housing stock is a valuable resource and the element includes programs to conserve and improve this affordable housing stock. Improvement includes programs that enhance existing housing stock using rehabilitation strategies. Conservation includes maintenance, such as code enforcement in deteriorating buildings, or in response to improvements to the housing stock such as weatherization programs that helps reduce housing costs.

The City of Woodlake shall facilitate residential development in Woodlake that is well designed and maintained, attractive and affordable. Affordable housing will be accomplished through increased unit densities; attractive design through architectural review and the city's site plan review process, requiring conditions such as maintenance through a landscaping and lighting district.

13. Year: Ongoing
Responsible Agency: Woodlake Planning Department
Funding: General Fund

The City will continue to identify dilapidated housing units in Woodlake that require demolition. The City will notify the property owner of this requirement. Once the lot is vacant, the city will work with the property owner to facilitate the construction of a new residential unit on the lot. The City, as in the past, will work with Self-Help Enterprises to utilize HELP funds to construct single family homes that are affordable to low- and moderate-income households.

Woodlake will continue to annually apply for CDBG funds for rehabilitation of housing in Woodlake. The City will contract with Self-Help Enterprises to provide this service. From 2008 to 2015, Self-Help Enterprises rehabilitated 76 substandard single family dwellings. During the planning period, Woodlake working with Self-Help will rehabilitate six dwellings per year.

Discussion: Self-Help prepares a list of potential clients by speaking to families in target neighborhoods about the benefits of working with Self-Help Enterprises for rehabilitation services. Self-Help can provide low-interest loans as well as qualified contractors that have extensive experience in rehabilitation construction.

14. **Year: Ongoing**
Responsible Agency: Woodlake Site Plan Review Committee
Funding: General Fund



New, affordable housing project in Woodlake consisting of 70 lots. Project developer: Self-Help Enterprises

The City of Woodlake shall continue to work on preparation and adopt a Smart Growth Zoning District. This district could be applied to any property zoned residential in Woodlake.

15. **Year: Ongoing**
Responsible Entities: City of Woodlake
Funding: General Fund

Woodlake will continue to employ a code enforcement officer in its police department who will insure that neighborhoods are free of blight, including abandoned cars, weed infested lots, and dwellings that accumulate junk and debris. The Officer will inspect 10 sites per week.

16. **Year: Ongoing**
Responsible Entities: City of Woodlake /Tulare County Housing Authority
Funding: LMI funds

Preserve Units At-Risk of Conversion to Market Rate Uses

Preserve for lower income households the assisted housing developments identified pursuant to paragraph (8) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (8) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance (Government Code Section 65583(c)(6)).

The nature of conversion risk varies significantly among projects depending on the type of subsidy and related affordability controls. Since 1990, 196 affordable apartment units have been constructed in Woodlake, each utilizing different types of financing - Section 515, HOME and tax credits. Each of these projects have different long-term affordability requirements. The City monitors these complexes to insure that they do not get converted to market-rate units. To date, there have been no conversions to market-rate housing.

Woodlake has not experienced a significant increase in Section 8 units over the last 8 years. To improve on this trend, Woodlake has been working with private contractors to construct single family homes on infill lots that have had previously contained a dilapidated home that has been demolished. These units can become Section 8 units so long as they receive certification from the Housing Authority.

The City will work with local contractors to construct or rehabilitate single family homes that can be made available for Section 8 households. Woodlake will work to increase the number of Section 8 units in Woodlake by two units per year over the planning period.

- 17. Year: Ongoing**
Responsible Entities: City of Woodlake, Building Department
Funding: General Fund

The Woodlake Redevelopment Agency will work with the Tulare County Housing Authority to work with households that are displaced by owners of Section 8 units that opt-out of the program. The Agency will use some of its CDBG funds to rehabilitate homes that can be made available for Section 8 housing. The Agency will rehabilitate one potential Section 8 unit per year during the planning period.

- 18. Year: Ongoing**
Responsible Entities: Woodlake Redevelopment Agency
Funding: Agency funds

The City of Woodlake will preserve all existing units in the at-risk properties. Woodlake will monitor, every year, the status of any HUD receipt/approval of Notices of Intent and Plans of Action filed by property owners to convert to market-rate units.

