

City of Woodland

Community Development Department

300 First Street, Woodland CA, 95695 (530) 661-5820

May 14, 2021

State Department of Housing and Community Development
C/O Land Use and Planning Unit
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833

Re: City of Woodland Draft 6th Cycle Housing Element Submittal

The City of Woodland is pleased to submit our draft 6th Cycle Housing Element to the State Department of Housing and Community Development for review. We have provided an electronic copy of the document to HCD at the email, HousingElements@hcd.ca.gov. We have also mailed one hard copy and one electronic copy of the draft element. We look forward to your review and comments on the draft document.

The City of Woodland has utilized the consultant team of Lisa Wise Consulting, Inc. in the preparation of the Housing Element document. Should you have questions you may contact either me, Cindy Norris at (530) 661-5911 or cindy.norris@cityofwoodland.org, or Kathryn Slama at (805) 595-1345 or Kathryns@lisawiseconsulting.com

Sincerely,

Cindy Norris
Principal Planner
Community Development Department

6th Cycle Housing Element

City Woodland

Prepared by:

Lisa Wise Consulting, Inc.

Public Review Draft | May 2021

LWC



Contents

- Section 1 Introduction2
 - 1.1 Community Context2
 - 1.2 Organization of the Housing Element.....2
 - 1.3 Data Sources and Methods.....3
 - 1.4 Summary of Public Participation4
 - 1.5 Relationship to Other General Plan Elements5
- Section 2 Projected Housing Need6
- Section 3 Housing Resources.....8
 - 3.1 Land Resources.....8
 - 3.2 Identification of Sites Suitable for Housing8
 - 3.3 Summary of Adequate Sites8
 - 3.4 Financial and Administrative Resources9
 - 3.5 Opportunities for Energy Conservation13
- Section 4 Housing Plan15
 - Goal A: Development of Housing15
 - Goal B: Maintenance of Housing20
 - Goal C: Equal Opportunity in Housing22
 - Goal D: Energy Conservation and Sustainable Housing Development.....24
 - Quantified Objectives26
- Appendix A: Existing Program Review.....A-1
- Appendix B: Housing Needs Assessment.....B-1
- Appendix C: Site Inventory and Methodology.....C-1
- Appendix D: Housing Constraints.....D-1
- Appendix E: Focus Group Meeting Summary.....E-1

Section 1 Introduction

1.1 Community Context

Situated 20 miles northwest of Sacramento and the county seat of Yolo County, the City of Woodland is located in one of the fastest growing regions in California. Despite this growth, Woodland has been able to maintain a small-town, picturesque community for its 60,000 residents. Woodland is characterized by its safe neighborhoods, strong schools, and an active downtown district.

Temperate conditions and fertile land fueled a significant agricultural industry, contributing to much of Woodland's economic growth. The city is also near UC Davis, a premier agricultural research institution. The City's commitment to sustainable development has allowed Woodland to serve as a world leader in sustainable agriculture and agricultural technology. Proximity to I-5 and SR-113, rail service, and access to the larger Sacramento region are local assets that have also supported Woodland's strong transportation and manufacturing sectors.

Woodland's architectural heritage can be seen today, with many of the city's historic buildings and Victorian houses preserved and converted into modern homes, offices, and commercial spaces. The city is home to many historic landmarks, many of which are throughout the Downtown Woodland Historic District. These institutions include the Woodland Opera House, Hotel Woodland, and the Woodland Public Library. The downtown district also serves as the historic, cultural, and entertainment center of the city. In the last five years, this district has seen the re-opening of the historic State movie theater, as well as hosted new restaurants and popular outdoor festivals on Main Street, such as Brewfest, Honey Festival, and Movies on Main Street.

1.2 Organization of the Housing Element

The housing element is the primary tool the State of California uses to ensure local governments are appropriately planning to facilitate enough housing production to meet their allocated regional housing needs. It is a mandatory part of a jurisdiction's General Plan but differs from other General Plan elements in two key aspects. The housing element must be updated every eight years for jurisdictions within a metropolitan planning organization (MPO) on a 4-year regional transportation plan (RTP) cycle, such as the Sacramento Area Council of Governments (SACOG). The housing element must also be reviewed and approved (i.e., certified) by the California Department of Housing and Community Development (HCD) to ensure compliance with statutory requirements.

Per California Government Code Sections 65580-65589, the housing element must consist of the following components:

Review of the Previous Housing Element: This section reviews the results of the goals, policies, and programs adopted in the previous Housing Element and compares projected outcomes with actual achieved results. This review is provided in Appendix A.

Housing Needs Assessment: This section reviews the existing and projected housing needs of the community. It provides a profile of socio-demographic information, such as population characteristics, household information, housing stock, tenure, and housing affordability. The assessment also considers local special housing needs, such as, seniors, farmworkers, homeless, large households, and female-headed households. This section also includes an assessment of fair housing. See Appendix B.

Inventory of Adequate Sites: This section provides an inventory of adequate sites that are suitably zoned and available within the planning period to meet the jurisdiction's fair share of regional housing needs across all income levels. A summary is provided in Section 3, with the details provided in Appendix C.

Governmental and Nongovernmental Constraints: This section identifies and analyzes impediments to housing production across all income levels. See Appendix D.

Program of Actions: This section provides a statement of the community's goals, quantified objectives, and policies to maintain, preserve, improve, and develop housing, as well as a schedule of implementable actions to be taken during the planning period to achieve the aforementioned goals, objectives, and policies. Quantified objectives for new construction, rehabilitation, and conserved units by income category (i.e. very low, low, moderate, and above moderate) are included to make sure that both the existing and the projected housing needs are met, consistent with the City's share of the Regional Housing Needs Allocation (RHNA). See Section 4.

1.3 Data Sources and Methods

This Housing Element was updated per HCD guidelines for the 6th Cycle, incorporating additional considerations required under new State housing-related legislation. Specific documents are referenced throughout the Housing Element, including but not limited to the Woodland 2035 General Plan, Spring Lake Specific Plan, Southeast Area Specific Plan, Complete Downtown Specific Plan, Interim Zoning Ordinance, and Chapter 17: Zoning, of the Municipal Code. The analyses and findings in this document relied on data compiled from various sources, including:

- US Census Bureau (American Community Survey)
- California Department of Housing and Community Development (HCD)
- California Department of Finance (DOF)
- US Department of Housing and Urban Development (HUD)
- Consumer Financial Protection Bureau (CFPB)
- SACOG pre-certified data

This document was also informed by information provided by residents, business groups, local institutions, City staff, and elected officials.

1.4 Summary of Public Participation

Public participation of and input from all economic segments of the community is crucial to the development of the Housing Element. To achieve a diverse level of participation, the City sought input from a variety of community members throughout different phases of the Housing Element development process. Lisa Wise Consulting, Inc. (“LWC”) was retained by the City to lead the public engagement effort with representatives of the community, as well as with the Planning Commission and City Council. LWC conducted three focus group meetings, one community-wide public workshop, and two public hearings, one with the Planning Commission and one with City Council to adopt the updated Housing Element.

Focus group meetings (February 2021): The purpose of these smaller meetings is to understand housing challenges and opportunities from the perspective of these stakeholder groups and those they represent, and to solicit more detailed feedback and recommendations about various housing policies. The City conducted three focus group meetings in February 2021, one with housing advocates, one with housing developers, and one with local businesses and institutions. Each meeting began with a presentation by LWC, which introduced the Housing Element, provided context of the housing situation in the City, and discussed the importance of the Housing Element. Discussing at each meeting was facilitated using a unique set of discussion questions, tailored to the expertise and knowledge of the group. See Appendix E for a summary of the Focus Group meetings. Questions included:

1. Who are the most underserved groups in the City?
2. Do you see any disparities or concerns in housing patterns or trends in Woodland?
3. Are you concerned about concentration, segregation in housing and access and opportunity in Woodland?
4. What type of housing is most needed/in short in supply in Woodland?
5. What are the unique challenges with building housing in Woodland?
6. Are there any specific constraints with residential development standards and/or approval procedures in Woodland?
7. Where (geographically) do you see opportunities for (affordable) housing in Woodland?

Topics discussed during the meetings included:

- Transit connectivity and access to jobs and healthy food should be a priority.
- Mixed-income housing can increase diversity.
- In-fill development can reduce car dependency and lessen the cost of infrastructure and maintenance.
- Current fee structure favors single-family homes over multi-family development, as fees are calculated on a per-unit rather than a per-SF basis, and disincentivizes smaller, denser housing.
- Though construction costs are similar across the region, market-rate for-sale prices vary. Woodland’s market-rate housing market is not as competitive as other areas in the region, which makes it more difficult for multi-family developments to “pencil out”.

- Incentivizing developers to rehab older, existing residential units can be a more cost-effective way of producing more affordable housing than new construction of on-site inclusionary housing.
- The City could explore modular housing as a means for cost and time savings.
- The City should align priorities with the County and other local housing organizations to in an effort to promote affordable housing.

Community-wide public workshop (June 2021): The City conducted one public workshop to present the Public Draft Housing Element. At this event LWC introduced the Housing Element update, explained the goals and requirements for the document, and presented the City’s approach to accommodating projected housing growth to address housing needs. The meeting included an opportunity for feedback on draft policies and programs. Topics discussed during this meeting included (to be completed):

Public hearings (XX 2021): The City also provided opportunities for public engagement during the public hearing process. To be completed

1.5 Relationship to Other General Plan Elements

The Housing Element is one of seven mandatory elements of the City’s 2035 General Plan, a long-range vision document adopted in 2017 that provides guidance for future development in Woodland. For the General Plan to provide effective guidance on land use issues, the goals, policies, and programs of each element must be internally consistent with other elements. This Housing Element builds upon the existing General Plan and is consistent with its goals and policies. In the event an element of the General Plan is amended, the City will consider the impacts of the amendment on the other elements to maintain consistency across all documents.

1.6 Relationship to Zoning

The purpose of zoning is to implement the policies set forth by the General Plan, including the Housing Element. The City last comprehensively updated its Zoning Code decades ago, but recently amended in 2018 to include the Interim Zoning Ordinance (IZO). The IZO is meant to provide a more predictable and streamlined pathway to dense, mixed-use and residential projects along major corridors and in downtown-adjacent areas of the city. While it is the first step to implementing the 2017 General Plan, it is limited to specific corridors and applies to only about 11 percent of the land area.

While the IZO provides development predictability and certainty during a “transition” period, the City is currently undergoing a comprehensive update of the city-wide Zoning Code to fully address all issues related to the current land use regulations and to create more predictable development review procedures. The comprehensive Zoning Code update will further streamline and facilitate housing development across the entire city. This effort is funded by SB 2 and LEAP/REAP grants.

Section 2 Projected Housing Need

State Housing Element law (Government Code § 65580 et. seq.) requires regional councils of governments to identify for each city and county its "fair share allocation" of the Regional Housing Needs Determination (RHND) provided by the California Department of Housing and Community Development (HCD). The Sacramento Area Council of Governments (SACOG), the council of governments for the Woodland area, adopted the Regional Housing Needs Plan (RHNP) for this planning period in March 2020. SACOG took into account several factors in preparing the RHNP, including projected households, job growth, and regional income distribution. In turn, each city and county must demonstrate the capacity to accommodate their local share of regional housing needs in the community's housing element. Each jurisdiction's responsibility for meeting the overall regional housing need is established as a Regional Housing Needs Allocation or RHNA.

SACOG's methodology to allocate RHNA assignments considered three key adjustment factors: Regional Income Parity, Affirmatively Furthering Fair Housing, and Jobs Housing Fit. Regional income parity considered the existing proportion of lower income households in a jurisdiction. Jurisdictions with a higher-than-average proportion of lower income households received a downward adjustment of lower income RHNA units. The analysis for Affirmatively Furthering Fair Housing considered the proportion of existing homes in high-opportunity areas. Jurisdictions with a higher-than-average proportion of existing units in high-opportunity areas received an upward adjustment of lower income RHNA units. Finally, the Jobs Housing Fit analysis compared the ratio between low-wage workers to the number of housing units affordable to low-wage workers in each jurisdiction. Jurisdiction with a higher-than-average ratio received an upward adjustment of lower income RHNA units. Woodland had a higher-than-average proportion of existing lower income households, a lower-than-average proportion of high opportunity units, and a higher-than-average ratio of low-wage jobs (<\$2,300/month) compared to eligible low-income units (\$1,000/month). As a result, Woodland's percentage allocation of lower income units was reduced below the regional average of 40.7 percent to 34.4 percent. Of the 3,087 total RHNA allocation, 1,062 units are lower income, a reduction of 194 units from average.

The projected housing needs are broken down by income category based on definitions in the California Health and Safety Code (Section 50079.5). HCD calculates "extremely low", "very low", "low", "median", "moderate", and "above moderate" income limits, and publishes these limits at the county level. Yolo County's 2020 income limits are shown in Table 2-1.

Table 2-1: Yolo County 2020 Income Limits

Number of Persons in Household	1	2	3	4
Extremely Low	\$19,450	\$22,200	\$25,000	\$27,750
Very Low	\$32,400	\$37,000	\$41,650	\$46,250
Low	\$51,800	\$59,200	\$66,600	\$74,000
Median	\$64,750	\$74,000	\$83,250	\$92,500
Moderate	\$77,700	\$88,800	\$99,900	\$111,000

The RHNA for Woodland is shown in Table 2-2. The City has a total allocation of 3,087 units for the October 31, 2021, to October 31, 2029 planning period of which 1,064, or 34.4 percent, are allocated to very low- and low-income households.

Table 2-2: 6th Cycle RHNA

Area/Income	Woodland		Yolo County		SACOG	
	Number	Percent	Number	Percent	Number	Percent
Total	3,087	100%	15,242	100%	153,512	100%
Extremely Low¹	331	21.5%	1,834	24.1%	19,499	25.4%
Very Low	332		1,835		19,500	
Low	399	12.9%	2,211	14.5%	23,503	15.3%
Moderate	601	19.5%	2,777	18.2%	26,993	17.6%
Above Moderate	1,424	46.1%	6,585	43.2%	64,017	41.1%

NOTE - The Unincorporated area of Yolo County excludes group quarters units (aka student only housing) which are not included in the RHNA process. Yolo County does not have land use authority on UC property.

1. Assumes 50% of the Very Low Income RHNA are for Extremely Low Income households.

The City of Woodland is not responsible for the actual construction of these units. Woodland is, however, responsible for creating a regulatory environment in which the private market could build unit types included in their State housing allocation. This includes the creation, adoption, and implementation of General Plan policies, zoning standards, and/or economic incentives to encourage the construction of various types of units.

Section 3 Housing Resources

The following section provides an overview of the resources available to support the continued development, preservation, and rehabilitation of housing in Woodland. It includes a summary of vacant land available to accommodate future housing in the city. The full site inventory analysis is in Appendix C. This section also includes a list of federal, state, and local programs that provide financial assistance to support the City in meeting its housing goals.

3.1 Land Resources

A critical part of the Housing Element is the site inventory, which identifies a list of sites that are suitable for future residential development. State law mandates that each jurisdiction ensure availability of an adequate number of sites that have appropriate zoning, development standards, and infrastructure capacity to meet its fair share of the regional housing need at all income levels. The inventory is a tool that assists in determining if the jurisdiction has enough land to meet its RHNA given its current regulatory framework. The 6th Cycle includes new criteria to determine whether or not sites are suitable for residential development, the criteria are significantly more complex and strict than in previous cycles. The new criteria are due to laws passed after the last housing element cycle, including the following:

- Infrastructure requirements (AB 1397, 2017). Provides infrastructure requirements for sites.
- Suitability of nonvacant sites (AB 1397, 2017). Regulates and requires further justification for the feasibility of redevelopment of nonvacant sites.
- Size of site requirements (AB 1397, 2017). Sites for lower-income housing should be on sites between 0.5 acres and 10 acres in size.
- Sites identified in previous housing elements (AB 1397, 2017). Vacant sites used in two consecutive housing elements must meet certain criteria.

Identification of Sites Suitable for Housing

The sites identified in the Site Inventory are comprised of vacant sites throughout the City of Woodland. Each site has undergone an assessment to determine development potential, residential unit capacity given zoning designations and residential density standards, as well as development feasibility given flood zone limitations, infrastructure availability, and site access. For more information see Appendix C: Site Inventory.

Summary of Adequate Sites

Table 3-1 provides a summary of the sites within the 6th cycle inventory, organized by income category. The inventory includes a total of 146 vacant sites located throughout the City that can accommodate 2,634 units with existing zoning. Given the 421 units in the pipeline, and the potential 1,116 units expected in the next 5-10 years under the Research and Technology Park Specific Plan (RTSP), the City has capacity for an additional 1,084 units above the required RHNA

of 3,087 units. The inventory includes seven sites that were identified in the 5th cycle Housing Element (but not the 4th Cycle) that are still vacant as of May 2021.

Table 3-1: Summary of 6th Cycle Site Inventory

	Very Low and Low-Income	Moderate Income	Above Moderate-Income	Total
RHNA	1,062	601	1,424	3,087
Pipeline Projects	0	265	156	421
Remaining RHNA	1,062	336	1,268	2,666
Realistic Unit Capacity	769	885	980	2,634
RTSP	372	372	372	1,116
Total Capacity	1,141	1,257	1,352	3,750
<i>Excess Capacity Above RHNA</i>	<i>305</i>	<i>921</i>	<i>84</i>	<i>1,084</i>

The site inventory reflects vacant land across the city of Woodland. Many of the sites are located along Kentucky Avenue, Main Street, East Street, and in the Spring Lake Specific Plan area. A detailed list of the sites by APN is available in Appendix C.

These identified sites do not represent the full inventory of vacant and underutilized sites in Woodland but are sites that are considered the most appropriate for residential development in the upcoming planning period.

3.2 Financial and Administrative Resources

There are a variety of federal, state, and local resources available to support the City implementing its housing strategy. The following subsection contains a list of financial, administrative, and other resources to help the City address its housing needs. Availability of these tools is dependent on governmental priorities, legislation, and continued funding, which are subject to change at any time.

Federal

HOME Program: Participating jurisdictions may use HOME funds for a variety of housing activities, according to local housing needs. Eligible uses of funds include tenant-based rental assistance; housing rehabilitation; assistance to homebuyers; and new construction of housing. HOME funding may also be used for site acquisition, site improvements, demolition, relocation, and other necessary and reasonable activities related to the development of non-luxury housing. Funds may not be used for public housing development, public housing operating costs, or for Section 8 tenant-based assistance, nor may they be used to provide non-federal matching contributions for other federal programs, for operating subsidies for rental housing, or for activities under the Low-Income Housing Preservation Act.

CDBG: The CDBG program, administered by the U.S. Department of Housing and Urban Development (HUD), allows the City of Woodland to issue grants to local organizations for the implementation of eligible CDBG activities such as affordable housing, construction or improvement of public facilities and infrastructure, economic development, the provision of public service, revitalization efforts, and other activities that benefit low and moderate-income individuals and areas. The City of Woodland received \$817,451 in FY 2020-21.

Section 108 Loan Guarantee Program: Allows CDBG entitlement jurisdictions to leverage their annual grant allocations to access low-cost financing for capital improvement projects. Eligible activities include housing, economic development, public facility, and infrastructure. This program is often used to catalyze private investment in underserved communities or as gap financing.

Section 811 Project Rental Assistance: HUD offers long-term project-based rental assistance through a NOFA published by the California Housing Finance Agency (CalHFA).

Emergency Solutions Grants (ESG) Program: This program provides funding for cities, counties, and states to (1) engage homeless individuals and families living on the street; (2) improve the number and quality of emergency shelters for homeless individuals and families; (3) help operate these shelters; (4) provide essential services to shelter residents, (5) rapidly rehouse homeless individuals and families, and (6) prevent families/individuals from becoming homeless.

Low-Income Housing Preservation and Residential Home Ownership Act (LIHPRHA): This program requires all eligible HUD Section 236 and Section 221(d) projects at risk of conversion to market-rate rentals from mortgage pre-payments be subject to LIHPRHA incentives, which include subsidies to guarantee an eight percent annual return on equity.

Low-Income Housing Tax Credit: Administered through the California Tax Credit Allocation Committee (TCAC), the Low-Income Housing Tax Credit (LIHTC) subsidizes the acquisition, construction, and rehabilitation of affordable housing by providing a tax credit to construct or rehabilitate affordable rental housing for low-income households.

Continuum of Care (CoC) Program: The Continuum of Care (CoC) Program is designed to promote communitywide commitment towards ending homelessness. It provides funding to nonprofits, State, and local governments to provide shelter and services to people experiencing homelessness. Per HUD's 2019 Continuum of Care Program Funding Awards, Davis, Woodland/Yolo County CoC received \$450,287 for Permanent Supportive Housing and \$66,282 for Transitional Housing.

U.S. Department of Agriculture (USDA) Housing Programs: This program provides homeownership opportunities for individuals and below market-rate loans/grants to public and non-profit organizations for new construction, preservation, or rehabilitation of farmworker/rural multi-family rental housing.

State

Affordable Housing and Sustainable Communities Program (AHSC): Administered by the Strategic Growth Council, this program provides grants and/or loans to fund land-use, housing, transportation, or land preservation projects that support infill and compact development that reduce greenhouse gas emissions.

CalHome: HCD provides grants to local public agencies and non-profit housing developers to assist first-time homebuyers with down payment assistance through deferred-payment loans, rehabilitation, homebuyer counseling, self-help mortgage assistance, or other technical assistance. \$57 million available in state CalHome program.

California Emergency Solutions and Housing (CESH): This program provides funds for a variety of activities to assist persons experiencing or at risk of homelessness, such as housing relocation and stabilization services (including rental assistance), operating subsidies for permanent housing, flexible housing subsidies, emergency housing operating support, and homeless delivery systems.

Homekey: This program provides funding to protect Californians experiencing homelessness who are impacted by COVID-19.

Housing for a Healthy California (HHC) Program: This program creates supportive housing for recipients of or those eligible for health care provided through the California Department of Health Care Services' Medi-Cal program.

Housing Navigator's Program: This grant program funds housing navigators to help young adults aged 18 to 21 years secure and maintain housing, with priority for individuals in the foster care system.

Infill Infrastructure Grant Program (IIG): This program promotes infill housing development by providing grant funding, in the form of gap assistance, for infrastructure improvements required for qualifying multi-family or mixed-use residential development.

Joe Serna, Jr. Farmworker Housing Grant (FWHG) Program: This program provides deferred payment loans for both owner-occupied and rental housing for agricultural workers, with a priority for lower income households.

Local Housing Trust Fund (LHTF) Program: This program provides matching funds to local or regional housing trust funds for the creation, preservation, and rehabilitation of affordable housing, transitional housing, or emergency shelters.

Mobilehome Park Rehabilitation and Resident Ownership Program (MPRRP): This program provides financing to support the preservation of affordable mobilehome parks through conversion of the park to an ownership model.

Multifamily Housing Program (MHP): This program provides deferred payment loans for the construction, preservation, and rehabilitation of permanent and transitional rental housing for lower-income households.

National Housing Trust Fund: This program provides deferred payment or forgivable loans for the construction of permanent housing for extremely-low income households. The covenant is for 55 years.