19. Year: Ongoing
Responsible Entities: City of Woodlake
Funding: General Fund

The City of Woodlake will assist tenants of existing rent restricted units to obtain priority status on Section 8 waiting lists. Presently, Woodlake has 30 Section 8 units in the community. The City will also provide tenants in at-risk projects information regarding Section 8 rent subsidies through the Tulare County Housing Authority, and other affordable housing opportunities in the City.

20. Year: Ongoing
Responsible Entities: City of Woodlake
Funding: LMI funds

Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, or provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities (Government Code Section 65583(c)(3)).

Woodlake's choice of programs reflect the results of its housing need analyses, identification of available resources including land and financing, and the mitigation of identified governmental and non-governmental constraints.

The Woodlake Planning Department shall amend its Zoning Ordinance to add a Smart Development zone district, which will provide greater design flexibility and/or densities so as to encourage more affordable housing. This zone district will employ numerous design standards that will encourage higher residential densities, more sustainable design, and energy and water conservation. Features that will be included in this new district are zero lot line opportunities, low impact development, xerophytic landscaping, reduced turf area, parkways and street trees, and reduced setbacks and street widths.

21. Year: Ongoing
Responsible Agency: Woodlake Planning Department
Funding: General Fund

The City of Woodlake will consider foregoing development impact fees, excluding school impact fees, if the project is a single family residential infill project, or a downtown mixed-use project that includes an affordable residential component.

22. Year: Ongoing
Responsible Agency: Woodlake Planning Department
Funding: General Fund

The City of Woodlake contracts with Planning Consultants, to provide planning services for the community. All planning projects are streamlined from submittal of the application to the final decision-making step. It is the role of the consulting firm to insure that the design of the project

meets good urban design standards and that the project is processed in an expeditious manner. The consulting firm is responsible for all matters pertaining to the processing of the project, including public hearing notices, staff reports, resolutions/ordinances, environmental documents, and presentations before the Commission and City Council.

- 23. Year: Ongoing**
Responsible Agency: Woodlake Planning Department
Funding: General Fund

The City of Woodlake will continue to process State licensed group homes administratively. To date, the processing of this type of home can be completed in about two weeks.

- 24. Year: Ongoing**
Responsible Agency: Woodlake Planning Department
Funding: General Fund

Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability (Government Code Section 65583(c)(5)).

Fair Housing laws make it illegal to discriminate against any person because of race, color, religion, sex, disability, familial status, national origin, ancestry, marital status, sexual orientation, source of income and age in the rental or sale, financing, advertising, appraisal, provision of real estate brokerage services, etc., and land-use practices. Government Code Section 65008 also expressly prohibits localities from discriminating against residential development or emergency shelters if the intended occupants are low-income or if the development is subsidized.

In Woodlake's housing element, a local equal housing opportunity program must provide a means for the resolution of local housing discrimination complaints and should include a program to disseminate fair housing information and information about resources throughout the community.

Woodlake will work with Tulare County Housing Authority to provide a local Fair Housing Information Program. This Program will distribute educational materials to property owners, apartment managers, and tenants, and it will respond to complaints of discrimination (i.e., in-taking, investigation of complaints, and resolution) by referring the affected party to the appropriate agencies.

- 25. Year: Ongoing**
Responsible Agency: Woodlake Planning Department
Funding: General Fund

Foreclosure Counseling Program

Self-Help Enterprises is a HUD-approved counseling agency. We know that circumstances beyond our control such as job loss, illness, or a death in the family can lead to a loss of income. This can ultimately result in the inability to make mortgage payments causing a possible foreclosure. To preserve families in the community and stabilize neighborhoods, we offer free counseling services

to assist homeowners in preserving homeownership, preventing foreclosure and to help families get through the difficult transition period if keeping their home is not an option. Our Foreclosure Counselors provide homeowners with accurate information allowing them to make good choices and help themselves through their problems. Self-Help Enterprises also provides access to an attorney to discuss options related to home preservation. This consultation is free and done over the telephone. During the consultation, homeowners learn valuable information helping them make the best decision about their home and finances.

A review of Woodlake’s past efforts in the above housing categories shows that using the funding types mentioned above has proved very successful. The mix of LMI funds with CDBG, HOME and HELP funds has led to demolition of dilapidated housing units, rehabilitation of substandard units and the construction of infill units.