Predevelopment Loan Program (PDLP): This program provides financing to cover pre-development costs to construct, preserve, or rehabilitate assisted housing.

Supportive Housing Multifamily Housing Program (SHMHP): This program provides low-interest deferred loan payments to developers building affordable rental housing that contain supportive housing units.

Transit-Oriented Development (TOD) Housing Program: This program provides low-interest loans as gap financing for higher density affordable rental housing near transit.

Veterans Housing and Homelessness Prevention Program (VHHP): This program supports the acquisition, construction, rehabilitation, and preservation of affordable multi-family housing for veterans and their families.

Golden State Acquisition Fund: This \$93 million fund provides low-cost financing aimed at supporting the creation and preservation of affordable housing across the state.

California Housing Finance Agency (CalHFA): CalHFA offers a variety of low-cost loan programs to support the development of affordable multi-family rental housing, mixed-income housing, and special needs housing.

California Housing Finance Agency (CalHFA), Mortgage Credit Certificate Program: The MCC program is a homebuyer assistance program designed to help lower-income families afford home ownership. The program allows home buyers to claim a dollar-for-dollar tax credit for a portion of mortgage interest paid per year, up to \$2,000. The remaining mortgage interest paid may still be calculated as an itemized deduction.

Local

Yolo County Housing: Yolo County Housing is dedicated to providing quality affordable housing and community development services to those within its service area. It administers the Housing Choice Voucher Program.

City of Woodland Affordable Housing Ordinance: The City updated the ordinance in 2020 to expand its applicability citywide, except in Spring Lake. The proposed amendments attempt to alleviate any burden and facilitate overall housing production and provide temporary relief from the standard provisions of the Affordable Housing Ordinance for two years. Projects over 81 units require 10 percent dedicated as affordable to low-income households, removing the requirement for very low-income. In order to incentivize higher density projects, development projects shall be required to meet a five percent low-income requirement if they are developed to a level of at least 95 percent of the maximum allowed density. In the event of project infeasibility, the City allows for payment of standard in-lieu fees.

Spring Lake Specific Plan Inclusionary Units: As stated in the SLSP, developers of a multi-family project are required to provide at least twenty percent (20%) of the units on-site affordable to and occupied by very low-income households and ten percent (10%) of the units affordable to and occupied by low-income households. Alternatively, the developers may make twenty-five percent (25%) of the units affordable to and occupied by very low-income households.

Spring Lake Scattered Site Program: This program levies an “offsite” fee of \$1,100 per market rate.

Private Resources

California Community Reinvestment Corporation (CCRC): CCRC is a non-profit, multi-bank lending consortium providing financing for multifamily affordable rental housing throughout the state. CCRC specializes in projects for families, seniors, citizens with special needs, and mixed-use developments.

Federal National Mortgage Association (Fannie Mae): Fannie Mae is a government-sponsored enterprise that increases the number of lenders in the mortgage market by supporting the secondary mortgage market. Fannie Mae provides a variety of loans for single- and multifamily housing, and has programs specifically designed for affordable housing.

Federal Home Loan Mortgage Corporation (Freddie Mac): Freddie Mac operates similarly to Fannie Mae and also offers loans for affordable multifamily housing.

3.3 Opportunities for Energy Conservation

The cost of energy can greatly impact housing affordability, as energy costs can constitute a significant portion of total housing costs. High energy costs also particularly impact low-income households that are less likely to have the ability to cover increased expenses.

Pacific Gas and Electric (PG&E) provides gas and electricity services for the City of Woodland. PG&E assists low-income, disabled, and senior citizen customers through several programs and community outreach projects, including:

CARE (California Alternate Rates for Energy): The CARE program provides a 20 percent discount on monthly bills for qualified low- or fixed-income households and housing facilities. Qualifications are based on the number of people living in the home and total annual household income.

FERA (Family Electric Rate Assistance): Family Electric Rate Assistance is PG&E’s rate reduction program for large households of three or more people with low- to middle-income.

Energy Partners Program: The Energy Partners Program provides qualified low-income customers free weatherization measures and energy-efficient appliances to reduce gas and electricity usage.

Medical Baseline Allowance: Residential customers can get additional quantities of energy at the lowest (baseline) price. To qualify for Medical Baseline, a California-licensed physician must

certify that a full-time resident in the home has a serious medical condition such being dependent on life-support equipment while at home.

Low-Income Home Energy Assistance Program (LIHEAP): The program is funded by the federal government and the State Department of Community Services & Development (CSD) administers LIHEAP. The federal Department of Health and Human Services distributes funds to states annually to assist with energy bills and offset heating and/or cooling energy costs for eligible low-income households. California's annual share is approximately \$89 million which CSD distributes to contracted community energy service providers. Active. During March 2020, the CARES Act allocated California an additional \$49 million to supplement its LIHEAP program, which totaled \$203 million for Federal Fiscal Year 2019-2020.

Relief for Energy Assistance through Community Help (REACH): This is a one-time energy-assistance program sponsored by PG&E and administered through the Salvation Army from 170 offices in Northern and Central California. Those who have experienced an uncontrollable or unforeseen hardship may receive an energy grant of up to \$300. Generally, recipients can receive REACH assistance only once within a 12-month period, but exceptions can be made for seniors, the physically challenged, and the terminally ill.

Business Rebates: Companies can qualify for rebates on energy-efficient products.

Other conservation program includes:

California Department of Community Services & Development Programs, Low-Income Weatherization Program (LIWP): California's Low-Income Weatherization Program (LIWP) provides low-income households with solar photovoltaic (PV) systems and energy efficiency upgrades at no cost to residents. LIWP is the only program of its kind in California that focuses exclusively on serving low-income households with solar PV and energy efficiency upgrades at no cost. The program reduces greenhouse gas emissions and household energy costs by saving energy and generating clean renewable power. LIWP currently operates three program components: Multi-Family (\$63.9 million), Community Solar (\$2.05 million), and Farmworker Housing (\$10.7 million). According to CDS's Nov. 2020 Low-Income Weatherization Program Impact Report, LIWP has received \$212 million from the Greenhouse Gas Reduction Fund since 2014. Note: The multi-family energy efficiency & renewables program component is estimated to end in June 2022.

California Public Utilities Commission, Energy Savings Assistance Program (ESA): ESA provides no-cost weatherization services to low-income households who meet the CARE income guidelines. Services provided include attic insulation, energy efficient refrigerators, energy efficient furnaces, weatherstripping, caulking, low-flow showerheads, water heater blankets, and door and building envelope repairs which reduce air infiltration.

Federal Housing Administration, Energy Efficient Mortgage Program (EEM): This program helps families save money on their utility bills by enabling them to finance energy efficient improvements with their FHA-insured mortgage. The EEM program recognizes that an energy-efficient home will

have lower operating costs, making it more affordable for the homeowners. Cost-effective energy improvements can lower utility bills and make more income available for the mortgage payment.

Yolo Energy Watch (YEW): This program helps Yolo County residents, businesses, nonprofits, and local governments implement energy savings measures, leading to reduced energy usage, lower utility bills, and fewer greenhouse gas emissions. Active.

Tree Shade Rebate: Under this program, the City will reimburse the purchase price of the residential street tree(s) up to \$75 per address.

Section 4 Housing Plan

The implementation plan of the Housing Element serves as the City's strategy for addressing its housing needs. This section describes the housing goals, policies, and programs of the Housing Element for the City of Woodland.

Goals are aspirational purpose statements that indicate the City's direction on housing-related needs. Each goal encompasses several policies, which are statements that describe the City's preferred course of action among a range of other options. Each goal also includes programs, which are actionable steps taken to implement the policies. Some programs contain quantified objectives, which refer to the number of units that are expected to be constructed, preserved, or rehabilitated through the program during the planning period. These quantified objectives represent measurable outcomes that can be used to benchmark the success of each program.

This Housing Element contains institutional changes intended to significantly increase the amount and type of housing for all income levels in Woodland. These efforts are expected to be initiated throughout the planning period, which is from May 15, 2021 to May 15, 2029. In accordance with State law, the City will also evaluate the progress and effectiveness of these programs on an annual basis. Together, these initiatives reflect the City's commitment to increasing affordable housing and improve existing housing conditions.

Goal A: Development of Housing

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

Policies:

1. **Increase Development Certainty.** The City shall employ a variety of zoning tools, such as objective standards and form-based code, in order to facilitate and streamline the review of residential projects to create sense of certainty in the development approval process while increasing the quality of design and development.

2. **Minimize Development Constraints.** The City shall regularly evaluate the presence of development constraints, including regulatory, environmental, or market-based, and when possible, identify programs to alleviate or minimize identified constraints.
3. **Adequate Sites to Accommodate New Housing Needs.** Residential Land. The City shall ensure sufficient land for residential development at all times during the planning period, consistent with the City's fair share obligation, that promotes efficient use of land and reduces significant environmental impacts.
4. **Variety.** The City shall ensure that there is sufficient land zoned for a variety of housing types, residential densities, and housing prices with convenient access by various travel modes to services, employment, recreation areas, schools, parks, and other community amenities.
5. **Private and Nonprofit Participation in Housing Programs.** The City shall encourage private and nonprofit housing builders and developers to participate in federal, State, or other programs that assist in providing and maintaining housing affordable to lower income and special needs groups consistent with the General Plan and development regulations.
6. **City Participation in Housing Programs.** The City shall participate, whenever eligible, in federal, state, or other programs that assist in providing and maintaining housing affordable to lower income and special needs groups.
7. **Regional Coordination.** The City shall continue to work cooperatively with neighboring cities, Yolo County, and the Sacramento Area Council of Governments (SACOG) to ensure that the region addresses its fair share of affordable housing and promotes sustainable land use and transportation planning.
8. **Cooperation.** The City shall cooperate with and seek the advice of developers, builders, financial institutions, community groups, nonprofit agencies, and interested community members on housing needs and the solutions to housing problems. The City can also actively engage with eligible religious institutions to encourage the development of affordable housing units under the provisions of SB899.
9. **Infill Housing Development.** The City shall continue to promote infill housing development in appropriate locations.
10. **Age in Place.** The City shall encourage housing options that allow residents to age in place such as multi-generational housing, multi-family housing, senior housing, and residential care.
11. **Homeless, Transitional, and Special Needs Housing Review and Coordination.** The City shall periodically review homeless, transitional housing, and other special housing needs with Yolo County and other cities in the county, and participate in coordinated programs with other public agencies and nonprofit organizations to meet identified needs.

12. **Provision for Affordable Housing.** The City shall continue to require the provision of affordable housing as a component of market-rate projects, as codified in Chapter 15.16 of the municipal Code. The City shall continue to implement the affordable housing requirements of the Spring Lake Specific Plan as applicable.
13. **Monitoring and Reporting.** The City shall monitor and annually report to the City Council on the number of affordable ownership units constructed and any converted to unrestricted market-rate units.
14. **Inclusionary Housing.** The City shall strive to ensure the effectiveness and adequacy of the Affordable Housing Ordinance and make modifications as appropriate.
15. **Public Land for Affordable Housing.** The City shall inventory surplus public land, give first priority to affordable housing, and write down the cost of the land to provide additional subsidy for affordable housing purposes.

Programs:

1. As part of the Code update, maintain adequate zoning across all sites identified in the site inventory to accommodate the City's RHNA at all income levels.
 - Primary Responsibility: Community Development Department
 - Time Frame: Within three years following adoption of the Housing Element
2. Update the Code to, when possible, establish minimum densities on housing opportunity sites identified in the Site Inventory, and ensure sites can be realistically developed at densities needed to meet unit estimates. Utilize Form-Based Code to accommodate a variety of housing types at realistic density ranges.
 - Primary Responsibility: Community Development Department
 - Time Frame: Within three years following adoption of the Housing Element
3. Concurrent with the Code Update, consider ways to expand residential development opportunities and ensure adequate site choices in the near and long term. This includes consideration of allowing residential development in the Community Commercial Zone.
 - Primary Responsibility: Community Development Department
 - Time Frame: Within three years following adoption of the Housing Element
4. Annex the Research and Technology Park Specific Plan Area.
 - Primary Responsibility: Community Development Department
 - Time Frame: Within three years following adoption of the Housing Element, ongoing maintenance

5. Compile and maintain a list of non-vacant sites that are candidates for redevelopment and assess opportunities and constraints to redevelopment.
 - Primary Responsibility: Community Development Department
 - Time Frame: Within 12 months following adoption of the Housing Element
6. Regularly review the Affordable Housing Ordinance to identify constraints to housing production and recommend improvements.
 - Primary Responsibility: Community Development Department
 - Time Frame: biennially
7. Require that any request to lower the minimum density of a site that is counted towards meeting the City's RHNA shall include findings that justify the request, and must demonstrate the reduction is consistent with the Housing Element and the remaining sites identified in the Housing Element will be adequate to accommodate the remaining share of the City's RHNA, demonstrate alternative sites have been identified.
 - Primary Responsibility: Community Development Department
 - Time Frame: Within three years following adoption of the Housing Element
8. Amend the Code consistent with Health and Safety Code Section 17021.5 and 17021.6 to further facilitate housing for farmworkers. Financial and technical assistance are available from HCD's Office of migrant Services, the Joe Serna, Jr. Farmworker Housing Grant Program, the California Tax Credit-Allocation Committee's Farmworker Housing Assistance Program, and the USDA Rural Development Program.
 - Primary Responsibility: Community Development Department
 - Time Frame: Within 12 months following adoption of the Housing Element; provide financial and technical assistance annually, as needed
9. The City shall continue to cooperate with and advise developers to utilize creative development approaches in considering new housing development.
 - Primary Responsibility: Community Development Department
 - Time Frame: Ongoing
10. Continue to regularly promote the use of the City's Density Bonus Incentive Program as contained in Section 17.104.070 of the Zoning Ordinance to qualified or potential applicants. Bonus incentives are available to developers for including lower-income units in their projects. The City will provide a one-page fact sheet that summarizes the Program and options of density bonuses for distribution to developers at the City's permit counter.
 - Primary Responsibility: Community Development Department
 - Time Frame: Ongoing

11. Continue to actively work with affordable housing developers interested in multi-family housing bonds.
 - Primary Responsibility: Community Services Department
 - Time Frame: Ongoing
12. Annually review accomplishments in implementing the Housing Element and document these accomplishments in an Annual Progress Report, and present findings to the City Council. The City Council shall hold a meeting each year, per Section 65400 of the Government Code, to review accomplishments in implementing the Housing Element and document these accomplishments in an Annual Progress Report, and present findings to the City Council.
 - Primary Responsibility: Community Development Department
 - Time Frame: Annually
13. Seek funds to provide financing to assist housing construction of lower-income units and moderate-income units that serve HCD-identified special needs groups. Funding sources may include City of Woodland Affordable Housing In-Lieu Fees, Spring Lake Affordable Housing Off-Site Fees, Home, and other federal and State sources.
 - Primary Responsibility: Community Services Department
 - Time Frame: Annually
14. The City shall assist affordable housing developers with the preservation or conservation of extremely low-income units, very low-income units, low-income units, and moderate-income housing units. City assistance for these projects may include CDBG funds.
 - Primary Responsibility: Community Services Department
 - Time Frame: Ongoing
15. Review and update the Zoning Code standards and review procedures in order to facilitate infill development and streamline new housing development to the extent possible.
 - Primary Responsibility: Community Development Department.
 - Time Frame: Ongoing
16. Offer incentives to developers of affordable housing such as waiver and/or deferral of all or a portion of City development fees; waiver or modification of City development standards; or assistance in obtaining federal, state, or local financing and/or subsidies.
 - Primary Responsibility: Community Development Department
 - Time Frame: Ongoing
17. Continue to implement the strategies outlined in the City's Homeless Action Plan, which includes increasing the availability of services and increasing Permanent Supportive

Housing, as well as facilitate the provision of emergency shelter services through its participation in the countywide Homeless Coordination Project that provides services to the homeless in Yolo County. The Project includes support of the Cold Weather Shelter.

- Primary Responsibility: Community Services Department
 - Time Frame: Ongoing
18. Pursue grant and loan funding opportunities from federal, State, and other agencies and coordinate with other agencies and nonprofit organizations for the provisions of different sizes, scales, and types of housing, including transitional housing, efficiency units, housing with supportive services, and other special-needs housing, consistent with policies in the Land Use, Community Design, and Historic Preservation Element.
- Primary Responsibility: Community Development Department and Community Services Department
 - Time Frame: Ongoing
19. Continue to support rehousing efforts, through the East Beamer Way Emergency Shelter and Neighborhood Campus Project, to move people from emergency shelter to permanent supportive/affordable housing.
- Primary Responsibility: Community Development Department and Community Services Department
 - Time Frame: Ongoing

Goal B: Maintenance of Housing

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

Policies:

1. **Housing Rehabilitation.** The City shall continue to support rehabilitation of substandard residential units using federal and State subsidies for lower-income households
2. **Code Compliance Program.** The City shall continue to implement a code compliance program to ensure identification, repair, rehabilitation, or demolition of unsafe or dilapidated housing.
3. **Housing Conditions Survey.** The City shall periodically conduct a sample survey of housing conditions in targeted neighborhoods based on code enforcement records to identify substandard residential units.
4. **Code Enforcement.** The City shall continue to track code enforcement cases to monitor progress in addressing substandard conditions.

5. **Housing Retention Downtown Mixed Use.** The City shall continue to support a mixture of residential and commercial uses in the downtown area that will allow housing to be retained or re-established.
6. **Housing Preservation Subsidized Rental Housing.** The City shall continue to monitor and work with owners of subsidized rental housing projects to ensure that they remain affordable to lower-income households or are replaced if converted to market rate housing.
7. **Energy Conservation and Efficiency.** The City shall promote greater energy conservation and efficiency in existing housing as a preservation strategy.

Programs:

1. Periodically review City eligibility for various federal and State programs that will provide rehabilitation and maintenance assistance for lower-income units and special needs groups. The City shall submit applications for programs for which the City is eligible, as appropriate.
 - Primary Responsibility: Community Development and Community Services Department
 - Time Frame: Annually
2. Continue to periodically gather information regarding the status of local housing conditions to determine the need for housing rehabilitation and/or the removal of unsafe units. Conduct a housing condition survey that meets the criteria of the State Department of Housing and Community Development in targeted neighborhoods.
 - Primary Responsibility: Community Development Department
 - Time Frame: Prior to the next Housing Element Cycle
3. Continue to fund code compliance and nuisance abatement programs.
 - Primary Responsibility: Community Development Department
 - Time Frame: Ongoing
4. Continue to encourage the preservation of existing housing in the downtown area, the conversion of underutilized upper floors of commercial buildings to housing, and construction of infill, mixed-use housing projects with street-level commercial uses. The City shall monitor and annually report on the number of housing units constructed as part of infill and mixed-use projects in the Downtown Area.
 - Primary Responsibility: Community Development Department
 - Time Frame: Ongoing

5. Preservation of at-risk affordable housing through the participation from agencies or funding assistance. No later than one year prior to expiration of affordability, sooner if possible to ensure time for negotiation, the City will contact property owners of units at-risk of converting to market-rate housing to discuss the City's desire to preserve complexes as affordable housing. The City will seek participation from agencies interested in purchasing and/or managing units at-risk. Funding assistance, which can be leveraged with outside sources by the developer to either transfer ownership, or provide rent subsidies to maintain affordability, shall utilize applicable federal, State, and local financing sources. Where properties are at risk of conversion, the City will work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.
 - Primary Responsibility: Community Development and Community Services Department
 - Time Frame: Ongoing

6. Continue to strive for greater energy conservation in existing residential development. CDBG monies are available for energy efficiency work as a part of the local housing rehabilitation program. Additionally, the City will continue to provide information to residents regarding available home rehabilitation programs, and increase public awareness of self-help and rehabilitation programs through outreach.
 - Primary Responsibility: Community Development and Community Services Department
 - Time Frame: Ongoing

Goal C: Equal Opportunity in Housing

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

Policies:

1. **Consistency.** The City shall ensure that local regulations and programs related to equal opportunity in housing are consistent with State and federal law.
2. **Equal Opportunity.** The City shall promote housing programs that maximize equal opportunity, affirmatively further fair housing, and avoid economic segregation.
3. **Fair Housing Hotline Program.** The City shall continue to fund and support the City's Fair Housing Hotline Program.

4. **Enforcement.** The City shall support housing discrimination case processing and enforcement of Fair Housing laws through the State Department of Fair Employment and Housing.
5. **Housing Equity.** The City shall support programs and housing projects that promote inclusive, racially and ethnically diverse, and mixed-income residential communities throughout the City, such as inclusionary housing programs, intergenerational housing, large family units, rent control for manufactured home spaces, and HUD approved affirmative fair housing marketing plans.

Programs:

1. Continue to distribute Fair Housing brochures and booklets indicating what the Fair Housing laws are and where advice, assistance and enforcement activities can be obtained. The City will provide this information to any person who feels they have been discriminated against in acquiring housing within the city and to any housing provider who requests such information. Information will be made available at the City's website and at the City's Homebuyer Education Seminars. These efforts will also focus on special needs population groups that might face housing discrimination, such as farmworkers and persons with disabilities.
 - Primary Responsibility: Community Development and Community Services Department
 - Time Frame: Ongoing
2. Support an Annual Fair Housing Open House for rental property owners and various social services organization and agencies to discuss mechanisms to evaluate tenant applications according to fair housing law.
 - Primary Responsibility: Community Development and Community Services Department
 - Time Frame: Ongoing
3. Continue to provide individuals with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing pursuant to the Reasonable Accommodations for Persons with Disabilities provisions of Section 25.21.85 of the Municipal Code.
 - Primary Responsibility: Community Development Department
 - Time Frame: Ongoing
4. Continue to implement measures to encourage developers to apply universal design principles in new housing developments so that housing units and the neighborhoods in which they are located are as accessible as possible to all individuals, regardless of age

or abilities. Such measures include density bonuses, fee reductions/deferrals, or other incentives.

- Primary Responsibility: Community Development Department
 - Time Frame: Ongoing
5. Increase its educational outreach efforts by providing fair housing information in English and Spanish whenever feasible. Financial and technical assistance may be sought from California Rural Legal Assistance the Farmworker Justice Fund, the USDA Rural Development Program, and HCD's Office of Migrant Services.
- Primary Responsibility: Community Development and Community Services Department
 - Time Frame: Ongoing
6. Continue to ensure that relocation assistance is provided to tenant relocated as a result of removal of housing, in compliance with the federal Housing and Community Development Act of 1974.
- Primary Responsibility: Community Development Department
 - Time Frame: Ongoing as needed
7. Affirmatively further fair housing by contracting with the Fair Housing Hotline Project provided through Legal Services of Northern California.
- Primary Responsibility: Community Development and Community Services Department
 - Time Frame: Ongoing
8. Refer fair housing complaints to the Fair Housing Hotline Project provided through Legal Services of Northern California and State Department of Fair Employment and Housing for resolution.
- Primary Responsibility: Community Development and Community Services Department
 - Time Frame: Ongoing

Goal D: Energy Conservation and Sustainable Housing Development

Energy Conservation and Sustainable Housing Development. To establish development and construction standards which encourage energy conservation and sustainable development practices in residential development.

Policies:

1. **Site Design.** The City shall encourage innovative site designs and orientation techniques, which incorporate passive and active solar designs and natural cooling techniques, low impact development practices, and water conserving features.
2. **Infill, Adaptive Reuse, and Mixed Use.** The City shall promote infill development, including affordable housing, in proximity to services, transit, pedestrian and bicycle facilities, and other urban amenities; mixed use of commercial areas – including upstairs spaces in the downtown area (e.g., uses including retail, entertainment, services, and residential); and adaptive reuse and redevelopment of vacant or underutilized lots with buildings, including second stories for retail, residential, or office uses.
3. **CALGreen.** The City shall continue to promote energy-conserving construction pursuant to the CalGreen Code and Title 24 of the California Code of Regulations (California Building Code Standards).
4. **Energy Cost-Savings.** Encourage the continued affordability of both rental and ownership housing by encouraging energy conservation in all existing development.
5. **Energy and Environment.** The City shall promote policies pertaining to energy conservation, sustainable development, and climate adaptability, including education and outreach regarding existing local and regional energy conservation, solar, and weatherization programs; encouraging sustainable building practices; and developing and promoting climate resiliency.

Programs:

1. Incorporate sustainability, conservation and climate adaptation standards and requirements into the Comprehensive Code update, consistent with goals and policies contained in the 2035 General Plan and 2035 Climate Action Plan.
 - Primary Responsibility: Community Development Department
 - Time Frame: Monitor and report to the City Council every five years, as a part of the implementation of the Climate Action Plan.
2. Ensure consistency with the State Model Water Conservation Ordinance (MWEL0) and City Water Conservation Ordinance in the review of landscape plans and by incorporating standards in the Zoning Ordinance update.
 - Primary Responsibility: Community Development Department.
 - Time Frame: Ongoing
3. Encourage and support community-based programs, such as Woodland Tree Foundation, to facilitate planting shade trees throughout the community consistent with Climate Action Plan goals and the Urban Forestry Master Plan.

- Primary Responsibility: Community Development and Community Services Department.
 - Time Frame: Ongoing
4. Promote residential energy conservation practices pursuant to the Title 24 provisions of the California Building Code Standards, including the provisions for sustainable construction and development practices that are contained in the CalGreen Code.
- Primary Responsibility: Community Development Department
 - Time Frame: Ongoing
5. Coordinate with Pacific Gas & Electric, community-based organizations, other public agencies to provide public education and outreach on energy conservation. Specific actions related to energy conservation will be coordinated through the Climate Action Plan.
- Primary Responsibility: Community Development Department
 - Time Frame: Ongoing

Quantified Objectives

Table 4-1 presents the City’s quantified objectives for construction, preservation, and rehabilitation for the 2021 – 2029 planning period that will be achieved through the policies and programs described above.

Table 4-1: Quantified Objectives

Program Type/Affordability	Very Low	Low	Moderate	Above Moderate	Total
New Construction	652	199	601	1,349	2,801
Rehabilitation	-	-	-	-	-
Conservation/Preservation	11	200	-	75	286
Total	663	399	601	1,424	3,087

Appendix A: Existing Program Review

Existing Program Evaluation Matrix

Table A-1: Existing Program Review Table

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
“A” Programs						
9.A.1	<p>The City shall continue to cooperate with and advise developers in the use of the P-D Planned Development Overlay Zone to reduce housing costs by utilizing various techniques such as:</p> <ul style="list-style-type: none"> • zero lot lines, cluster development, private • streets, parking and setback innovations and other creative development approaches. 	--	Community Development Department	Ongoing	<p>Cleveland Suites Tentative subdivision map has been approved for 16 infill lots in the Mixed Use District of the Downtown Specific Plan Area. The developer is working with the city on the architectural design at this time. While a P-D Overlay Zone was not used for the development, City staff worked with the developer/builder to find solutions for setbacks and parking requirements. Cleveland Street Suites is the second dense residential project constructed or under construction in Woodland's downtown area in the last two years. (Construction of the first project, Downtown Suites, was completed in 2020.)</p> <p>Two small lot single-family projects were entitled in the Spring Lake Specific Plan area in 2020 utilizing the PD overlay to allow modification to setbacks and lot coverage resulting in a total of 169 lots. The new developments provide for 3.5-foot side yard setbacks of which one side provides an access easement to the adjacent lot. The projects utilize private drives for garage access. The two projects varied in density from 11 to 13 du per acre. The projects have begun site improvements but have not had building permits issued.</p> <p>The City approved an Interim Zoning Ordinance that allows multi-family as a permitted use and includes objective development standards for multi-family in both the High Density and Corridor Mixed Use Districts. The first project approved using the new streamlined standards is a 168</p>	<p>Modify- modify the program to include additional methods to allow flexibility from regulations to encourage housing development</p>

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
					<p>unit apartment complex at 310 Main Street. The City is currently reviewing a possible 80 unit development on East Street that will utilize the streamlined development review process.</p> <p>The City is in the process of preparing a Comprehensive Zoning Code update that will provide further direction for planned development criteria and intends to provide objective review criteria for qualified multi-family development.</p>	
9.A.2	<p>The City has identified lands for housing that can be developed by 2021 and that could accommodate Woodland's share of the regional housing needs by income category. Since adoption of the 2013 Housing Element, the City has rezoned land to R-25 (20 to 25 units per acre) and shall rezone at least 5 acres to R-25 or equivalent zone that has a minimum density of 20 units per acre and meets the requirements of California Government Code Section 65583.2, paragraphs "h" and "i." The target for rezoning of 5 acres is based on the assumption that 5 acres, developing at 80% capacity, at 20 units per acre, which would provide for approximately 80 units, exceeding the City's shortfall. This additional land to be rezoned is intended to accommodate the City's Regional Housing Need Allocation (RHNA) of 664 units</p>	<p>Rezone land to R-25, Update Zoning Code.</p>	<p>Community Development Department</p>	<p>Within 12 months following adoption of the 2035 General Plan.</p>	<p>The Woodland City Council approved the rezone of the following six parcels on May 1, 2018: assessor parcel numbers 063-071-015, 063-060-006, 005-720-027, 005-060-044, 064-170-049, and 064-010-037. As a result of the rezonings, the sites have additional capacity for 1000+ residential units. Because of the 2018 rezonings, no action was taken in 2020. HCD approved the updated inventory of sites to add sites available to low and very low income households.</p>	<p>Program Complete-delete</p>

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	<p>affordable to households earning 80% or less of the Yolo County median household income.</p> <p>The City has identified several properties with a total land area of approximately 45 acres within the Spring Lake Specific Plan Area that will be considered for re-designation, consistent with the requirements of this program. In addition, there are various vacant and underutilized properties (see Appendix E-1 and Figures E-1 and E-2) that may be appropriate for re-designation and re-zoning to allow higher density housing development, consistent with this program. Sites shall be a minimum of two acres in land area (or, in infill contexts, adjacent sites that together comprise at least two acres). The areas considered by the City for re-zoning are within existing City limits, near infrastructure, and without substantial environmental constraints.</p> <p>Within 12 months of adoption of the General Plan Update, the City will update the Zoning Code to reflect increased residential densities and housing opportunities resulting from the revised General Plan. If, at any time, the supply of sites zoned for housing falls below the quantity of land</p>					

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	required to accommodate the City's remaining regional housing needs allocation for any income group during the Housing Element planning period, the City shall initiate redesignations and rezonings to provide additional land.					
9.A.3	The City shall provide flexibility on the identification of sites for accommodating its Regional Housing Needs Plan (RHNP) Allocation as part of the update of the zoning code. A request to lower the density of a site that is counted towards meeting the City's RHNP Allocation shall include findings that justify the rezone and identify an adequate replacement site(s) that will provide the minimum number of units by income level for accommodating the City's RHNP Allocation and is developable during the term of the Housing Element planning period.	--	Community Development Director	Ongoing as needed	No action was taken on this program in 2020. There were no requests made to downzone properties.	Modify- modify the program to expand the applicability of these standards to sites identified in the 6th Cycle
9.A.4	The City shall continue to cooperate with and advise developers in the use of the City's Density Bonus Incentive Program as contained in Section 25-21-25 of the Zoning Ordinance. Bonus incentives are available to developers for including lower-income units in their projects. The City will provide a one-page fact sheet that summarizes the Program	The City will provide a one-page fact sheet that summarizes the Program and options of density bonuses for distribution to developers at the City's permit counter.	Community Development Department	Prepare fact sheet within 90 days after adoption	No action was taken on this program in 2020 however, it should be noted that the developer of Gracewood Commons (senior affordable housing rental project in the Spring Lake Specific Plan area of Woodland) plans to seek a bonus density from the City to increase the overall residential yield to 146 units. The City will evaluate the existing Density Bonus provisions as part of the	Continue

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	and options of density bonuses for distribution to developers at the City's permit counter.				comprehensive update to ensure that they are consistent with State Law	
9.A.5	The City shall continue to cooperate with Yolo County and other cities in the County and actively work with affordable housing developers interested in multi-family housing bonds.	--	Community Development Department	Ongoing	The City, Yolo County, Friends of the Mission, Yolo Wayfarer Center, and Woodland Opportunity Village are partnering on a 61-unit permanent supportive housing project to house the homeless on a City-owned site near the northwest corner of East Beamer Street and County Road 102. Funds of \$582,000 were approved by the City Council on December 15, 2020 for the project; this in addition to \$900,000 approved by the City Council in 2019. The 61 units are expected to be installed in summer/fall 2021.	Continue
9.A.6	The City Council shall hold a meeting each year, per Section 65400 of the Government Code, to review accomplishments in implementing the Housing Element and document these accomplishments in a report to State office of Housing and Community Development.	Documented accomplishments in a report to State office of Housing and Community Development. APRs?	Community Development Department	Annually	Each Housing Element Annual Report has been submitted to HCD consistent with their submittal requirements.	Continue
9.A.7	Seek funds to provide financing to assist housing construction of lower-income units and moderate-income units that serve special needs groups. Funding sources may include HOME, CalHome, and other federal and State sources.	--	Community Development Department	Annually	The City, Yolo County, Friends of the Mission, Yolo Wayfarer Center, and Woodland Opportunity Village are partnering on a 61-unit permanent supportive housing project to house the homeless on a City-owned site near the northwest corner of East Beamer Street and County Road 102. Funds of \$582,000 were approved by the City Council on December 15, 2020 for the project; this in addition to \$900,000 approved by the City Council in 2019. The 61 units are expected to be installed in summer/fall 2021.	Continue

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
9.A.8	The City shall allocate CDBG funds for the provision of extremely low-income units, very low-income units, low-income units, and moderate-income housing units. The City shall identify sites, establish partnerships, and pursue CDBG funds.	Allocated funds	Community Development Department	Annually	In 2020, the City's CDBG Review Panel recommended awarding \$65,000 in funds for the continued rehabilitation of the 42-unit Cottonwood Meadows apartment complex that serves low income senior citizen households. The City has worked with the property owner, the nonprofit New Hope Community Development Corporation, to fund needed rehabilitation work on multiple occasions that otherwise would require rent increases if City CDBG funds and other funding sources were not available. Final action on the funding will be taken by the City Council in 2021.	Continue
9.A.9	Offer incentives to developers of affordable housing such as: <ul style="list-style-type: none"> • waiver and/or deferral of all or a portion of City development fees; • waiver or modification of City development standards; or • assistance in obtaining federal, state, or local financing and/or subsidies 	--	Community Development Department	Ongoing on a case-by-case basis	<p>The City has an approved fee deferral program that has been actively utilized by multiple housing developments.</p> <p>The city provides means through a minor exception, or per Community Development Director, or Planned Development to allow a waiver or modification of standards. A PD process was utilized to approve two small lot single family project in Spring Lake in 2020.</p> <p>City focuses efforts on assisting those projects that are seeking federal, state, or local financing and subsidies. The city uses funds available in the Housing Trust fund when needed and appropriate to assist projects that will provide housing to low to extremely low income households.</p>	Continue
9.A.10	The City shall amend its zoning code consistent with Health and Safety Code Section 17021.5 and 17021.6 to further facilitate housing for farmworkers.	Amend Zoning Code to further facilitate housing for farmworkers.	Community Development Director	Within 12 months following adoption of the 2035 General Plan;	While no action was taken in 2020, it should be noted that the City provided \$2,410,000 in loan funds from local sources (Spring Lake Affordable Housing Off-Site and affordable housing in-lieu fee funds) for Mutual Housing California's farmworker housing development in the Spring Lake Specific Plan area (phase	Incomplete - Continue

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	Financial and technical assistance will be sought from HCD's Office of migrant Services, the Joe Serna Jr. Farmworker Housing Grant Program, the California Tax Credit-Allocation Committee's Farmworker Housing Assistance Program, and the USDA Rural Development Program.			provide financial and technical assistance annually, as needed	1 and 2). The development resulted in the construction of 100 rental units for farmworker families. City will address code updates as part of the Comprehensive Code Update.	
9.A.11	<p>The City shall continue to require the provision of affordable housing as a component of market-rate projects, as codified in Chapter 6A of the municipal Code. The City shall continue to implement the affordable housing requirements of South East Area Specific Plan as applicable.</p> <p>The City shall continue to implement the affordable housing requirements of the Spring Lake Specific Plan, as applicable. The City shall monitor and annually report to the City Council on the number of affordable ownership units constructed and converted to unrestricted market-rate units.</p>	--	Community Development Department	Ongoing	<p>The City continues to implement the affordable housing provisions (inclusionary housing) of its Municipal Code and Spring Lake Affordable Housing Plan. It should be noted that the South East Area Specific Plan has been built out. The City continues to work with the developer of the Gracewood Commons senior citizen affordable housing project to secure funding for construction of the first phase of the rental project. In 2019, the City had the 4.6-acre site multi-family site dedicated to the developer's nonprofit partner. The project is expected to generate 146 units through two phases. (The Woodland Municipal Code was re-codified and the City's Inclusionary Housing Ordinance is now located at Chapter 15.16 of the code.)</p> <p>In the Spring Lake Specific Plan area, the majority of the single-family projects approved have been required, through Development Agreements, to pay fees in lieu of constructing affordable on-site homes. The in-lieu fees have been used to assist projects that benefit homeowners who are extremely and very low income including the East Beamer Way homeless shelter.</p>	No ongoing action- establish as a policy or delete.

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/ Continue
9.A.12	The City shall continue to facilitate the provision of emergency shelter services through its participation in the countywide Homeless Coordination Project that provides services to the homeless in Yolo County. The Project includes Homeless Coordination and the Cold Weather Shelter.	--	Community Development Department	Ongoing	The City continues to participate in the Countywide Homeless Coordination Project to support staffing for the homeless services and operation of Fourth & Hope's emergency shelter. In addition, the City established a Homeless Coordinator position in 2018. The position provides community outreach and coordination with internal/external partners on services, programs, and projects; and referrals to address community social service needs, including at-risk youth and individuals and families that are homeless or at risk of homelessness. In 2020 the City's CDBG review panel recommended the award of CDBG funds to Fourth & Hope for operation of its emergency shelter and to Empower Yolo for operation of its emergency shelter that serves the homeless who are victims of domestic violence, sexual assault, stalking, and trafficking. Final action on the review panel funding recommendations will be taken by the City Council in 2021. The City Council in 2020 approved funds of \$1,400,000 for the construction of the Emergency Shelter Project on City-owned land located near the northwest corner of East Beamer Street and County Road 102. The City served as the developer for the shelter project and construction was started and completed in 2020. The new shelter has capacity for 100 single men and women and began operations in early January 2021 with a reduced capacity because of the COVID-19 pandemic. The previous emergency shelter location had capacity for 65 individuals. Starting in March 2020 and continuing into 2021, the City's Homeless Coordinator and other City staff have been working on Project Roomkey in partnership with Yolo County and other project partners to shelter vulnerable homeless in local motels during	Continue

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
					the pandemic. A number of the individuals have exited the motel sheltering into permanent housing.	
9.A.13	The City shall pursue grant and loan funding opportunities from federal, State, and other agencies and coordinate with other agencies and nonprofit organizations for the provisions of different sizes, scales, and types of housing, including transitional housing, efficiency units, housing with supportive services, and other special-needs housing, consistent with policies in the Land Use, Community Design, and Historic Preservation Element.	--	Community Development Department	Ongoing	The City continues to partner with Fourth & Hope applied for grant funds through the Federal Continuum of Care Competition to provide permanent supportive housing for chronically homeless families and individuals. The U.S. Department of Housing and Urban Development has delayed the notice of funding availability for the 2020 Federal Continuum of Care Program.	Continue
9.A.14	The City shall continue to support the services of Yolo County's Homeless Coordinator.	--	Homeless Coordinator	Ongoing	The City continues its participation in the Countywide Homeless Coordination Project to support staffing for homeless services and operation of Fourth & Hope's emergency shelter. In addition, the City established a Homeless Coordinator position in 2018. The position provides community outreach and coordination with internal/external partners on services, programs, and projects; and referrals to address community social service needs, including at-risk youth and individuals and families that are homeless or at risk of homelessness.	Continue
9.A.15	The City shall consider options to allow Residential Care Homes with more than six mentally disordered or otherwise handicapped persons or dependent and neglected children as a	Amend RM Zone's permitted uses	Community Development Director	Within 12 months following adoption of 2035 General Plan	The 2035 General Plan update was approved on May 16, 2017. The City is in the process of putting together a comprehensive update of its zoning code.	Delete

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	permitted use in the Multiple-Family Residential Zone (R-M).					
“B” Programs						
9.B.1	The City shall periodically review its eligibility for various federal and State programs that will provide rehabilitation and maintenance assistance for lower-income units and special needs groups. The City shall submit applications for programs for which the City is eligible, as appropriate.	Submitted applications	Community Development Department	Annually	The City, Yolo County, Friends of the Mission, Yolo Wayfarer Center, and Woodland Opportunity Village are partnering on a 61-unit permanent supportive housing project to house the homeless on a City-owned site near the northwest corner of East Beamer Street and County Road 102. Funds of \$582,000 were approved by the City Council on December 15, 2020 for the project; this in addition to \$900,000 approved by the City Council in 2019. The 61 units are expected to be installed in spring/summer 2021. The City Council in 2020 approved funds of \$1,400,000 for the construction of the Emergency Shelter Project on City-owned land located near the northwest corner of East Beamer Street and County Road 102. The City served as the developer for the shelter project and construction was started and completed in 2020. The new shelter has capacity for 100 single men and women and began operations in early January 2021 with a reduced capacity because of the COVID-19 pandemic. The previous emergency shelter location had capacity for 65 individuals.	Continue
9.B.2	The City shall continue to periodically gather information regarding the status of local housing conditions to determine the need for housing rehabilitation and/or the removal of unsafe units. A housing condition survey that meets the criteria of the State Department of Housing and	Housing conditions survey	Community Development Department	Every 5 years	The City employs a full-time code compliance officer who works with residents and owners to facilitate improvement of housing conditions as needed. . In 2014 one residential structure was demolished because of substandard conditions. No persons were displaced since the home had been vacant for a number of years.	Continue

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	Community Development will be conducted in targeted neighborhoods.					
9.B.3	The City shall continue to include funds in its operating budget for code compliance and nuisance abatement programs.	Allocated funds	Community Development Department	Ongoing	The City employs a full-time code compliance officer.	Continue
9.B.4	The City shall continue to implement the Downtown Specific Plan to encourage the preservation of existing housing in the downtown area, the conversion of underutilized upper floors of commercial buildings to housing, and construction of infill, mixed-use housing projects with street-level commercial uses. The City shall monitor and annually report on the number of housing units constructed as part of infill and mixed-use projects in the Downtown Specific Plan Area.	Report on housing units constructed as part of the DTSP	Community Development Department	Ongoing	The City continues to encourage conversion of underutilized upper floors of commercial buildings to residential uses. The City is in the process of preparing a Comprehensive Zoning Code update that will provide further direction for planned development criteria and intends to provide objective review criteria for qualified multi-family development.	Remove reference to Downtown Specific Plan. Continue
9.B.5	No later than one year prior to expiration of affordability, the City will contact property owners of units at-risk of converting to market rate housing to discuss the City's desire to preserve complexes as affordable housing. The City will seek participation from agencies interested in purchasing and/or managing units at-risk. Funding assistance, which can be leveraged with outside sources		Community Development Department	Ongoing	No action was taken in 2020. For 2020, the City's CDBG Review Panel recommended awarding CDBG funds to Friends of the Mission to install energy efficient water heaters at the 925 North Street affordable rental complex and Walter's House, a residential treatment facility. A portion of the Walter's House clients are homeless.	Modify- contact property owners sooner than 12 months from expiration in order to ensure adequate time to negotiate preservation.

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/ Continue
	by the developer to either transfer ownership, or provide rent subsidies to maintain affordability, shall utilize applicable federal, State, and local financing sources. Where properties are at risk of conversion, the City will work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.					
9.B.6	The City shall continue to strive for greater energy conservation in existing residential development. CDBG monies are available for energy efficiency work as a part of the local housing rehabilitation program. Additionally, the City will continue to provide information to residents regarding available home rehabilitation programs and increase public awareness of self-help and rehabilitation programs through outreach.	Allocated funds.	Community Development Director	Ongoing	For 2020, the City's CDBG Review Panel recommended awarding CDBG funds to Friends of the Mission to install energy efficient water heaters at the 925 North Street affordable rental complex and Walter's House, a residential treatment facility. A portion of the Walter's House clients are homeless. The City will incorporate sustainability and energy conservation requirements as part of the comprehensive code update.	Continue
"C" Programs						
9.C.1	The City shall continue to distribute Fair Housing brochures and booklets indicating what the Fair Housing laws are and where advice, assistance and enforcement activities can be obtained. The City will provide this information to any person who feels they have been	Fair Housing brochures and booklets	Community Development Department	Ongoing	Information such as Fair Housing brochures are published in English and Spanish and are available at the Community Development Department office and through the City's website.	Continue

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/ Continue
	discriminated against in acquiring housing within the city and to any housing provider who requests such information. Information will be made available at the City's website and at the City's Homebuyer Education Seminars. These efforts will also focus on special needs population groups that might face housing discrimination, such as farmworkers and persons with disabilities.					
9.C.2	The City shall support an Annual Fair Housing Open House for rental property owners and various social services organization and agencies to discuss mechanisms to evaluate tenant applications according to fair housing law.	Annual Fair Housing Open House	Community Development Department	Ongoing	Legal Services of Northern California did not hold the Fair Housing Conference in 2020 because of the COVID-19 pandemic. In 2019, the fair housing conference was held at the Woodland and Community Center and the City did not charge for the use of the facility. In addition, the City paid for the refreshments provided to conference participants and assisted with outreach.	Continue
9.C.3	The City shall continue to provide individuals with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing pursuant to the Reasonable Accommodations for Persons with Disabilities provisions of Section 25.21.85 of the Municipal Code	--	Community Development Department	Ongoing	The City continues to follow the Reasonable Accommodation provisions of its Municipal Code. (The Woodland Municipal Code was recodified, and the reasonable accommodation provisions are now located in Section 1 No action was taken in 2020.7.104.190 of the code.)	Continue

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
9.C.4	The City shall continue to implement measures to encourage developers to apply universal design principles in new housing developments so that housing units and the neighborhoods in which they are located are as accessible as possible to all individuals, regardless of age or abilities. Such measures include density bonuses, fee reductions/deferrals, or other incentives.	--	Community Development Department	Ongoing	Barrier-free design is governed by accessibility law and incorporated with all designs. All apartments are required to comply with Chapter 11B of the California Building Code. The City has incorporated specific conditions in Development Agreement for the Prudler project, located adjacent to the Senior Center, to require universal design features	Continue
9.C.5	The City shall increase its educational outreach efforts by providing fair housing information in English and Spanish whenever feasible. Financial and technical assistance may be sought from California Rural Legal Assistance the Farmworker Justice Fund, the USDA Rural Development Program, and HCD's Office of Migrant Services.	English/ Spanish fair housing flyers	Community Development Department	Ongoing	Information such as Fair Housing brochures are published in English and Spanish and are available at the Community Development Department office and through the City's website.	Continue

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
9.C.6	The City shall continue to ensure that relocation assistance is provided to tenant relocated as a result of removal of housing, in compliance with the federal Housing and Community Development Act of 1974	--	Community Development Director	Ongoing as needed	No action was taken in 2020.	Continue
9.C.7	The City shall affirmatively further fair housing by contracting with the Fair Housing Hotline Project provided through Legal Services of Northern California.	Contract with Fair Housing Hotline Project.	Community Development Department	Ongoing	For 2020, the City's CDBG Review Panel recommended awarding CDBG funds to Legal Services of Northern California to support the operation of the Fair Housing Hotline Project.	Continue
9.C.8	The City shall refer fair housing complaints to the Fair Housing Hotline Project provided through Legal Services of Northern California and State Department of Fair Employment and Housing for resolution.	--	Community Development Department	Ongoing	Fair housing issues continue to be referred to the Fair Housing Hotline Project.	Continue
"D" Programs						
9.D.1	The City shall consider citywide application of energy conservation policies contained in the Spring Lake Specific Plan. These policies include but are not limited to the use of energy efficient air conditioners, light-colored roofing materials, photovoltaic energy systems, and Energy Star appliances. The City shall	--	Community Development Director	Monitor and report to the City Council every five years, as a part of the implementation of the Climate Action	For 2020 the City issued 617 building permits for rooftop solar energy systems. Most of the permits were issued for residential structures.	Continue

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/ Continue
	monitor and report on the number of housing units constructed with energy efficiency features that exceed the requirements of the CalGreen Code.			Plan; Ongoing		
9.D.2	Through its General Plan, Zoning Code, and Climate Action Plan, the City shall promote infill development, including affordable housing, in proximity to services, transit, pedestrian and bicycle facilities, and other urban amenities; mixed use of commercial areas – including upstairs spaces in the downtown area (e.g., uses including retail, entertainment, services, and residential); and redevelopment of vacant or underutilized lots with buildings, including second stories for retail, residential, or office uses.	--	Community Development Director	Ongoing	Construction of the Cleveland Street Suites development started in 2020 on a site in the "Mixed Use District" of the Downtown Specific Plan Area. The 26,170 square foot project site was subdivided to accommodate the construction of 16 for sale units. City staff worked with the developer/builder to find solutions for setbacks and parking requirements. Cleveland Street Suites is the second infill residential project constructed or under construction in Woodland's downtown area in the last two years. (Construction of the first project, Downtown Suites, was completed in 2020.)	Continue
9.D.3	The City shall continue to promote residential energy conservation practices pursuant to the Title 24 provisions of the California Building Code Standards, including the provisions for sustainable construction and development practices that are contained in the CalGreen Code.		Community Development Department	Ongoing	The City has adopted the 2019 California Building Standards Code and 2019 California Green Code. For 2020 the City issued 617 building permits for rooftop solar energy systems. Most of the permits were issued for residential structures.	Continue
9.D.4	The City shall coordinate with Pacific Gas & Electric, community-based	--	Community Development Department	Ongoing	The City joined the Valley Clean Energy (VCE) Alliance, a joint powers authority, in 2017 to empower local control of	Continue

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	organizations, other public agencies to provide public education and outreach on energy conservation. Specific actions related to energy conservation will be coordinated through the Climate Action Plan.				electricity procurement decisions, reduce the carbon footprint associated with their electricity services, and help support growth of local renewables. The other members of VCE include the City of Davis and Yolo County.	
9.D.5	The City shall encourage the continued affordability of both rental and ownership housing by encouraging energy conservation in all existing development.	--	Community Development Director	Ongoing	For 2020 the City issued 617 building permits for rooftop solar energy systems. Most of the permits were issued for residential structures.	Continue

Appendix B: Housing Needs Assessment

Contents

- Appendix B: Housing Needs Assessment..... 1
- Section B.1 Population Characteristics and Trends.....2
 - B.1.1 General Characteristics and Trends.....2
 - B.1.2 Age, Race, And Ethnicity Characteristics3
 - B.1.3 Employment Characteristics4
- Section B.2 Household Characteristics5
 - B.2.1 Household Type.....5
 - B.2.2 Household by Tenure.....5
 - B.2.3 Household Size and Overcrowding5
 - B.2.4 Household Income6
 - B.2.5 Special Housing Needs.....7
- Section B.3 Housing Stock Characteristics13
 - B.3.1 Housing Type.....13
 - B.3.2 Housing Occupancy and Vacancy14
 - B.3.3 Housing Age and Condition14
- Section B.4 Housing Cost and Affordability15
 - B.4.1 Housing Costs Compared to Ability to Pay.....16
 - B.4.2 Overpayment18
 - B.4.3 Units At-Risk of Conversion19

Section B.1 Population Characteristics and Trends

The 2020 City of Woodland Housing Element is an update to the 2013 Housing Element, which relied primarily on 2010 U.S. Census and State of California, Department of Finance (DOF) data. This update uses data from the previous Housing Element where applicable, along with American Community Survey data and population, housing, and employment data published by DOF and the Sacramento Area Council of Governments (SACOG).

The primary sources of the data used are SACOG’s HCD Approved data packages. Data Package 1 is primarily point-in-time data based off 2013-2017 Census ACS 5-year data. Data Package 2 is primarily trend data based off of the 2000 Census, the 2010 Census, and Census ACS 5-year data products from 2010-2014 and 2014-2018. Data for some analysis topic areas was provided in both data packages; however, more recent data is available in Data Package 2, making it the preferred source of data for background trend analysis and context. In some cases, comparable data between Data Packages is not available, thus in some instances total values (such as number of units or number of households) varies across tables in this analysis. To overcome the limitations, both total number and percentages are provided, to ensure a similar point of comparison.

The data for Woodland is presented alongside comparable data for Yolo County where possible. This facilitates an understanding of Woodland’s characteristics by illustrating how the City’s demographics are similar to, or differ from, the county.

B.1.1 General Characteristics and Trends

As shown in Table B-1, Woodland’s population grew modestly, 6.4 percent between 2010 and 2018, compared to 7.0 percent for Yolo County.

Woodland’s median age was 35.9 in 2018, higher than Yolo County’s median of 31.0 years. Between 2010 and 2018, Woodland experienced a decrease in persons per household.

Table B-1: Population and Household Trends for Woodland and Yolo County 2010-2018

	Woodland			Yolo County		
	2010	2018	Percent Increase	2010	2018	Percent Increase
Population	55,468	59,044	6.4%	200,849	214,977	7.0%
Median Age	33.7	35.9	6.5%	30.4	31.0	2.0%
Total Households	18,721	20,408	9.0%	70,872	73,510	3.7%
Household Population	54,483	57,876	6.2%	194,140	206,773	6.5%
Group Quarters Population	985	1,168	18.6%	6,709	8,204	22.3%
Persons per Household	2.91	2.84	-2.6%	2.74	2.81	2.7%

Source: 2019 SACOG Data Package 2, 2010 Census, ACS 2014-2018, Worksheet 1-5 population trends, Table 5. Group Quarters Total; 2019 SACOG Data Package 2, 2010 Census, ACS 2014-2018, Worksheet 8-10 household growth, Table 8. Households by Tenure, Table 9. Household Population by Tenure

B.1.2 Age, Race, And Ethnicity Characteristics

Table B-2 compares 2014-2018 ACS data for a variety of demographic characteristics including age, sex, and race, and ethnicity for Woodland and Yolo County. The Hispanic population in Woodland is significantly greater than that of the County, at 48.6 percent compared to 31.5 percent.

Table B-2: Woodland and Yolo County Age, Sex, and Race and Ethnicity

	Woodland		Yolo County	
Age Distribution	Number	Percent	Number	Percent
Total Population	59,044	100%	214,977	100%
Under 5	3,653	6.2%	12,467	5.8%
5 to 9	3,960	6.7%	12,618	5.9%
10 to 14	4,261	7.2%	13,052	6.1%
15 to 19	4,199	7.1%	20,389	9.5%
20 to 24	4,099	6.9%	30,396	14.1%
25 to 34	8,531	14.4%	29,455	13.7%
35 to 44	7,734	13.1%	24,981	11.6%
45 to 54	8,055	13.6%	23,778	11.1%
55 to 59	3,374	5.7%	11,704	5.4%
60 to 64	3,286	5.6%	10,696	5.0%
65 to 74	4,579	7.8%	14,761	6.9%
75 to 84	1,919	3.3%	7,050	3.3%
85 and Over	1,394	2.4%	3,630	1.7%
Median Age	35.9	-	31.0	-
Sex				
Male	28,864	48.9%	104,375	48.6%
Female	30,180	51.1%	110,602	51.4%
Race/Ethnicity				
Total Population	59,044	100%	214,977	100%
Hispanic	28,703	48.6%	67,809	31.5%
Not Hispanic	30,341	51.4%	147,168	68.5%
<i>White</i>	<i>23,149</i>	<i>39.2%</i>	<i>101,274</i>	<i>47.1%</i>
<i>Black</i>	<i>880</i>	<i>1.5%</i>	<i>5,215</i>	<i>2.4%</i>
<i>American Indian/Alaskan Native</i>	<i>154</i>	<i>0.3%</i>	<i>533</i>	<i>0.2%</i>
<i>Asian</i>	<i>4,713</i>	<i>8.0%</i>	<i>29,360</i>	<i>13.7%</i>
<i>Native Hawaiian/Other Pacific Islander</i>	<i>99</i>	<i>0.2%</i>	<i>919</i>	<i>0.4%</i>

	Woodland		Yolo County	
Other/Two or more	1,346	2.3%	9,867	4.6%

Source: 2019 SACOG Data Package 2, 2010 Census, ACS 2014-2018, Worksheet 1-5 population trends

B.1.3 Employment Characteristics

According to the data provided by SACOG (2014-2018 ACS data), the City of Woodland has 27,210 persons in the civilian labor force (age 16 years and over) who are employed (Table B-3). The largest employment sector continues to be the Educational, health, and social services category at 24.7 percent, which saw an increase of 1.8 percent from 2010. Between 2010 and 2018, Woodland saw the largest declines in shares of employment in the Construction and Finance, insurance, real estate, and rental and leasing sectors. Less than 6 percent work in the Agriculture, forestry, fishing, hunting and mining category (Table B-3).

Table B-3: Employment History by Industry

	2014-2018 Jobs of Resident Population	Percent	Percentage Increase from 2006-2010 ACS
Employed civilian population 16 years and over	27,210	100%	7.6%
Agriculture, forestry, fishing and hunting, and mining	1,567	5.8%	0.8%
Construction	1,594	5.9%	-2.1%
Manufacturing	1,984	7.3%	2.3%
Wholesale trade	865	3.2%	0.2%
Retail trade	3,791	13.9%	-0.1%
Transportation and warehousing, and utilities	1,433	5.3%	0.9%
Information	179	0.7%	-0.4%
Finance, insurance, real estate, and rental and leasing	910	3.3%	-3.0%
Professional, scientific, management, administrative, and waste management services	2,132	7.8%	-1.6%
Educational, health, and social services	6,716	24.7%	1.8%
Arts, entertainment, recreation, accommodation, and food services	2,617	9.6%	1.2%
Other services (except public administration)	1,495	5.5%	0.6%
Public administration	1,927	7.1%	-0.6%

Source: 2019 SACOG Data Package 2, ACS 2014-2018, Worksheet 25 disabled-emp-NEW, Table 23. Total Civilian noninstitutionalized population with a disability; 2019 SACOG Data Package 2, ACS 2006-2010, 2014-2018, Worksheet 6-employment, Table 6. Employment by Industry

Section B.2 Household Characteristics

B.2.1 Household Type

The U.S. Census divides households into two different categories, depending on their composition. Family households are those that consist of two or more related persons living together. Non-family households include persons who live alone or in groups composed of unrelated individuals. As shown in Table B-4, Woodland had a larger percentage of family households (73 percent) than Yolo County (63 percent). Additionally, it also had fewer non-family households equaling 27 percent of the total units, compared to the County’s 37 percent.

Table B-4: Woodland and Yolo County Household Type

	Woodland		Yolo County	
	Total	Percent	Total	Percent
Family Households	14,857	73%	46,152	63%
Non-Family Households	5,551	27%	27,358	37%
Total Households	20,408	100%	73,510	100%

Source: 2019 SACOG Data Package 2, ACS 2014-2018, Worksheet 32-33 female headed households

B.2.2 Household by Tenure

The rate of home ownership in Woodland was 54.8 percent in 2018, slightly higher than the 51.7 percent in Yolo County (Table B-5, below).

Table B-5: Woodland and Yolo County Housing Tenure

	Woodland		Yolo County	
	Total	Percent	Total	Percent
Owner-occupied	11,181	54.8%	38,013	51.7%
Renter-occupied	9,227	45.2%	35,497	48.3%
Total Households	20,408	100.0%	73,510	100.0%

B.2.3 Household Size and Overcrowding

As shown in Table B-1, in 2018, the average household size in Woodland was 2.84 persons per household, compared to 2.81 persons per household in Yolo County. The average household size in Woodland has decreased from 2.91 persons per household in 2010. Over the same time period, the average household size in Yolo County increased from 2.74.

SACOG provides overcrowding data, expressed as the number of persons per room in occupied housing units. The Census includes living rooms, dining rooms, bedrooms, kitchens, finished attics and basements, family rooms, offices, and permanently enclosed porches in the definition

of a “room”. A housing unit with more than 1 person per room is considered overcrowded, and a housing unit with 1.5 or more people per room is severely overcrowded.

In Woodland, 90.6 percent of the occupied housing units were not overcrowded, and had less than 1 person per room during the 2013-2017 period. A total of 1,449 units (7.2 percent of units) were overcrowded, including 352 owner-occupied and 1,097 renter-occupied units. Approximately 2 percent of total units were severely overcrowded, including 170 owner-occupied and 271 renter-occupied units. The data indicates a need for additional units with enough rooms that are affordable to larger households, as well as additional affordable units to reduce the need for multiple families to share a single housing unit, particularly for renters. Table B-6 presents overcrowding data for Woodland.

Table B-6: Number of Households in Woodland by Tenure with Overcrowding Conditions

	Number of Units	Percent
Owner occupied units	11,159	55.4% of total occupied units
Overcrowded	352	3.2% of owner-occupied units
Severely Overcrowded	170	1.5% of owner-occupied units
Renter Occupied Units	8,991	44.6% of total occupied units
Overcrowded	1,097	12.2% of renter occupied units
Severely Overcrowded	271	3.0% of renter occupied units
Total Occupied Units	20,150	100.0%

Source: 2019 SACOG Data Package 1, ACS 2013-2017, Worksheet Overcrowding

B.2.4 Household Income

Table B-7 shows the distribution of households according to their 2014-2018 incomes for Woodland and Yolo County. Woodland’s median household income is similar to the median income countywide, and Woodland had a lower percentage of households earning less than \$25,000 per year. Woodland has a slightly higher proportion of households that fall within the medium ranges (between \$25,000 and \$99,000) while Yolo County has higher proportion of households at the highest and lowest ranges.

Table B-7: Household Income Distribution for Woodland and Yolo County

	Woodland		Yolo County	
	Number	Percent	Number	Percent
Less than \$24,999	3,440	16.9%	15,843	21.6%
\$25,000 to \$49,999	4,307	21.1%	12,877	17.5%
\$50,000 to \$74,999	3,952	19.4%	12,203	16.6%
\$75,000 to \$99,999	2,795	13.7%	8,701	11.8%
\$100,000 or more	5,914	29.0%	23,886	32.5%
Total Households	20,408	100%	73,510	100%
Median Household Income	\$ 64,122	-	\$65,923	-

B.2.5 Special Housing Needs

The following subsections discuss these special housing needs of six groups identified in State housing element law (Government Code, Section 65583(a)(7)). These groups, referred to in this document as “special needs groups,” include seniors, persons with disabilities, large households, farm workers, families with female heads of households, and the homeless.

Persons with Disabilities

As shown in Table B-8, 6,330 Woodland residents over the age of five have some form of disability, which is 10.9 percent of the noninstitutionalized population in 2018.

Table B-8: Residents with Disabilities

	Total Civilian Noninstitutionalized Population	With a Disability	
		Number	Percent
Woodland	58,055	6,330	10.9%

Source: 2019 SACOG Data Package 2, ACS 2014-2018, Worksheet 23 disabled

Table B-9 presents data on the types of disabilities among people in Woodland from the ACS. Based on the data, more than 50 percent of civilian noninstitutionalized Woodland residents who have a disability are not in the labor force.

Table B-9: Disability and Employment

	Total	Percent
Total civilian noninstitutionalized population 18 to 64 years	36,081	
In the labor force:	27,614	76.5%
Employed:	26,055	94.4%
With a disability	1,204	4.6%
No disability	24,851	95.4%
Unemployed:	1,559	5.6%
With a disability	90	5.8%
No disability	1,469	94.2%
Not in labor force:	8,467	23.5%
With a disability	1,927	22.8%
No disability	6,540	77.2%

Source: 2019 SACOG Data Package 2, ACS 2014-2018, Worksheet 25 disabled-emp-NEW

Senior Households

Senior households are defined as households with one or more persons over the age of 65 years. Approximately 13.1 percent of Woodland’s population is comprised of seniors. Commonly seniors

own their own home, but due to limited or fixed incomes or disabilities, may need assistance to remain in their homes.

Table B-10 shows the number of persons over the age of 65 years and the percent of change in 2010-2018 per age category, indicating an aging population.

Table B-11 provides information about seniors with incomes below the poverty level. 8.0 percent of the total seniors had incomes below the poverty level during this period. This rate is below the overall poverty rate of Woodland families (9.8 percent) and the poverty rate of other special needs groups (such as persons with disabilities and single mothers with minor children). This also represents a 4 percent decrease in the percent of households headed by persons 75 years and older who are below the poverty line.

As of 2018, the majority of senior households in Woodland were homeowners as shown in Table B-12. Of all 2018 households headed by a person 65 years or older, 70.4 percent owned their homes and 29.6 percent rented.

Table B-10: Senior Population and Percentage Change

	Total Population	Total Population 65+	65 to 69	70 to 74	75 to 79	80 to 84	85 and older
Number of Persons 2019	59,044	7,892	2,594	1,985	988	931	1,394
Number of Persons 2010	55,468	6,024	1,793	1,290	1,055	833	1,053
Percent Change between 2010-2018	6.4%	31.0%	44.7%	53.9%	-6.4%	11.8%	32.4%

Source: 2019 SACOG Data Package 2, 2010 Census, ACS 2014-2018, Worksheet 26-28 elderly

Table B-11: Seniors with Incomes Below the Poverty Rate

	Total		Below Poverty			
	65 to 74	75+	65 to 74		75+	
	Number	Number	Number	Percent of Population 65 to 74	Number	Percent of Population 75+
2019	4,487	3,102	325	7.2%	310	10%
2010	2,876	3,380	210	7.3%	489	14.5%

Source: 2019 SACOG Data Package 2, ACS 2014-2018, Worksheet 26-28 elderly

Table B-12: Housing Tenure of Woodland’s Senior and Non-Senior Households

Household Type and Tenure	Number	Percent
Senior-Headed Households¹	4,787	100%
Renter-occupied	1,417	29.6%
Owner-occupied	3,370	70.4%
Households Headed by a Non-Senior Person¹	15,621	100%
Renter-occupied	7,810	50.0%

Owner-occupied	7,811	50.0%
Total Households	20,408	
Note: 1 Based on 65+		
<i>Source: 2019 SACOG Data Package 2, ACS 2014-2018, Worksheet 26-28 elderly</i>		

American Community Survey data indicates a need in Woodland for additional programs to assist senior renters. Although Table B-12 shows there are more senior homeowners, it is more often the renters who experience the greatest housing challenges because of fixed incomes and rising (and unstable) rental rates. Senior homeowners, however, do face the problem of maintaining their homes, often on fixed incomes as well.

Many of the needs of senior households are related to housing affordability and may be met by implementing the City’s programs aimed at providing, preserving, and rehabilitating affordable housing. Other needs include in-home services, and assistance in home rehabilitation or maintenance.

Large Households

Large households are those with five or more household members. Large households require housing units with more bedrooms than housing units needed by smaller households. In general, housing for these households should provide safe outdoor play areas for children and should be located to provide convenient access to schools and child-care facilities. These types of needs can pose problems particularly for large families that cannot afford to buy or rent single-family houses, as apartment and condominium units are most often developed with childless, smaller households in mind. According to the 2018 American Community Survey, 2,372 households, or 11.6 percent of the total households in Woodland, had five or more members (Table B-13, below).

Table B-13: Tenure for Large Households

	1 to 4 Person Household		5 or More Person Household		Total Households
	Total	Percent	Total	Percent	
Total Households	18,036	88.4%	2,372	11.6%	20,408
Owner-occupied	9,982	89.3%	1,199	10.7%	11,181
Renter-occupied	8,054	87.3%	1,173	12.7%	9,227
<i>Source: 2019 SACOG Data Package 2, ACS 2014-2018, Worksheet 29-31 large households</i>					

The 2014-2018 ACS estimates that Woodland housing stock has 3,712 owner-occupied units and 637 renter-occupied units with 4 or more bedrooms. That is 33.2 percent of the owner-occupied housing unit stock and 6.9 percent of the renter-occupied unit stock. However, the majority of these larger homes are not affordable to lower-income large families, creating a gap in housing need for this group.

Farm Workers

Farm Workers 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).

Farm workers are historically undercounted by the census and other data sources. The USDA Census of Agriculture provides a count of the number of farms and ranches and of the people who operate them, for each county in the nation. The USDA Census of Agriculture includes farm labor categorized by number of farms, total workers, workers working less than 150 days, and workers working more than 150 days. Table B-14 provides a summary of the total number of farms, and farmers by permanent and part-time (seasonal) labor. More than half (1,983 workers) of permanent workers are on farms with 10 or more employees.

Table B-14: Yolo County Farms and Farm Labor Workers

	Farms	Total Workers	Permanent Workers > 150 Days	Seasonal Workers < 150 Days
Yolo County	467	4,506	2,600	1,906

Source: 2019 SACOG Data Package 1, USDA Agricultural Census 2017, Table 7

Table B-15: Farm Worker Housing in and near Woodland

Facility Name	Location	Number of Units
Casa Del Sol Mobile Home Park	Woodland	156
Dixon Center	Dixon	85
Madison Migrant Center	Madison	90
Davis Center	Davis	64
Spring Lake Sacramento Mutual Housing	Woodland	100
Total Units		495

Source: Yolo County and City of Woodland, 2021

Female-Headed Households

Female-headed households are another special needs group defined by State law. These households often have special needs due to their family or lower-income status. Of particular concern are single female-headed households with children, as this group tends to have lower incomes and high dependency on social services. The U.S. Census provides household information regarding single female-headed households with children under the age of 18. Children living in female-headed households are more likely than others to live below the poverty level. Single mothers have a greater risk of falling into poverty than single fathers, due to such factors as the wage gap between men and women, limited training, required education for higher-wage jobs, and inadequate child support.

As shown in Table B-16, of the 14,857 family households in 2018, females headed 18.7 percent of the City’s family households. Further examination shows that 47.1 percent of female-headed family households had children under 18, and of these households 40 percent of them are below the poverty line. In other words, 9.8 percent of households live below poverty line, 51 percent of which are headed by females, and 43 percent of these are female households with children younger than 18 years old.

Table B-16: Female-Headed Households

	Number	Percent
Total Family Households	14,857	100%
Total Female-Headed Family Households	2,772	18.7%
with Children under 18	1,305	47.1%
without Children under 18	1,467	52.9%
Total Family Households Under the Poverty Level	1,461	9.8%
Female-Headed Family Households Under the Poverty Level	744	51%
Female-Headed Family Households Under the Poverty Level with children under 18	640	43.8%

Source: 2019 SACOG Data Package 2, ACS 2014-2018, Worksheet 32-33 female headed household

The difficulty that female heads of households encounter in obtaining affordable housing has often led to homelessness for both them and their children (see Table B-17, below). The Yolo County Homeless and Poverty Action Coalition (HPAC) conducted a biannual count of the homeless in Yolo County in 2019, identifying 655 homeless in Yolo County, including 238 in Woodland. This is a 43 percent increase Countywide since 2017. Of the 238 individuals who were homeless in Woodland, 17 were children under the age of 17, 71 were female, and 14 were veterans. Additionally, a majority (145 persons) have been homeless at least one year. .

The housing needs of female-headed households are similar to those of other groups, although these households are more likely to have lower incomes or to live in poverty. The City’s programs to construct, rehabilitate, and preserve affordable housing, as well as programs supporting emergency shelters and homeless services address many of the needs of female-headed households.

Homeless Persons

Table B-17 shows the estimated homeless population in Yolo County from the 2019 Yolo County Homeless Census, including the number of chronic homeless, homeless veterans, and homeless households with children.

Table B-17: 2019 Homeless Census

	Total	Sheltered	Unsheltered	Chronic Homelessness
Woodland	238	75	163	145
Yolo County	655	258	397	320

Source: 2019 Yolo County Homeless Count

The City of Woodland supports and funds (when possible) an array of special services for the homeless. The City participates in the countywide Homeless Coordination Project that provides services to the homeless in Yolo County. The Project includes funding for the Yolo Wayfarer Center’s shelter during the winter and Yolo County’s Homeless Coordinator position. The intent of the Homeless Coordination Project is to improve and expand services to the homeless and very low-income individuals, increase funding for local agencies serving these individuals, and increase the efficiency with which grant funds are obtained and managed. City of Woodland’s programs for homeless services include the following:

Winter Shelter Program: The program operated from 2017 – 2020 and provided overnight shelter for families and single women in local churches. In 2020, the shelter operated for eight weeks and had capacity for 20 beds. Operation of the shelter allowed the Yolo Wayfarer Center to increase the number of single men provided with overnight shelter at its facility. Because of the COVID-19 pandemic, the shelter did not operate in 2021.

Yolo Wayfarer Center: The emergency shelter operates 365 days a year and provides shelter for up to 100 single men and women at a new facility constructed in 2020. As of March 2021, the capacity has been reduced to 66 beds because of the COVID-19 pandemic. The shelter provides overnight sleeping facilities, meals, showers, laundry, and other services. The shelter works agency partners who provide case management services that connect shelter clients with resources such as housing, employment, health services, income assistance, clothing, and food closets. Clients are required to follow a case plan specific to their individual needs. The case plan outlines the path to housing and may involve strategies to pay a past debt and credit rehabilitation, access income through employment or benefits such as veterans benefits, save money for a rental deposit, secure reliable transportation, reach out to family members, and other strategies for self-sufficiency.

Empower Yolo’s Wallace and Vannucci Center: Operated by Empower Yolo, the confidential Wallace and Vannucci Shelter is Yolo County’s only 24-hour emergency shelter for adults and children escaping domestic violence, sexual abuse or human trafficking. The 35-bed facility is staffed 24 hours a day, 365 days a year. The shelter offers safe refuge, a comprehensive empowerment program, therapeutic services, and case management to the resident.

Short Term Emergency Aid Committee (STEAC): This non-profit organization provides assistance to low-income families with moving into long-term housing by paying first month’s rent, assisting with utility costs, food and/or clothing throughout Yolo County. STEAC also provides eviction prevention services.

City Homeless Coordinator: The City established a homeless coordinator position in 2018. The homeless coordinator position provides strategic planning; community outreach; coordination with internal/external partners on services, programs, and projects; and referrals to address community social service needs, including individuals and families that are homeless or at risk of homelessness and at-risk youth.

Section B.3 Housing Stock Characteristics

This section describes the housing characteristics and conditions that affect housing needs in Woodland. Important housing stock characteristics include housing type, vacancy rates, tenure, condition, and age.

B.3.1 Housing Type

Table B-18 presents data on the housing stock in Woodland and Yolo County in 2010. The table breaks out the total housing stock by type. As shown in this table, the majority of housing in Woodland in 2019 was single-family detached housing, which accounted for 64.7 percent of all units. With 59.5 percent of single-family detached units in 2019, Yolo County has a lower proportion of single-family detached units than Woodland.

Multi-family units (units in structures that contain two or more units, not including single-family attached units) accounts for approximately 27 percent of the total stock. This proportion of multi-family units is slightly lower than that in Yolo County, at approximately 30 percent. The proportion of mobile home units (2.6%) is lower than Yolo County (4.6%) as a whole. The proportion of the housing stock by unit type (e.g., single-family versus multi-family) does not equate to tenure (owner versus renter) because some single-family homes are renter-occupied, and some multi-family units may be owner-occupied.

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

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

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

B.3.2 Housing Occupancy and Vacancy

Table B-19 shows the number of vacant units by vacancy status. It is important to note that these counts include all vacant units, including those units held vacant for seasonal use; not all of the vacant units are actually offered for sale or for rent. Woodland is shown as having an overall 4.2 percent vacancy rate in 2017. Yolo County experienced a similar vacancy rate of 5.3 percent in 2017. In 2018, Woodland had a homeowner vacancy rate of 0.9 percent and a rental vacancy rate of 3.8 percent.

Table B-19: Occupancy and Vacancy Status for Woodland and Yolo County

	Woodland	Yolo County
Total housing units	21,031	76,916
Occupied housing units	20,150	72,845
Vacant housing units	881	4,071
For rent	355	920
Rented, not occupied	46	395
For sale only	105	481
Sold, not occupied	26	234
For seasonal, recreational, or occasional use	89	551
All other vacant units	260	1,490
Vacancy Rate	4.2%	5.3%
Homeowner Vacancy Rate	0.9%	1.2%
Rental Vacancy Rate	3.8%	2.5%

Source: 2019 SACOG Data Package 1, ACS 2013-2017, Worksheet Housing Stock

B.3.3 Housing Age and Condition

The U.S. Census provides only limited data that can be used to infer the condition of Woodland's housing stock. In most cases, the age of a community's housing stock is a good indicator of the likely condition of the housing stock. As a general rule, structures older than 30 years begin to show signs of deterioration and require active maintenance to maintain good condition and property value. According to the 2017 ACS data shown in Table B-20 (below), 73 Percent of Woodland's 2017 housing stock, 15,348 units, was built 30 or more years ago. Only 2.8 percent of Woodland's 2017 housing stock was built within the past 10 years. Maintaining and improving housing quality is an important goal for the City. It should be noted that the City of Woodland has several recognized historic neighborhoods. Since 1989 the Woodland Community has been actively celebrating its significant architectural heritage and large stock of historic homes. Annual awards for rehabilitation efforts are provided by the City. It is generally found that the older stock of homes are in good condition.

In 2019, the City conducted a focused property and structural conditions assessment in three areas: Armfield, East Street north of Main Street, and portions of Beamer Street. Of the 86 properties that were assessed, 7 had both structures and landscaping in poor condition, 2 properties had only structures in poor condition, and 12 sites had only landscaping in poor condition. Of the 7 properties with poor landscaping and structures, only 3 were current residential uses, and were non-conforming single family. Using this sample as an indicator, the majority of the existing house stock is in good to fair condition.

Table B-20: Age of Woodland Housing Stock

Year Structure Built	Number of Housing Units	Category as Percentage of Total
Built 2014 or later	148	0.7%
Built 2010 to 2013	446	2.1%
Built 2000 to 2009	2,525	12.0%
Built 1990 to 1999	2,564	12.2%
Built 1980 to 1989	4,004	19.0%
Built 1970 to 1979	4,537	21.6%
Built 1960 to 1969	2,315	11.0%
Built 1950 to 1959	2,147	10.2%
Built 1940 to 1949	808	3.8%
Built 1939 or earlier	1,537	7.3%
Total number of units	21,031	100.0%

Source: 2019 SACOG Data Package 1, ACS 2013-2017, Worksheet Housing Stock

Section B.4 Housing Cost and Affordability

One of the major barriers to housing availability is the cost of housing relative to income levels. In order to provide housing to all economic levels in the community, a wide variety of housing types should be available at a range of prices. Housing affordability is dependent on income and housing costs.

The State of California uses common definitions of income levels and affordability for various housing and community development programs to provide a uniform basis of measuring income and ability to pay. The State definitions closely align with federal definitions used by the Department of Housing and Urban Development (HUD), but include a different measure of “moderate income.” For the purpose of this Housing Element, the state definitions are used and shown below in Table B-21.

Table B-21: Housing Income Limit Definitions

Term	Definition
Extremely Low-Income Households	Incomes less than 30% of the HUD area median family income (HAMFI) for Yolo County as established by HUD. A household of four is considered to be very low-income in Yolo County if its 2020 combined income is \$27,750 or less.
Very Low-Income Households	Incomes between 30% and 50% of the HAMFI. A household of four is considered to be very low-income in Yolo County if its 2020 combined income is \$46,250 or less.
Low-Income Households	Incomes between 50% and 80% of the HAMFI. A household of four is considered to be low-income in Yolo County if its 2020 combined income is \$74,000 or less.
The Median-Income	The point where half of households earn more, and half earn less. Yolo County's 2020 median income for a household of four is \$92,500.
Moderate-Income Households	Incomes between 80% and 120% of the HAMFI. A household of four is considered to be moderate-income in Yolo County if its 2020 combined income is \$111,000 or less.
Above-Moderate-Income Households	Incomes above 120% of the HAMFI. A household of four is considered to have above-moderate-income if its 2020 combined income exceeds \$111,000.
<i>Source: State Income Limits for 2020 Department of Housing and Community Development April 30, 2020 Memorandum</i>	

B.4.1 Housing Costs Compared to Ability to Pay

The ability to pay for housing is a function of housing cost and other essential living expenses in relation to household income. Since above-moderate income households do not generally have problems in locating affordable units, affordable units are frequently defined as those reasonably priced for households that are low- to moderate-income.

Table B-22 shows the 2020 income limits for Extremely Low-, Very Low-, Low-, Median-, and Moderate-Income households, and compares these income limits to affordable (<30% gross income) rent and purchase prices. Tables B-22 and B-23 present recent rental cost information (median gross rents and apartment rental rates). These tables show that median gross rents are generally within the range of affordability for households earning 50 percent or more of the Yolo County median income but are not affordable for very-low or extremely low-income households.

Table B-22: City of Woodland Ability to Pay for Housing for Extremely Low, Very Low, Low, and Moderate Income Households, and Fair Market Rents

Number of Persons in Household	1	2	3	4
Extremely Low				
Annual Income Limit	\$19,450	\$22,200	\$25,000	\$27,750
Monthly Income	\$1,621	\$1,850	\$2,083	\$2,313
Max. Monthly Gross Rent ¹	\$486	\$555	\$625	\$694
Max. Purchase Price 5% down ^{1,2}	\$88,500	\$102,000	\$115,750	\$129,250
Max. Purchase Price 20% down ^{1,3}	\$107,000	\$123,500	\$140,000	\$156,500
Very Low				

Number of Persons in Household	1	2	3	4
Annual Income Limit	\$32,400	\$37,000	\$41,650	\$46,250
Monthly Income	\$2,700	\$3,083	\$3,471	\$3,854
Max. Monthly Gross Rent ¹	\$810	\$925	\$1,041	\$1,156
Max. Purchase Price 5% down ^{1,2}	\$152,000	\$174,500	\$197,250	\$219,750
Max. Purchase Price 20% down ^{1,3}	\$184,000	\$211,250	\$239,000	\$266,250
Low				
Annual Income Limit	\$51,800	\$59,200	\$66,600	\$74,000
Monthly Income	\$4,317	\$4,933	\$5,550	\$6,167
Max. Monthly Gross Rent ¹	\$1,295	\$1,480	\$1,665	\$1,850
Max. Purchase Price 5% down ^{1,2}	\$247,000	\$283,250	\$319,500	\$355,750
Max. Purchase Price 20% down ^{1,3}	\$299,250	\$343,250	\$387,000	\$431,000
Median				
Annual Income Limit	\$64,750	\$74,000	\$83,250	\$92,500
Monthly Income	\$5,396	\$6,167	\$6,938	\$7,708
Max. Monthly Gross Rent ¹	\$1,619	\$1,850	\$2,081	\$2,313
Max. Purchase Price 5% down ^{1,2}	\$310,500	\$355,750	\$401,000	\$446,500
Max. Purchase Price 20% down ^{1,3}	\$376,250	\$431,000	\$486,000	\$541,000
Moderate				
Annual Income Limit	\$77,700	\$88,800	\$99,900	\$111,000
Monthly Income	\$6,475	\$7,400	\$8,325	\$9,250
Max. Monthly Gross Rent ¹	\$1,943	\$2,220	\$2,498	\$2,775
Max. Purchase Price 5% down ^{1,2}	\$374,000	\$428,250	\$482,750	\$537,000
Max. Purchase Price 20% down ^{1,3}	\$453,000	\$519,000	\$585,000	\$650,750
Notes:				
¹ 30% of income devoted to maximum monthly rent or mortgage payment, including utilities, taxes, and insurance				
² Assumes 95% loan (i.e., 5% down payment) @ 2.875% annual interest rate and 30-year term				
³ Assumes 80% loan (i.e., 20% down payment) @ 2.875% annual interest rate and 30-year term				
<i>Based on Yolo HUD Metro FMR Area, FY 2020 Median Family Income; \$83,250: HUD FY 2020 Section 8 Income Limits. Source: Zillow Mortgage Calculator</i>				

Table B-23: Median Gross Rent

	2006 to 2010	2010 to 2014	2014 to 2018
Woodland	\$935	\$944	\$1,139
Yolo County	\$1,041	\$1,096	\$1,266
<i>Source: 2019 SACOG Data Package 2, ACS 2006-2010, 2010-2014, 2014-2018, Worksheet 19-22 housing stock, Table 20. Median Gross Rent (Not Adjusted for Inflation)</i>			

B.4.2 Overpayment

According to the U.S. Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development, a household is considered to be overpaying (cost burdened) when 30% or more of its gross income is spent on rental or mortgage costs. Severe housing cost burden occurs when a household pays more than 50% of its income on housing. The prevalence of overpayment varies significantly by income, tenure, household type, and household size.

In Woodland, 19.5 percent of total occupied units are cost burdened, paying 30-50 percent of their income for housing, and 70.0 percent of these households are Extremely Low, Very Low-, and Low-income categories. Even more notable, of the 15.7 percent severely cost burdened households (paying 50 percent or more of their income for housing), 93.4 percent of these households were in the Extremely Low, Very Low-, and Low-income categories (Tables B-24 and B-25).

Table B-24: Woodland Households Paying 30-50% of Income for Housing, by Income Level

	Total	Owner – Occupied	Renter - Occupied
All Occupied Units	20,150	11,159	8,991
Total Paying 30-50%	3935	1875	2060
Household Income ≤ 30% HAMFI	430	145	285
Household Income >30% to ≥50% HAMFI	1105	240	865
Household Income >50% to ≤80% HAMFI	1220	460	760
Household Income >80% to ≤100% HAMFI	510	370	140
Household Income >100% HAMFI	670	660	10
Total Paying More than 50%	3170	990	2185
Household Income ≤ 30% HAMFI	1770	330	1440
Household Income >30% to ≤50% HAMFI	855	315	540
Household Income >50% to ≤80% HAMFI	335	170	165
Household Income >80% to ≤100% HAMFI	125	90	40
Household Income >100% HAMFI	85	85	0

HAMFI = (HUD Area Median Family Income)

Source: Comprehensive Housing Affordability Strategy, U.S. Department of Housing and Urban Development, 2013-2017 ACS

B.4.3 Units At-Risk of Conversion

Assisted Rental Housing Eligible for Conversion

California housing element law requires jurisdictions to include a study of all low-income housing units, which may at some future time be lost due to the expiration of affordability restrictions. The law requires that the analysis and study cover a 10-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:

Prepayment of HUD Mortgages: Section 221(d) (3), Section 202, and Section 236 — Section 221 (d) (3) is a privately owned project where 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. It also provides assistance for the development of units for physically handicapped, developmentally disabled, and chronically mentally ill residents.

Opt-outs and Expirations of Project-Based Section 8 Contracts: Section 8 is a federally funded program that provides subsidies to the owner of a pre-qualified project. Subsidies make up differences between what the tenants are able to pay, and the actual cost of contract rent. Opt-outs occur when the owner of the project decides to opt-out of a contract with HUD by pre-paying any remaining mortgage. Usually the likelihood of opt- outs increases as market rents exceed contract rents.

Other: Expiration of the low-income use period of various financing sources which may include one or more of the following: Low-income Housing Tax Credit (LIHTC), bond financing, density bonuses, California Housing Finance Agency (CALHFA), Community Development Block Grant (CDBG), and HOME funds. Generally, bond- financing properties expire according to a qualified project period or when the bonds mature. The qualified project period in the City's bond financed multi-family properties is 15 years. Density bonus units expire in 30 years, depending on the level of incentives. No density bonus property was found with a 10-year affordability term. Also, properties that were funded through the City of Woodland's redevelopment agency required an affordability term of 45 years for owner-occupied or 55 years for rental properties.

Of the 25 subsidized affordable housing projects in the City of Woodland, two are at risk of conversion to market rate within the next 10 years.

Leisureville Mobile Home Park: 150 senior citizen units, at least 76 units must be occupied by low-income households pursuant to a regulatory agreement between the Leisureville Community Association and the City of Woodland. The mobile home park is also subject to the City's manufactured home space rent control ordinance, which sets a ceiling for space rents and requirements in order to raise rents. Low-income households may utilize a CDBG loan fund

established for Leisureville to pay the required buy in share. The regulatory agreement expires in 2025 and may be extended with the approval of Leisureville and the Woodland City Council.

Sycamore Pointe: 136 units, 124 low-income and 11 very low-income units. The 30-year regulatory agreement expires in 2031. Staff is unclear if the owner will seek to repay the loan and convert to market rate.

To address subsidized housing units that may be at risk in the future, the City will keep its program that implements the following: monitoring of at-risk units, ensuring compliance with noticing requirements, establish partnerships with entities qualified to acquire and manage at-risk units, and provide assistance and education to tenants. Further, the City of Woodland 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.

Efforts by the City to retain low-income housing must be able to draw upon two basic types of preservation resources that include organizational and financial assistance. Qualified non-profit and for-profit entities need to be made aware of the possibilities of units becoming at-risk. Groups with whom the City has an ongoing association are the logical entities for future participation. There are several non-profit and for-profit organizations active in the Yolo County region and other areas that have the managerial capacity to own and manage affordable housing. These groups have expressed an interest in being notified when assisted rental housing becomes available. In addition to YCH and its subsidiary New Hope CDC, Table B-26 lists additional non-profit and for-profit organizations that are or have previously been interested in affordable rental housing in Woodland.

Table B-26: Non-Profit and For-Profit Housing Organizations Interested in Acquiring At-Risk Rental Housing

Name (Non Profit)	Address	City
ACLC, Inc.	42 N. Sutter St., Suite 206	Stockton
Yolo County Housing Authority	147 W. Main St.	Woodland
C. Sandidge and Associates	143 Scotts Valley	Hercules
Christian Church Homes of Northern California, Inc	303 Hegenberger Road, Suite 201	Oakland
Community Housing Opportunities Corp.	5030 Business Center Drive, Suite 260	Fairfield
Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael
Jamboree Housing Corporation	17701 Cowan Ave, Suite 200	Irvine
Mercy Housing California	3120 Freeboard Drive, Suite 202	West Sacramento
Nehemiah Progressive Housing Development Corp.	1851 Heritage Lane, Suite 201	Sacramento
Mutual Housing California	8001 Fruitridge Road, Suite A	Sacramento
Senior Housing Foundation	1788 Indian Wells Way	Clayton
Solano Affordable Housing Foundation	2400 Hillborn Rd, Lower Level	Fairfield
Gala Construction	269 Technology Way, Suite B1	Rocklin
Neighborhood Partners	516 Rutgers Drive	Davis
Pacific Housing, Inc	1801 L Street, Suite 245	Sacramento

Name (Non Profit)	Address	City
Pacific West Builders	8700 Technology Way	Reno, Nevada
St. Anton Partners	1801 I Street, Suite 202	Sacramento
Simpson Housing Solutions	320 Golden Shore, Suite 200	Long Beach
USA Properties Fund	2440 Professional Drive	Roseville
Wasatch Advantage Group	26522 La Alameda, Suite 260	Mission Viejo
Cyrus Youssefi	1001 Sixth St. Suite 200	Sacramento
Source: City of Woodland, 2013. HCD, September 2008.		

Strategies to Retain Affordable Units

The following is a list of potential financial resources considered a part of the City’s overall financial plan to deal with retaining affordable units. The number and availability of programs to assist cities and counties toward increasing and improving their affordable housing stock is limited, and public funding for new projects is unpredictable. Listed below are some federal, state, and local programs.

Deferral of City Development Impact Fees: The City on a case-by-case basis has deferred a portion of the development impact fees due at building permit issuance for affordable housing projects. City Council approval of the deferral permits the developer to delay payment until just prior to the certificate of occupancy issuance. Interest is not charged for the deferral.

Affordable Housing In-Lieu Fees and Spring Lake Affordable Housing Off-Site Fees: The City permits the payment of affordable housing in-lieu fees on a case-by-case basis. Fees collected are used to support affordable housing projects or in some instances land can be substituted for the fees and dedicated for future affordable housing development. For the Spring Lake Specific Plan Area, the City collects an affordable housing off-site fee for all single-family, market-rate units prior to final map approval. The fees are generally used to support affordable housing multi-family development.

HOME Program: HOME funds are made available to the City of Woodland on an annual competitive basis. These funds help make it possible to develop and support affordable rental housing and home ownership assistance. Activities include acquisition, rehabilitation, construction, and rental assistance. The City of Woodland has primarily used HOME funds for first-time homebuyers (down payment assistance) and new construction of multi-family projects. HOME funds may be used also for owner-occupied rehabilitation and acquisition/rehabilitation of multi-family projects.

Housing Enabled by Local Partnerships (HELP): HELP funds are made available to the City of Woodland as an unsecured loan from CalHFA for up to 10 years at a simple interest per annum, and carry minimal restrictions and conditions. HELP funds are intended to help the City address

its unmet affordable housing needs. The City has received HELP loans for three multi-family projects: Casa Del Sol Mobile Home Park, Heritage Oaks, and Fair Plaza East Senior Apartments.

Tax Credit Allocation Committee (TCAC): TCAC funds are made available from federal and state tax credits to the developers of affordable housing rental projects.

YCH: The YCH administers the Housing Choice Voucher Program (HCV) that is formerly known as Section 8 Rental Assistance. This is a federally funded rental assistance program for low-income families. Very low-income persons and/or families are defined as having income at or below 50% of the area median income as established by HUD. The program's primary purpose is to provide rental assistance to very low-income families for affordable, decent, safe, and sanitary housing. Recipients of the assistance receive a voucher, either a project-based voucher tied by contract to a particular unit, or to rent homes in the private market, or to assist with mortgage payments. The voucher covers a portion of the rent (or mortgage) and the tenant is expected to pay the balance. The tenant's share of the rent is an affordable percentage of their income, which is generally between 30% to 40% of the monthly income for rent and utilities. The program is based on income.

Community Development Block Grant (CDBG): The CDBG Program is a federally administered grant program which allows the City of Woodland to issue grants to local organizations for the implementation of eligible CDBG activities such as:

- Affordable housing (new construction of new affordable units is generally limited to being carried out by community-based development organizations)
- Affordable housing rehabilitation (multi-family and owner-occupied)
- Revitalization efforts
- Other activities that benefit low and moderate-income individuals and areas

The City Council allocates Community Development Block Grant (CDBG) entitlements funds on an annual basis, consistent with the City's five-year Consolidated Plan. Funding allocations during the period of FY 2016/17 through FY 2019/2020 have included the Yolo Wayfarer Center emergency shelter, Empower Yolo shelter services, Yolo Community Care Continuum supportive housing for mentally ill individuals, fair housing services with Legal Services of Northern California (LSNC), and construction of ADA-compliant sidewalk ramps by the City of Woodland.

Appendix C: Site Inventory and Methodology

- Appendix C: Site Inventory and Methodology 1
- Section C.1 Introduction2
 - C.1.1 Overview and Purpose.....2
 - C.1.2 Data.....2
- Section C.2 Methodology3
 - C.2.1 Entitled and Proposed Developments3
 - C.2.2 Inventory of Vacant Developable Sites.....4
 - C.2.3 Annexation.....4
- Section C.3 Assumptions6
 - C.3.1 Zones and Residential uses6
 - C.3.2 Density.....6
- Section C.4 Results.....7
 - C.4.1 Summary7
 - C.4.2 Map.....8
 - C.4.3 Detailed Tables9

Section C.1 Introduction

C.1.1 Overview and Purpose

Critical to every housing element is the site inventory which identifies a list of sites that are suitable for residential development within a jurisdiction. The inventory is a tool that assists in determining if the jurisdiction has enough developable land to meet its regional housing needs allocation (RHNA), given its current regulatory framework and market conditions. State law requires cities and counties to address the needs of all income groups in their housing elements. The official definition of these needs is provided by the Sacramento Area Council of Governments (SACOG) for each city and county within its geographic jurisdiction. Beyond these income-based housing needs, the housing element must also address special needs groups such as persons with disabilities, farmworkers, and homeless persons.

According to California Government Code Sections 65580-65589, the housing element must include an inventory of adequate sites that are zoned and available within the planning period to meet the jurisdiction's fair share of regional housing needs across all income levels.

C.1.2 Data

The analysis used data provided by the City to perform the site inventory analysis, such as GIS data, building permit/entitlement information. The following is an overview of the data used:

- Recently approved projects (since last annual report) and/or projects in the pipeline (including all application, site plans, and other info)
- Prior housing element site inventories
- City GIS data, including the following info at the parcel level:
 - APN
 - Size of each parcel (in acres or square feet)
 - General plan land use designation
 - Zoning designation
 - Vacancy status
 - Ownership

Section C.2 Methodology

C.2.1 Entitled and Proposed Developments

Because the RHNA for this 2021-2029 Housing Element begins on May 15, 2021, housing developments that have been proposed or have received entitlement but are not expected to be issued building permits until May 16, 2021 can be credited toward the RHNA. Table C-1 lists the projects that have received approval or entitlement but are not yet permitted. Projects that have received tentative subdivision map approval are not included, as additional approvals, including architectural plan review. The majority of these pipeline projects provide housing units affordable to moderate income households.

Table C-1: Approved, Entitled, and Proposed Developments

APN	Address	Lot Acres	Pipeline Units	Du/ac	Estimated Income Level	Status
064-170-049-000	310 W MAIN ST	5.83	168	29	Moderate	Approved Entitlement for 168 apartments with architectural plans
041-243-002-000	1 NO ADDRESS	3.50	47	13	Moderate	Parkside 3; Approved Entitlement - a total of 97 units on two lots. 13.3 du/ac with architectural plans
041-231-028-000	1 NO ADDRESS	3.79	50	13	Moderate	Parkside 3; Approved Entitlement with architectural plans
042-574-001-000	1 NO ADDRESS	5.026	62	12.27	Above Moderate	Beeghly TSM Entitlement approved with architectural plans
042-561-015	Steward Circle	0.91	10	11.1	Above Moderate	Beeghly TSM Entitlement approved with architectural plans
042-580-083	NW of Parkland Ave and Pioneer Ave	20.72	84	4	Above Moderate	Richmond American - Spring Lake Central Phase 3 - In plan check; Begin issuance of building permits - R-4
Total:		421 (265 Moderate, 156 Above Moderate)				

C.2.2 Inventory of Adequate Vacant Developable Sites Potential

The sites identified in the Site Inventory are comprised of vacant sites throughout the City of Woodland. Each site has undergone an assessment to determine development potential and residential unit capacity given zoning designations, environmental and infrastructure capacity, and residential density standards.

Estimated unit capacity is based on vacant sites that allow residential development. Initially, all city parcels that are vacant and zoned for residential use (or have land use policy which allows residential) were identified. These parcels allow a range of residential uses from single- and multi-family to supportive and transitional housing and include residential and mixed-use zones that allow for some residential. The maximum unit capacity for each vacant parcel was calculated using the maximum density standard associated with each zone. In order to estimate a more realistic expectation of unit capacity given site constraints and cumulative effect of zoning regulations, the analysis assumed a realistic estimate at 80 percent of the maximum capacity. This is consistent with recently entitled projects, including a 168-unit project on a 5.82-acre site, at approximately 73 percent of maximum capacity and a subdivision map for 231 lots on a 42.48-acre portion of a site, at approximately 86 percent of maximum capacity.

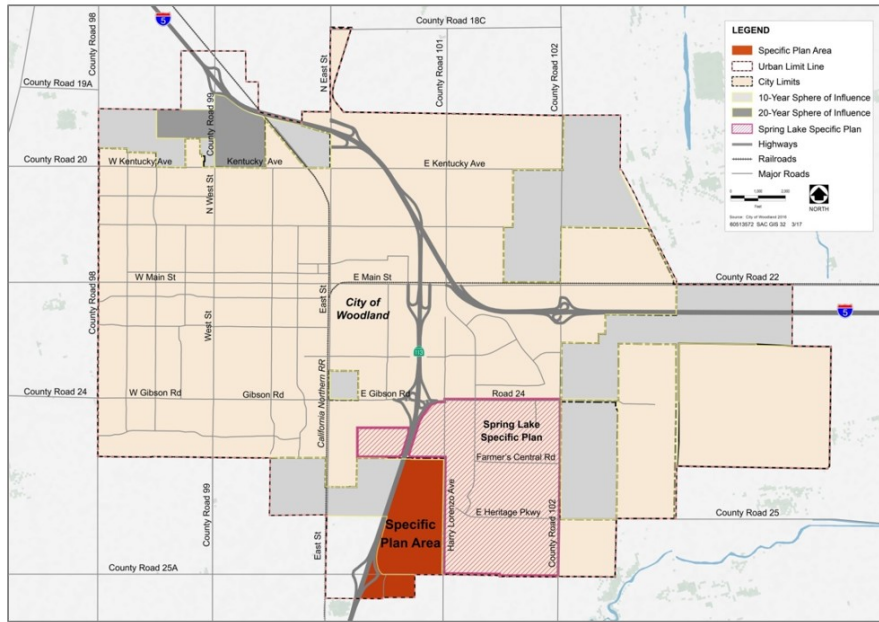
After estimating maximum unit capacity for each parcel, the analysis identified any parcels that have been utilized in prior housing element cycles to satisfy the City's RHNA. Per HCD guidelines, vacant sites to meet the City's low-income housing need that have been used in two or more consecutive housing element cycles prior will need to be rezoned to allow housing by right with low-income requirements. No sites identified have been used in two prior housing elements. Sites with zoning regulations that satisfy HCD default minimum density requirements of 30 units per acre were determined to be suitable to meet lower-income need. Finally, as parcels considered viable for lower-income housing must be between 0.5 and 10 acres, any parcels outside of this size requirement were automatically assumed appropriate for moderate- or above moderate-income. This resulted in 201 sites suitable for residential development.

At this point, a site-by-site review was performed to assess and confirm 1) vacancy status 2) environmental constraints (e.g. flood zones), 3) infrastructure constraints (e.g. access), and 4) any other constraints. This analysis eliminated 55 sites, with 146 eligible sites remaining.

C.2.3 Annexation

In addition to vacant developable land (Section C.2.2) the City plans to annex land from Yolo County. The proposed Woodland Research and Technology Park Specific Plan is envisioned within the General Plan as a natural extension of the City that will accommodate needed housing and job opportunities. The Specific Plan area is located adjacent to the Spring Lake Specific Plan neighborhood on the north and east, County Road 25A and the Urban Limit Line to the south and is bound by State Route 113 (SR 113) to the west. The project applicant team consists of five property owners, representing all six parcels of land located within the Plan Area. Figure C-1 below displays the Specific Plan Area and proximity to Woodland.

Figure C-1: Woodland Research and Technology Park Plan Area



Consisting of approximately 350 acres, the Specific Plan Area is proposed as a new type of employment center that also includes a range of housing options, a commercial mixed-use town center focused around an 11-acre linear park and connected by a multi-modal street network and pedestrian and bicycle trail system. The following Table C-2 summarizes the proposed land use build out for Residential and Mixed-Uses:

Table C-2: Woodland Research and Technology Park Land Use Build-Out

Land Use Designations	Zones	Gross Acres	Density Range	Floor Area Ratio Range	Estimated Dwelling Units		Estimated Non-Res Square footage
					First 10 years	Total	
Residential							
Low Density	LDR	74.8	1.0 - 8.0		372	500	
Village Center Low Density	VCLDR	13.1	1.0 - 8.0				
Medium Density	MDR	35.5	8.1 - 19.9		372	600	
Village Center Medium Density	VCMDR	16.7	8.1 - 19.9				
High Density	HDR	9.7	20.0 - 40.0		372	500	
High Density / Community Commercial Overlay	HDR-CCO	15.9	20.0 - 40.0	0.2 - 2.0			
Subtotal		165.7				1,600	68,000

If annexation is necessary to meet RHNA, HCD requires that the housing element include a program committing to completing the annexation within three years of the planning period. Program A.4 is included to satisfy this requirement.

Section C.3 Assumptions

C.3.1 Zones and Residential uses

Table C-3 below summarizes zones that allow residential based on Woodland’s existing zoning code, including the Interim Zoning Code (IZO). The following uses are considered residential for this purpose:

- Accessory buildings including guesthouses and uses customarily appurtenant to a permitted use
- Accessory dwelling units
- Apartments and multiple-family dwellings
- Boarding and rooming houses
- Duplexes and split lot duplexes
- Foster homes, residential care homes
- Deep lot developments
- Mobile homes on permanent foundations
- Mobile home parks
- Nursing and convalescent homes
- Residence for a caretaker or watchman
- Single-family dwellings
- Supportive housing
- Transitional housing

C.3.2 Density

Table C-3 summarizes density assumptions used in the site inventory, including specific densities for Specific Plan areas.

Table C-3: Zones and Density Assumptions

Zone Code	Zone	Max Density (du/acre)
CMU-E	CMU-East	40
CMU-K	CMU-Kentucky	30
CMU-WM	CMU-West Main	40
CMU-E/LIO	CMU-East Light Industrial Flex Overlay	40
CMU-K/LIO	CMU-Kentucky Light Industrial Flex Overlay	30
N-P	Neighborhood Preservation	2 per parcel

Table C-3: Zones and Density Assumptions

Zone Code	Zone	Max Density (du/acre)
R-1	Single-Family Residential	1 per parcel
R-2	Duplex Residential	2 per parcel
R-M	Multiple-Family Residential	29
DMU	Downtown Mixed Use	40
SLSP	Spring Lake Specific Plan R-3	3
SLSP	Spring Lake Specific Plan R-4	4
SLSP	Spring Lake Specific Plan R-5	5
SLSP	Spring Lake Specific Plan R-8	8
SLSP	Spring Lake Specific Plan R-15	15
SLSP	Spring Lake Specific Plan R-25	25

Section C.4 Results

C.4.1 Summary

Table C-4 summarizes the estimated unit capacity in Woodland, organized by income category. The inventory includes a total of 146 vacant sites that can realistically accommodate 3,750 units under existing zoning. The City has land (including annexation) to accommodate 1,084 units above the required RHNA of 3,087 units. The inventory includes seven sites that were identified in the 5th cycle housing element (but not the 4th Cycle) that are still vacant as of May 2021.

The site inventory reflects vacant land across the city of Woodland. Many of the sites are located along Kentucky Avenue, Main Street, East Street, and in the Spring Lake Specific Plan area.

Table C-4: Summary of 6th Cycle Site Inventory

	Extremely Low, Very Low, and Low-Income	Moderate Income	Above Moderate-Income	Total
RHNA	1,062	601	1,424	3,087
Pipeline Projects	0	265	156	421
Remaining RHNA	1,062	336	1,268	2,666
Realistic Unit Capacity	769	885	980	2,634
Research and Technology Park Specific Plan	372	372	372	1,116
Total Capacity	1,141	1,257	1,352	3,750
Excess Capacity Above RHNA	305	921	84	1,084

C.4.2 Map

Figure C-2 shows the location of the sites for each income category.

Figure C-2A: Location of Sites by Income Category

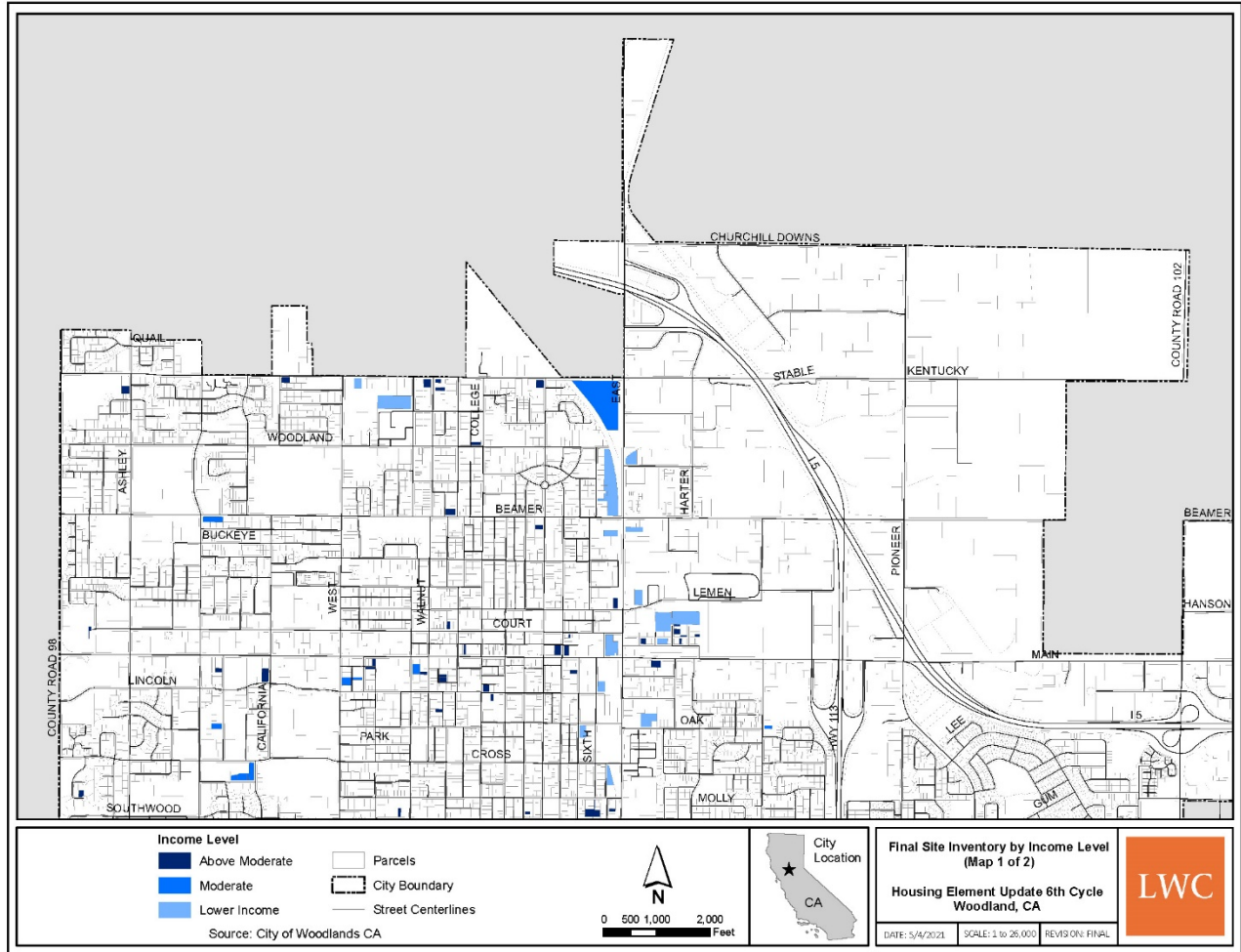
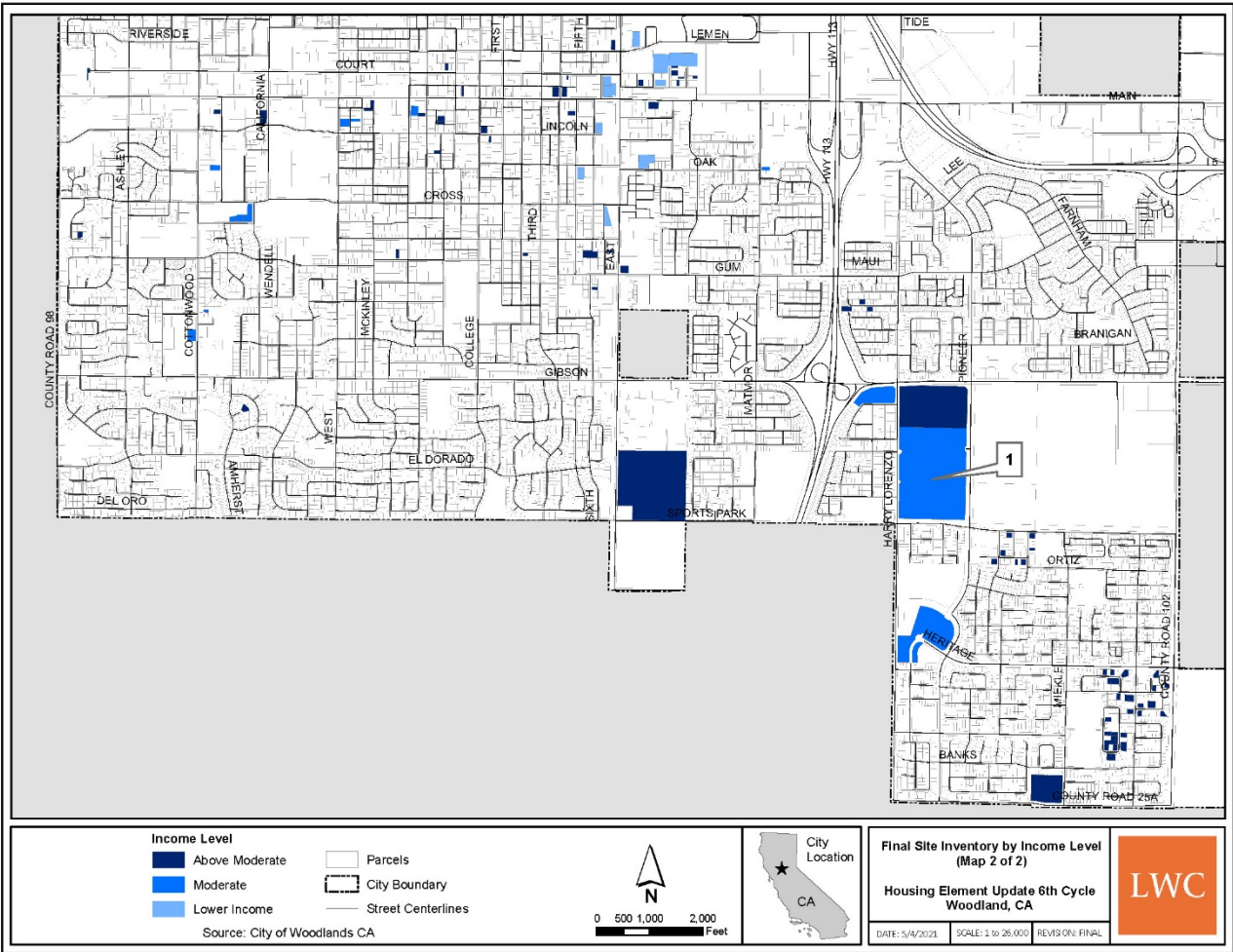


Figure C-2B: Location of Sites by Income Category



C.4.3 Detailed Tables

Site-specific details are provided in Attachment 1.

APN	Site Area (Acres)	Address	Zone	Zone Description	Flood Zone	Income Level	Max Density (units/acre)	Max Capacity (units)	Realistic Capacity (units)	Notes
005-060-025-000	0.96418960000	1021 BEAMER ST	CMU-E	CORRIDOR MIXED USE - EAST ST	Yes	Lower income	40	39.0	31.0	Flood depths are shallow. Residential must remain above 200-year flood elevation. Projects approval in flood plain subject to flood study demonstrating not more than 0.02 feet flood depth increase offsite. The developer can mitigate by purchasing flood easements from adjacent properties.
005-060-030-000	0.07633191000	0 NO ADDRESS	CMU-E	CORRIDOR MIXED USE - EAST ST	Yes	Lower income	40	3.0	2.0	Flood depths are shallow. Residential must remain above 200-year flood elevation. Projects approval in flood plain subject to flood study demonstrating not more than 0.02 feet flood depth increase offsite. The developer can mitigate by purchasing flood easements from adjacent properties.. To be considered as one site with APN 005-060-044-000
005-060-037-000	0.07633214000	0 NO ADDRESS	CMU-E	CORRIDOR MIXED USE - EAST ST	No	Lower income	40	3.0	2.0	To be considered as one site with APN 005-060-044-000
005-060-039-000	0.04763557000	0 NO ADDRESS	CMU-E	CORRIDOR MIXED USE - EAST ST	No	Lower income	40	2.0	2.0	To be considered as one site with APN 005-060-044-000
005-060-044-000	4.81520270000	0 NO ADDRESS	CMU-E	CORRIDOR MIXED USE - EAST ST	Yes	Lower income	40	193.0	154.0	Flood depths are shallow. Residential must remain above 200-year flood elevation. Projects approval in flood plain subject to flood study demonstrating not more than 0.02 feet flood depth increase offsite. The developer can mitigate by purchasing flood easements from adjacent properties.
005-124-010-000	0.70811748000	0 NO ADDRESS	CMU-E	CORRIDOR MIXED USE - EAST ST	No	Lower income	40	28.0	22.0	
005-644-016-000	1.28309015000	321-327 SIXTH ST & 1119 MAIN ST	DMU	DOWNTOWN MIXED USE	No	Lower income	40	51.0	41.0	
005-644-017-000	0.63022828000	301 SIXTH ST	DMU	DOWNTOWN MIXED USE	No	Lower income	40	25.0	20.0	
005-720-025-000	0.63051637000	22 KENTUCKY AVE	CMU-K	CORRIDOR MIXED USE - KENTUCKY AVE	No	Lower income	30	19.0	15.0	
005-720-027-000	3.67786466000	0 NO ADDRESS	CMU-K	CORRIDOR MIXED USE - KENTUCKY AVE	No	Lower income	30	110.0	88.0	
006-122-002-000	0.61080507000	1101 LINCOLN AVE	DMU	DOWNTOWN MIXED USE	No	Lower income	40	24.0	19.0	
006-222-010-000	0.68162488000	601-609 FIFTH ST	DMU	DOWNTOWN MIXED USE	No	Lower income	40	27.0	22.0	
006-264-001-000	0.78204171000	1152 CROSS ST	DMU	DOWNTOWN MIXED USE	No	Lower income	40	31.0	25.0	
063-060-006-000	3.02963191000	1 NO ADDRESS	CMU-E	CORRIDOR MIXED USE - EAST ST	No	Lower income	40	121.0	97.0	
063-060-012-000	0.94035625000	1 NO ADDRESS	CMU-E	CORRIDOR MIXED USE - EAST ST	No	Lower income	40	38.0	30.0	

APN	Site Area (Acres)	Address	Zone	Zone Description	Flood Zone	Income Level	Max Density (units/acre)	Max Capacity (units)	Realistic Capacity (units)	Notes
063-071-015-000	2.46112253000	302 C ST	CMU-E	CORRIDOR MIXED USE - EAST ST	No	Lower income	40	98.0	79.0	
063-076-001-000	0.52800943000	1225 ARMPFIELD AVE	CMU-E	CORRIDOR MIXED USE - EAST ST	No	Lower income	40	21.0	17.0	
063-090-031-000	0.67883812000	25 EAST ST	CMU-E/LIO	CORRIDOR MIXED USE/LIGHT INDUSTRIAL FLEX OVERLAY	No	Lower income	40	27.0	22.0	
063-101-002-000	1.00721176000	1203 COMMERCE AVE	CMU-E/LIO	CORRIDOR MIXED USE/LIGHT INDUSTRIAL FLEX OVERLAY	Yes	Lower income	40	40.0	32.0	Flood depths are shallow. Residential must remain above 200-year flood elevation. Projects approval in flood plain subject to flood study demonstrating not more than 0.02 feet flood depth increase offsite. The developer can mitigate by purchasing flood easements from adjacent properties.
066-021-028-000	1.52434664000	1237 E OAK AVE	CMU-E	CORRIDOR MIXED USE - EAST ST	No	Lower income	40	61.0	49.0	
Subtotal Lower									769.0	
005-680-010-000	10.80368912000	1000 KENTUCKY AVE	CMU-E	CORRIDOR MIXED USE - EAST ST	Yes	Moderate	40	432.0	346.0	Flood depths are shallow. Residential must remain above 200-year flood elevation. Projects approval in flood plain subject to flood study demonstrating not more than 0.02 feet flood depth increase offsite. The developer can mitigate by purchasing flood easements from adjacent properties.
006-022-006-000	0.62879139000	449 WEST ST & 449 1/2 WEST ST	R-M	MULTI FAMILY ZONE	No	Moderate	29	18.0	14.0	
006-023-004-000	0.20959636000	438 GRAND AVE	R-M	MULTI FAMILY ZONE	No	Moderate	29	6.0	5.0	
006-601-029-000	0.60020236000	421 Clevelant St	DTSP	District C Transition District	No	Moderate	40	16.0	16.0	Realistic capacity based on approved tentative subdivision maps
041-301-007-000	4.65889252000	1 NO ADDRESS	SLSP	MULTI FAMILY RESIDENTIAL / R-25	No	Moderate	25	116.0	93.0	
042-580-068-000	49.92048238000	1 No address (On Pioneer Ave north of Farmers Central Rd)	SLSP	MULTI FAMILY RESIDENTIAL / R-20	No	Moderate	20	82.0	66.0	A 42.48 acre portion of this site approved for R-5 and R-8, and is included as Above Moderate Income.
042-580-085-000	0.94155512000	NO ADDRESS	SLSP	MULTI FAMILY RESIDENTIAL / R-25	No	Moderate	25	24.0	19.0	
042-580-087-000	12.63898364000	NO ADDRESS (On Parkland Ave)	SLSP	MULTI FAMILY RESIDENTIAL / R-25	No	Moderate	25	232.5	231.0	Realistic capacity based on approved tentative subdivision maps. Only a 9.3 acres of this site is reserved for residential
064-081-037-000	0.41621412000	0 NO ADDRESS	R-M	MULTI FAMILY ZONE	No	Moderate	29	12.0	10.0	
064-081-038-000	0.17032400000	0 NO ADDRESS	R-M	MULTI FAMILY ZONE	No	Moderate	29	5.0	4.0	
064-081-039-000	0.15816401000	0 NO ADDRESS	R-M	MULTI FAMILY ZONE	No	Moderate	29	5.0	4.0	
064-081-040-000	0.17033702000	0 NO ADDRESS	R-M	MULTI FAMILY ZONE	No	Moderate	29	5.0	4.0	
065-120-042-000	0.74546437000	1212 COTTONWOOD ST	R-M	MULTI FAMILY ZONE	No	Moderate	29	22.0	18.0	
065-161-021-000	0.10490966000	1113 COTTONWOOD ST	R-M	MULTI FAMILY ZONE	No	Moderate	29	3.0	2.0	
065-221-005-000	0.26138012000	0 NO ADDRESS	R-M	MULTI FAMILY ZONE	No	Moderate	29	8.0	6.0	
065-221-006-000	0.13786188000	0 NO ADDRESS	R-M	MULTI FAMILY ZONE	No	Moderate	29	4.0	3.0	
065-221-007-000	0.13788915000	0 NO ADDRESS	R-M	MULTI FAMILY ZONE	No	Moderate	29	4.0	3.0	

APN	Site Area (Acres)	Address	Zone	Zone Description	Flood Zone	Income Level	Max Density (units/acre)	Max Capacity (units)	Realistic Capacity (units)	Notes
065-221-008-000	0.13788933000	0 NO ADDRESS	R-M	MULTI FAMILY ZONE	No	Moderate	29	4.0	3.0	
065-221-009-000	0.13788883000	0 NO ADDRESS	R-M	MULTI FAMILY ZONE	No	Moderate	29	4.0	3.0	
065-221-010-000	0.13788865000	0 NO ADDRESS	R-M	MULTI FAMILY ZONE	No	Moderate	29	4.0	3.0	
065-221-011-000	0.27435348000	0 NO ADDRESS	R-M	MULTI FAMILY ZONE	No	Moderate	29	8.0	6.0	
065-221-012-000	0.20022592000	0 NO ADDRESS	R-M	MULTI FAMILY ZONE	No	Moderate	29	6.0	5.0	
065-221-013-000	0.25834769000	0 NO ADDRESS	R-M	MULTI FAMILY ZONE	No	Moderate	29	7.0	6.0	
065-290-007-000	0.44390881000	530 COMMUNITY LN	R-M	MULTI FAMILY ZONE	No	Moderate	29	13.0	10.0	
066-242-002-000	0.20657251000	595 MATMOR RD	R-M	MULTI FAMILY ZONE	No	Moderate	29	6.0	5.0	
Subtotal Moderate									885.00	
005-164-015-000	0.34706312000	1047 NORTH ST	DMU	DOWNTOWN MIXED USE	No	Above moderate	40	14.0	11.0	
005-182-014-000	0.18820411000	335 COURT ST	DMU	DOWNTOWN MIXED USE	No	Above moderate	40	8.0	6.0	
005-223-002-000	0.26170821000	819 MAIN ST	DMU	DOWNTOWN MIXED USE	No	Above moderate	40	10.0	8.0	
005-223-003-000	0.26170870000	823 MAIN ST	DMU	DOWNTOWN MIXED USE	No	Above moderate	40	10.0	8.0	
005-604-006-000	0.51653021000	317 BEAMER ST	R-2	DUPLEX RESIDENTIAL ZONE	No	Above moderate	2/lot	2.0	2.0	
005-624-003-000	0.26079053000	20 THIRD ST	R-2	DUPLEX RESIDENTIAL ZONE	Yes	Above moderate	2/lot	2.0	2.0	Flood depths are shallow. Residential must remain above 200-year flood elevation. Projects approval in flood plain subject to flood study demonstrating not more than 0.02 feet flood depth increase offsite. The developer can mitigate by purchasing flood easements from adjacent properties.
005-645-002-000	0.06280997000	910 COURT ST	DMU	DOWNTOWN MIXED USE	No	Above moderate	40	3.0	2.0	
005-645-007-000	0.38016551000	901 MAIN ST	DMU	DOWNTOWN MIXED USE	No	Above moderate	40	15.0	12.0	
005-653-003-000	0.17447237000	407 MAIN ST	DMU	DOWNTOWN MIXED USE	No	Above moderate	40	7.0	6.0	
005-692-059-000	0.27219097000	269 PALM AVE & 808 KENTUCKY AVE	R-2	DUPLEX RESIDENTIAL ZONE	Yes	Above moderate	2/lot	2.0	2.0	Flood depths are shallow. Residential must remain above 200-year flood elevation. Projects approval in flood plain subject to flood study demonstrating not more than 0.02 feet flood depth increase offsite. The developer can mitigate by purchasing flood easements from adjacent properties.

APN	Site Area (Acres)	Address	Zone	Zone Description	Flood Zone	Income Level	Max Density (units/acre)	Max Capacity (units)	Realistic Capacity (units)	Notes
005-692-061-000	0.21939252000	267 PALM AVE	R-2	DUPLEX RESIDENTIAL ZONE	Yes	Above moderate	2/lot	2.0	2.0	Flood depths are shallow. Residential must remain above 200-year flood elevation. Projects approval in flood plain subject to flood study demonstrating not more than 0.02 feet flood depth increase offsite. The developer can mitigate by purchasing flood easements from adjacent properties.
005-702-008-000	0.47882035000	0 NO ADDRESS	CMU-K	CORRIDOR MIXED USE - KENTUCKY AVE	Yes	Above moderate	30	14.0	11.0	Flood depths are shallow. Residential must remain above 200-year flood elevation. Projects approval in flood plain subject to flood study demonstrating not more than 0.02 feet flood depth increase offsite. The developer can mitigate by purchasing flood easements from adjacent properties.
005-703-010-000	0.17398445000	300 KENTUCKY AVE	CMU-K	CORRIDOR MIXED USE - KENTUCKY AVE	Yes	Above moderate	30	5.0	4.0	Flood depths are shallow. Residential must remain above 200-year flood elevation. Projects approval in flood plain subject to flood study demonstrating not more than 0.02 feet flood depth increase offsite. The developer can mitigate by purchasing flood easements from adjacent properties.
005-703-013-000	0.24839515000	326 N WALNUT ST	CMU-K	CORRIDOR MIXED USE - KENTUCKY AVE	Yes	Above moderate	30	7.0	6.0	Flood depths are shallow. Residential must remain above 200-year flood elevation. Projects approval in flood plain subject to flood study demonstrating not more than 0.02 feet flood depth increase offsite. The developer can mitigate by purchasing flood easements from adjacent properties.
005-716-009-000	0.12912894000	315 WOODLAND AVE	R-2	DUPLEX RESIDENTIAL ZONE	No	Above moderate	2/lot	2.0	2.0	
005-716-010-000	0.12912939000	203 N COLLEGE ST	R-2	DUPLEX RESIDENTIAL ZONE	Yes	Above moderate	2/lot	2.0	2.0	Flood depths are shallow. Residential must remain above 200-year flood elevation. Projects approval in flood plain subject to flood study demonstrating not more than 0.02 feet flood depth increase offsite. The developer can mitigate by purchasing flood easements from adjacent properties.
006-024-001-000	0.20776836000	419 GRAND AVE & 419 1/2 GRAND AVE	CMU-WM	CORRIDOR MIXED USE - WEST MAIN	No	Above moderate	40	8.0	6.0	
006-025-003-000	0.21031240000	116 MAIN ST	CMU-WM	CORRIDOR MIXED USE - WEST MAIN	No	Above moderate	40	8.0	6.0	
006-197-003-000	0.14536429000	518 LINCOLN AVE	DMU	DOWNTOWN MIXED USE	No	Above moderate	40	6.0	5.0	

APN	Site Area (Acres)	Address	Zone	Zone Description	Flood Zone	Income Level	Max Density (units/acre)	Max Capacity (units)	Realistic Capacity (units)	Notes
006-291-021-000	0.23416048000	0 NO ADDRESS	R-1	SINGLE FAMILY RESIDENTIAL ZONE	No	Above moderate	1/lot	1.0	1.0	
006-325-002-000	0.12534531000	813-815 SECOND ST	R-1	SINGLE FAMILY RESIDENTIAL ZONE	No	Above moderate	1/lot	1.0	1.0	
006-533-013-000	0.53833882000	0 NO ADDRESS	N-P	NEIGHBORHOOD PRESERVATION ZONE	No	Above moderate	2/lot	2.0	2.0	To be considered as one site with APN 006-533-014
006-533-014-000	0.39686615000	0 NO ADDRESS	N-P	NEIGHBORHOOD PRESERVATION ZONE	No	Above moderate	2/lot	2.0	2.0	
006-534-004-000	0.13773895000	821 PACIFIC ST	CMU-E	CORRIDOR MIXED USE - EAST ST	No	Above moderate	40	6.0	5.0	
006-551-006-000	0.12795905000	0 NO ADDRESS	R-2	DUPLEX RESIDENTIAL ZONE	No	Above moderate	2/lot	2.0	2.0	
006-562-007-000	0.35812705000	509 LINCOLN AVE	DMU	DOWNTOWN MIXED USE	No	Above moderate	40	14.0	11.0	
006-572-006-000	0.22069103000	0 NO ADDRESS	DMU	DOWNTOWN MIXED USE	No	Above moderate	40	9.0	7.0	
006-582-008-000	0.18516927000	533 WALNUT ST	N-P	NEIGHBORHOOD PRESERVATION ZONE	No	Above moderate	2/lot	2.0	2.0	
006-601-014-000	0.18972828000	428 WALNUT ST	DMU	DOWNTOWN MIXED USE	No	Above moderate	40	8.0	6.0	
006-604-002-000	0.16198439000	433 MARTIN WAY	DMU	DOWNTOWN MIXED USE	No	Above moderate	40	6.0	5.0	
006-604-003-000	0.16198329000	437 MARTIN WAY	DMU	DOWNTOWN MIXED USE	No	Above moderate	40	6.0	5.0	
006-604-004-000	0.16198366000	441 MARTIN WAY	DMU	DOWNTOWN MIXED USE	No	Above moderate	40	6.0	5.0	
039-361-005-000	0.33384585000	10 AMHERST PL	R-1	SINGLE FAMILY RESIDENTIAL ZONE	No	Above moderate	1/lot	1.0	1.0	
041-070-042-000	37.26989529000	NO ADDRESS	R-1	SINGLE FAMILY RESIDENTIAL ZONE	No	Above moderate	8	298.0	183.0	Realistic capacity based on approved tentative subdivision maps.
042-030-054-000	7.02866497000	1 NO ADDRESS	SLSP	MULTI FAMILY RESIDENTIAL / R-15	No	Above moderate	15	105.0	84.0	
042-351-002-000	0.17676823000	2601 CELEBRATION WAY	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	No	Above moderate	3	1.0	1.0	
042-351-004-000	0.17676797000	2609 CELEBRATION WAY	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	No	Above moderate	3	1.0	1.0	
042-351-007-000	0.34623226000	2003 CELEBRATION WAY	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	No	Above moderate	3	1.0	1.0	
042-352-003-000	0.18480359000	2606 CELEBRATION WAY	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	No	Above moderate	3	1.0	1.0	
042-352-004-000	0.18480376000	2610 CELEBRATION WAY	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	No	Above moderate	3	1.0	1.0	
042-352-005-000	0.21086921000	2614 CELEBRATION WAY	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	No	Above moderate	3	1.0	1.0	
042-353-004-000	0.21201227000	2612 CENTENNIAL DR	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	No	Above moderate	3	1.0	1.0	
042-353-006-000	0.23792911000	2620 CENTENNIAL DR	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	No	Above moderate	3	1.0	1.0	
042-353-007-000	0.24712052000	2624 CENTENNIAL DR	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	No	Above moderate	3	1.0	1.0	

APN	Site Area (Acres)	Address	Zone	Zone Description	Flood Zone	Income Level	Max Density (units/acre)	Max Capacity (units)	Realistic Capacity (units)	Notes
042-361-008-000	0.21685589000	2112 PROMENADE DR	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	No	Above moderate	3	1.0	1.0	
042-362-003-000	0.24205931000	2209 SOMERSET CIR	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	No	Above moderate	3	1.0	1.0	
042-362-006-000	0.20006349000	2248 SOMERSET CIR	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	No	Above moderate	3	1.0	1.0	
042-363-005-000	0.23669792000	2249 SOMERSET CIR	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	No	Above moderate	3	1.0	1.0	
042-371-002-000	0.17442953000	2013 HAMPTON PL	SLSP	SINGLE FAMILY RESIDENTIAL / R-4	No	Above moderate	4	1.0	1.0	
042-371-005-000	0.26785845000	2001 HAMPTON PL	SLSP	SINGLE FAMILY RESIDENTIAL / R-4	No	Above moderate	4	1.0	1.0	
042-372-004-000	0.21810570000	2713 LIBERTY DR	SLSP	SINGLE FAMILY RESIDENTIAL / R-4	No	Above moderate	4	1.0	1.0	
042-372-005-000	0.22719450000	2709 LIBERTY DR	SLSP	SINGLE FAMILY RESIDENTIAL / R-4	No	Above moderate	4	1.0	1.0	
042-372-007-000	0.20284810000	2109 PROMENADE DR	SLSP	SINGLE FAMILY RESIDENTIAL / R-4	No	Above moderate	4	1.0	1.0	
042-373-001-000	0.16812835000	2009 LIBERTY DR	SLSP	SINGLE FAMILY RESIDENTIAL / R-4	No	Above moderate	4	1.0	1.0	
042-373-015-000	0.19586730000	2700 LIBERTY DR	SLSP	SINGLE FAMILY RESIDENTIAL / R-4	No	Above moderate	4	1.0	1.0	
042-373-016-000	0.23766370000	2724 LIBERTY DR	SLSP	SINGLE FAMILY RESIDENTIAL / R-4	No	Above moderate	4	1.0	1.0	
042-391-001-000	0.24009056000	2252 SOMERSET CIR	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	No	Above moderate	3	1.0	1.0	
042-391-002-000	0.22293446000	2256 SOMERSET CIR	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	No	Above moderate	3	1.0	1.0	
042-391-003-000	0.23106406000	2659 SOMERSET CIR	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	No	Above moderate	3	1.0	1.0	
042-391-005-000	0.22555367000	2231 SOMERSET CIR	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	No	Above moderate	3	1.0	1.0	
042-391-006-000	0.21954314000	2227 SOMERSET CIR	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	No	Above moderate	3	1.0	1.0	
042-391-008-000	0.21902135000	2219 SOMERSET CIR	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	No	Above moderate	3	1.0	1.0	
042-392-002-000	0.22483736000	2257 SOMERSET CIR	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	No	Above moderate	3	1.0	1.0	
042-392-003-000	0.22490084000	2261 SOMERSET CIR	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	No	Above moderate	3	1.0	1.0	
042-392-006-000	0.24423600000	2654 SOMERSET CIR	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	No	Above moderate	3	1.0	1.0	
042-392-007-000	0.25069008000	2650 SOMERSET CIR	SLSP	SINGLE FAMILY RESIDENTIAL / R-3	No	Above moderate	3	1.0	1.0	
042-532-001-000	0.14027939000	1627 BRUBAKER ST	SLSP	SINGLE FAMILY RESIDENTIAL / R-5	No	Above moderate	5	1.0	1.0	
042-532-002-000	0.10101043000	2205 ARMUS ST	SLSP	SINGLE FAMILY RESIDENTIAL / R-5	No	Above moderate	5	1.0	1.0	
042-532-009-000	0.09917770000	1604 FLORES WAY	SLSP	SINGLE FAMILY RESIDENTIAL / R-5	No	Above moderate	5	1.0	1.0	

APN	Site Area (Acres)	Address	Zone	Zone Description	Flood Zone	Income Level	Max Density (units/acre)	Max Capacity (units)	Realistic Capacity (units)	Notes
042-532-010-000	0.13875956000	2208 FARMERS CENTRAL RD	SLSP	SINGLE FAMILY RESIDENTIAL / R-5	No	Above moderate	5	1.0	1.0	
042-533-009-000	0.09956358000	2186 ARMUS PL	SLSP	SINGLE FAMILY RESIDENTIAL / R-5	No	Above moderate	5	1.0	1.0	
042-533-010-000	0.16647237000	2190 ARMUS PL	SLSP	SINGLE FAMILY RESIDENTIAL / R-5	No	Above moderate	5	1.0	1.0	
042-534-006-000	0.13853772000	2222 ARMUS ST	SLSP	SINGLE FAMILY RESIDENTIAL / R-5	No	Above moderate	5	1.0	1.0	
042-534-008-000	0.10070961000	2230 ARMUS ST	SLSP	SINGLE FAMILY RESIDENTIAL / R-5	No	Above moderate	5	1.0	1.0	
042-534-009-000	0.13733004000	2234 ARMUS ST	SLSP	SINGLE FAMILY RESIDENTIAL / R-5	No	Above moderate	5	1.0	1.0	
042-536-006-000	0.13652906000	1623 MOTTA ST	SLSP	SINGLE FAMILY RESIDENTIAL / R-5	No	Above moderate	5	1.0	1.0	
042-536-010-000	0.09944571000	1607 MOTTA ST	SLSP	SINGLE FAMILY RESIDENTIAL / R-5	No	Above moderate	5	1.0	1.0	
042-536-011-000	0.14777401000	2236 FARMERS CENTRAL RD	SLSP	SINGLE FAMILY RESIDENTIAL / R-5	No	Above moderate	5	1.0	1.0	
042-010-056-000	23.08917063000	1425 HARRY LORENZO AVE	SLSP	MULTI FAMILY RESIDENTIAL / R-8	No	Above moderate	8	205.0	159.0	Realistic capacity based on approved tentative subdivision maps.
042-580-068-000	49.92048238000	1 No address (On Pioneer Ave north of Farmers Central Rd)	SLSP	MULTI FAMILY RESIDENTIAL / R-20	No	Above moderate	20	82.0	231.0	Realistic capacity based on approved tentative subdivision maps. A 4.11 acre portion of this site approved is for R-20, and is included as Moderate Income.
063-072-001-000	0.10413678000	301 C ST	CMU-E	CORRIDOR MIXED USE - EAST ST	No	Above moderate	40	4.0	3.0	
063-072-004-000	0.14348056000	309 C ST	CMU-E	CORRIDOR MIXED USE - EAST ST	No	Above moderate	40	6.0	5.0	
063-072-006-000	0.07174028000	318 D ST	CMU-E	CORRIDOR MIXED USE - EAST ST	No	Above moderate	40	3.0	2.0	
063-072-013-000	0.14348056000	313 C ST	CMU-E	CORRIDOR MIXED USE - EAST ST	No	Above moderate	40	6.0	5.0	
063-073-004-000	0.10428535000	315 1/2 D ST	CMU-E	CORRIDOR MIXED USE - EAST ST	No	Above moderate	40	4.0	3.0	
063-075-002-000	0.13200246000	1237 ARMFIELD AVE	CMU-E	CORRIDOR MIXED USE - EAST ST	No	Above moderate	40	5.0	4.0	
063-077-001-000	0.26400406000	1211 ARMFIELD AVE	CMU-E	CORRIDOR MIXED USE - EAST ST	No	Above moderate	40	11.0	9.0	
064-022-011-000	0.39051893000	80 W KENTUCKY AVE	R-2	DUPLEX RESIDENTIAL ZONE	No	Above moderate	2/lot	2.0	2.0	
064-170-050-000	0.15162652000	0 NO ADDRESS	CMU-WM	CORRIDOR MIXED USE - WEST MAIN	No	Above moderate	40	6.0	5.0	
064-320-001-000	0.48553563000	0 NO ADDRESS	CMU-K	CORRIDOR MIXED USE - KENTUCKY AVE	No	Above moderate	30	15.0	12.0	
065-280-023-000	0.48074372000	0 NO ADDRESS	CMU-WM	CORRIDOR MIXED USE - WEST MAIN	No	Above moderate	40	19.0	15.0	
065-280-043-000	0.23875247000	0 NO ADDRESS	CMU-WM	CORRIDOR MIXED USE - WEST MAIN	No	Above moderate	40	10.0	8.0	
065-280-067-000	0.29064288000	448 CALIFORNIA ST	CMU-WM	CORRIDOR MIXED USE - WEST MAIN	No	Above moderate	40	12.0	10.0	

APN	Site Area (Acres)	Address	Zone	Zone Description	Flood Zone	Income Level	Max Density (units/acre)	Max Capacity (units)	Realistic Capacity (units)	Notes
065-380-012-000	0.26672469000	741 MEADOWOOD CT	R-1	SINGLE FAMILY RESIDENTIAL ZONE	No	Above moderate	1/lot	1.0	1.0	
066-011-007-000	0.18626991000	1242 E MAIN ST	CMU-E	CORRIDOR MIXED USE - EAST ST	No	Above moderate	40	7.0	6.0	
066-011-008-000	0.36312273000	1244 E MAIN ST	CMU-E	CORRIDOR MIXED USE - EAST ST	No	Above moderate	40	15.0	12.0	
066-111-029-000	0.49368485000	845 EAST ST	CMU-E	CORRIDOR MIXED USE - EAST ST	No	Above moderate	40	20.0	16.0	
066-302-026-000	0.38819216000	1522 HUTCHISON VALLEY DR	R-1	SINGLE FAMILY RESIDENTIAL ZONE	No	Above moderate	1/lot	1.0	1.0	
066-302-031-000	0.21174121000	1546 HUTCHISON VALLEY DR	R-1	SINGLE FAMILY RESIDENTIAL ZONE	No	Above moderate	1/lot	1.0	1.0	
066-303-030-000	0.11437234000	1539 HUTCHISON VALLEY DR	R-1	SINGLE FAMILY RESIDENTIAL ZONE	No	Above moderate	1/lot	1.0	1.0	
066-303-031-000	0.11437238000	1535 HUTCHISON VALLEY DR	R-1	SINGLE FAMILY RESIDENTIAL ZONE	No	Above moderate	1/lot	1.0	1.0	
Subtotal Above Moderate									980.00	

Appendix D: Housing Constraints

Contents

Appendix D:	Housing Constraints	1
Section D.1	Introduction	2
Section D.2	Governmental Constraints	2
D.2.1	Introduction	2
D.2.2	Land Use Controls	2
D.2.3	Zoning Ordinance	3
D.2.4	Building and Housing Codes and Enforcement	20
D.2.5	Permit, Processing, Procedures	20
D.2.6	On and Off-Site Improvements.....	31
Section D.3	Non-Governmental Constraints.....	32
D.3.1	Housing Supply/Conditions	32
D.3.2	Development Costs.....	33
D.3.3	Availability of Financing.....	35
D.3.4	Summary	36
Section D.4	Environmental and Infrastructure Constraints	36
D.4.1	Environmental Constraints	36
D.4.2	Infrastructure Constraints.....	37

Section D.1 Introduction

This Appendix covers local governmental, non-governmental, and environmental constraints.

Section D.2 Governmental Constraints

D.2.1 Introduction

Local policies and regulations can affect the quantity and type of residential development. Since governmental actions can constrain the development and the affordability of housing, State law requires the housing element to "address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Government Code § 65583(c)(3)).

The City's primary policies and regulations that affect residential development and housing affordability include: the Zoning Ordinance, the General Plan, development processing procedures and fees, on and off-site improvement requirements, and the California Building and Housing Codes. In addition to a review of these policies and regulations, an analysis of the governmental constraints on housing production for persons with disabilities is included in this Section.

D.2.2 Land Use Controls

This section provides an overview of the City's land use controls and their relation to the City's housing supply.

General Plan Land Use Designations

The City of Woodland adopted the 2035 General Plan in 2017. Chapter 2 of the General Plan is the Land Use, Community Design, and Historic Preservation Element and directs the location and form of future development in the City.

The General Plan includes seven land use designations that allow a range of residential development types (see Table D-1), at a variety of densities.

Table D-1: City General Plan Residential Land Use Designations

General Plan Designation	Description
Low Density Residential (LD)	Single family detached and attached homes and second units with a density range of 1 to 8 units per gross acre.
Medium Density Residential (MD)	Single family detached and attached homes, duplexes, triplexes, and fourplexes, multi-family units, group quarters, and mobile home parks with a density range of 8.1 to 19.9 units per gross acre.
High Density Residential (HD)	Triplexes, fourplexes, multi-family units, and group quarters with a density range of 20 to 40 units per gross acre.
Downtown Mixed Use (DX)	Vertical and horizontal mixed-use buildings between two and six stories tall with a focus on vertical mixed-use along Main Street. Uses include offices, housing, theaters, retail stores, professional services, and restaurants. Buildings are allowed unlimited density with residential uses required to be within the defined FAR of 1.0-4.0 for all uses combined. If the development offers significant community benefit such as public open space or adaptive reuse of a historic structure, it may be allowed to exceed FAR limits.
Corridor Mixed Use (CX)	Vertical and horizontal mixed-use with ground-floor retail and residential density ranging from 20 to 40 dwelling units per acre. Allowable FAR of 0.25 to 2.0 for single-use developments and 0.5 to 3.0 for mixed-use developments that combine residential and non-residential uses. If the development offers significant community benefit such as public open space, it may be allowed to exceed FAR limits.
Specific Plan	Depending on the type of master-planned development, the allowable density and FAR standards will correspond to the General Plan land use designation(s). Any residential uses must achieve a minimum of 8 dwelling units per acre.
Neighborhood Commercial (NC)	Small-scale retail, office, and service-oriented businesses with residential units allowed above the ground floor with unlimited density. For all uses combined, FAR must be between 0.15 and 0.50 with a maximum 60,000 square foot floorplate for any single user.

D.2.3 Zoning Ordinance

A. Introduction

The Zoning Code, Chapter 17 of the Woodland Municipal Code (Code), was last comprehensively updated decades ago. It has been amended numerous times, including the 2018 Interim Zoning Ordinance, which applies to approximately 11 percent of the land area within the City. The Interim Zoning Ordinance (IZO) is a first step to implement the 2017 General Plan, however, is limited to specific corridors within the City. The IZO is meant to provide a more predictable and streamlined

pathway to dense, mixed-use and residential projects along major corridors and in downtown-adjacent areas of the City.

While the IZO provides predictability and certainty for some property owners and developers during a “transition” period, the City is currently in the processes of comprehensive update of the City-wide Zoning Code to fully address all issues related to the current land use regulations and to create more predictable development review procedures. In addition, the City intends to analyze and update the affordable in-lieu fee as well as entitlement fees.

This section analyzes both the existing City-wide Code (Code) and the IZO, as both documents regulate development within the City.

B. Zoning Districts

There are 11 zones (City and IZO) that allow residential development in the City: 6 residential, 3 mixed use, 1 commercial, and 3 Specific Plans.

The following table lists the zones that allow residential uses, and whether or not a use permit is required.

Table D-2: City Zoning Districts that Allow Residential

Zoning Districts	RR	R-1	R-2	R-M	N-P	CMUE	CMUK	CMUWM	CC	HDR	SLSP	SESP	DMU
Requires a Use Permit for Residential	No	No	No	No	No	No*	No*	No	No*	No	No	No	Yes**

* Some uses may require a Zoning Administrator use permit.

** District C within the Downtown Specific Plan allows single-family/duplex/lot split by right, all other districts are conditional.

Planned Development and Specific Plan Zones: The Planned Development (PD) Overlay Zone standards also present flexibility for residential development. While the underlying zoning district sets the baseline development standards for any PD, the PD Overlay allows for deviation from lot area, height, lot width, and yard standards when the total development will be improved by a deviation from the standards. In addition, the maximum density can increase up to 25 percent of the standard density for the underlying zoning district which allows for even greater flexibility in the development of residential units.

The City of Woodland currently has three Specific Plans that allow various types of housing: the Downtown Specific Plan, the Spring Lake Specific Plan, and the Southeast Area Specific Plan. All three Specific Plans allow for single-family, duplex, and multi-family housing types in certain locations. The Downtown Specific Plan is unique in that it contains provisions for transitional housing and single-room occupancy housing. The Spring Lake Specific Plan and the Southeast Area Specific Plan were created to spur greenfield development with specific development standards while the Downtown Specific Plan is focused on infill development with minimal development standards that serve to make development more feasible in the downtown area.

Lastly, the City is the process of reviewing a fourth plan known as the Woodland Research and Technology Park Specific Plan. This new Plan, located south of City limits in the City’s sphere of influence, will be essentially the westward expansion of the Spring Lake Specific Plan (SLSP) and will tie into the SLSP existing infrastructure. The Plan will accommodate a variety of residential, research, hotel, and retail development, including over 1,600 low-density, medium-density, and high-density residential units in the next 25 years. When adopted, the new Specific Plan anticipates over 1,100 units in the first 10 years. The City anticipates completion of the Plan in late 2021.

C. Development Standards

Development standards can constrain new residential development when the standards make it economically unfeasible or physically impractical to develop a particular lot, or there are no suitable parcels which meet the development criteria for building form, massing, height, and density in a particular zone.

Through its Zoning Code, the City enforces minimum site development standards for new residential uses. These standards are comparable to those in other local communities, and do not pose undue constraints on the development of housing in Woodland. Tables D-3 through D-6 below summarize the basic standards for the City’s residential zoning districts as well as the Specific Plan areas that allow residential development.

Table D-3: City of Woodland Zoning Ordinance and IZO Development Standards

Zone Description	Zone	Max. FAR	Min. Setbacks (Front/Rear/Side) (ft.)	Max. Height (ft.)	Min. Lot Width (ft.)	Min. Lot Area (sq. ft.)	Max Lot Coverage	Min. Parking (spaces per unit)
Large Lot Single-Family Residential	R-R	N/A	20/25/5	35	70	10,000	40%	2
Single Family Residential	R-1	N/A	25/20/5	30	Single Family: 60 Duplex corner lot: 70	Single Family: 6,000 Duplex corner lot: 7,000	50%	2
Duplex Residential	R-2	N/A	25/20/5	30	Single Family: 60 Duplex: 60	Single Family: 6,000 Duplex corner lot: 7,000	50%	2
Neighborhood Preservation	N-P	N/A	25/20/5	40	Single Family: 60 Duplex: 70	Single Family: 6,000 Duplex corner lot: 7,000	50%	2
Multiple Family Residential	R-M	N/A	20/20/7.5	40/4 stories	60	6,000 per dwelling unit: 1,500	50%	1.5 + 1 space per 5

Table D-3: City of Woodland Zoning Ordinance and IZO Development Standards

Zone Description	Zone	Max. FAR	Min. Setbacks (Front/Rear/Side) (ft.)	Max. Height (ft.)	Min. Lot Width (ft.)	Min. Lot Area (sq. ft.)	Max Lot Coverage	Min. Parking (spaces per unit)
						minimum/4,000 maximum		
Downtown Specific Plan	DSP	N/A						
Corridor Mixed-Use (West Main, East Main, East St. South)	CMUE	0.25 - 2.0 single uses; 0.5 -3.0 mixed use	5-15/0/0	65/4 stories	N/A	N/A	70%	1
Corridor Mixed-Use (Kentucky)	CMUK	0.25 - 2.0 single uses; 0.5 -3.0 mixed use	6-15/0/0	65/4 stories	N/A	N/A	60%	1
Corridor Mixed-Use (Armfield)	CMUWM	0.25 - 2.0 single uses; 0.5 -3.0 mixed use	6-15/0/0	65/4 stories	N/A	N/A	60%	1
Community Commercial	CC	0.20	15/0/0	4 stories	N/A	N/A	50%	Not listed
High Density Residential	HDR	N/A	15/5/10	45	N/A	N/A	70%	1
Source: City of Woodland, 2021								

Table D-4: City of Woodland Spring Lake Specific Plan Development Guidelines

Zone Description	Land Use Category	Min. Setbacks (Front/Rear/Side) (ft.)	Max. Height (ft.)	Min. Lot Width (ft.)	Min. Parking (spaces per unit)
Single-Family Residential	R-3	20/20/5	35	70	2
Single-Family Residential	R-4	17/20/5	35	55	2
Single-Family Residential	R-5	15/20/5	35	50	2
Single-Family Residential	R-8	12/15/5	35	40	2
Multiple Family Residential	R-15	10/20/5	35	35	1.5 + 1 space per 5
Multiple Family Residential	R-20	10/10/5	35	26	1.5 + 1 space per 5
Multiple Family Residential	R-25	10/10/5	35	26	1.5 + 1 space per 5

Source: City of Woodland, 2021

Table D-5: City of Woodland Southeast Area Specific Plan Development Guidelines

Zone Description	Land Use Category	Min. Setbacks (Front/Rear/Side) (ft.)	Max. Lot Coverage	Min. Open Space	Max. Height (ft.)	Min. Parking (spaces per unit)
Single-Family Residential	LDR-4	20/20/5	50%	-	30	2
Single-Family Residential	LDR-5	20/20/5	50%	-	30	2
Single-Family Residential	LDR-7	20/20/5	50%	-	30	2
Multiple Family Residential	MDR-20	20/20/10	-	25%	40	1.5 + 1 space per 5

Source: City of Woodland, 2021

District Description	Specific Plan District	Min. Setbacks (Front/Rear/Side) (ft.)	Max. Lot Coverage	Max. Height (ft.)	Min. Parking (spaces per unit)
Eastern and Western Gateway, Downtown Core, Core Expansion	A	Front - Average (1) Side – None Rear Yard – None unless adjacent to residential use, then 10.	100%	65	Studio: 1 One-bedroom: 1 Two-bedroom: 1.75 Three plus-bedroom: 2
Government Center	B	Front - Average (1)	60%	65	Studio: 1

District Description	Specific Plan District	Min. Setbacks (Front/Rear/Side) (ft.)	Max. Lot Coverage	Max. Height (ft.)	Min. Parking (spaces per unit)
		Side – None Rear Yard – None unless adjacent to residential use, then 10.			One-bedroom: 1 Two-bedroom: 1.75 Three plus-bedroom: 2
Transition District	C	Front - Average (1) Side – None Rear Yard – 20, unless adjacent to Areas A or B, then 10.	60% adjacent to Areas A or B, 50% adjacent to residential zone	40	Studio: 1 One-bedroom: 1 Two-bedroom: 1.75 Three plus-bedroom: 2
Mixed-Use Area	D	Front - Average (1) Side – N/A Rear Yard – N/A unless adjacent to residential use, then 10.	60%	65	Studio: 1 One-bedroom: 1 Two-bedroom: 1.75 Three plus-bedroom: 2
Gateway Revitalization	E	Front – 20 Side – 15 Rear – 0, except 30 feet setback from RR center line	50%	40	Studio: 1 One-bedroom: 1 Two-bedroom: 1.75 Three plus-bedroom: 2

Development standards for residential uses, such as maximum building height and minimum parking requirements, are similar across the R-R, R-1, R-2, N-P, and R-M zoning districts even as allowed density increases. One exception to note is the minimum lot area per unit decreases as allowable development intensity increases from the R-1, single-family residential zone to the R-M, multiple-family residential. Likewise, the front setback requirement becomes less restrictive as permitted density increases. In addition, some specific plans, such as the Spring Lake Specific Plan and Downtown Specific Plan, allow greater unit density and less restrictive setbacks for mixed use and multi-family residential projects.

The IZO Corridor Mixed-Use and High-Density Residential districts’ development standards allow for more residential units to be built with less restrictive standards. Notably, the development standards allow for taller buildings with more flexibility for architectural features and large maximum lot coverage percentages to increase the feasibility of mixed use or residential structures of being built. The absence of minimum lot area and lot width standards also reduces constraints on these lots. The parking requirements of these zoning districts are lower in comparison to the other districts in the City, requiring only one per unit rather than 1.5 or 2. The IZO increases the ability for developers to build mixed-use and high-density residential. Additionally, the City adopted Code amendments in April 2020 which added high-density development standards and objective design standards that apply to both the High-Density Residential district and the Corridor Mixed-Use districts. These amendments serve to provide more predictability to the approval process and further the development of residential units.

Residential parking standards in the City of Woodland are based on the number of units for both single and multi-family developments. All single-family residences and duplex dwelling units are

required to provide a minimum of two parking spaces for each unit. Apartments and multiple-family dwellings are required to provide 1.5 parking spaces per unit plus one guest parking space for each five units. Qualified senior citizen housing requires one parking space for each two dwellings. The parking requirement for a second unit is one space for each bedroom not to exceed two spaces, which do not have to be covered. The zoning regulations requires one space per two beds (with a minimum of two spaces) for boarding houses, rooming houses, and group quarters, which do not have to be covered.

The downtown parking standards are more pedestrian-oriented and require less spaces than in other areas of the City. The ordinance reduced parking standards for all allowed residential types: one space per live/work unit, one space for studio and one-bedroom apartments, 1.75 spaces per two-bedroom apartment, and 2 spaces for apartments with 3 or more bedrooms. The City Council also established a parking in-lieu fee for the downtown area as well as shared parking standards for nonresidential uses and off-site parking for residential uses. The City's landscaping requirements apply to all new construction except residential structures of three units or less on one parcel of land.

While all of the base residential development standards are listed above, the Code contains other provisions that provide flexibility for many of the base standards. This allows property owners and developers to maximize development on their lots without requiring discretionary action. For instance, certain architectural features may project into required yards and courts such as canopies, chimneys, cornices, eaves, rain gutters and other architectural features supported from the structure may project twenty-four inches into a required yard or court. Also, balconies, fire escapes, handicapped ramps and outside stairways may project into a required yard. The zoning regulations also allow patio covers, sunshades and similar structures attached to the main building, may utilize up to twenty percent of the required rear yard area.

Other provisions that provide flexibility include: second-story additions may be constructed in the side yard, relocation of rear yard setback for corner lots, and reduced setbacks for accessory structures. In addition, the landscaping regulations require a landscaped strip eight feet wide along the public right of way but there is a provision to reduce the length down to four feet if certain conditions are met.

The City's residential development standards—including setbacks, minimum lot sizes, lot area per dwelling unit, building height limits, and parking requirements—have not served as constraint to the provision of housing development.

Small Lot Development: The Spring Lake Specific Plan provides standards for small lot developments (lots less than 4,000 square feet). The standards act as an alternative to attached housing in multi-family districts. They apply to all small lot subdivisions, whether the tentative map is designed with single or multiple units per lot (condominium). By providing greater development flexibility and allowing smaller lot sizes, the ordinance facilitates development and reduces development costs. The City has utilized the PD district to provide even greater flexibility from the Small Lot Development standards, particularly for the R-15 land use category where the density standards a more restrictive. Development standards for small lot development are summarized below.

Table D-7: Small Lot Development Standards

Specific Plan Land Use	Min. Lot Size – Gross (sq. ft.)	Min. Lot Dimensions (ft.)	Min. Front Setback (House/Garage) (ft.)	Min. Side Setback (Interior/Street) (ft.)	Min. Rear Yard Setback (ft.)	Max. Height (ft.)
R-15	2,904	40 x 60	10/20	5/10	10	35
R-20/R-25	2,178	30 x 62	6/6	3.5/10	10	35

D. Provisions for a Variety of Housing.

The City of Woodland has adopted provisions in its Zoning Ordinance that facilitate a range of residential development types (see Table D-8). The following sections outline any additional requirements for certain residential use types.

Table D-8: Housing Types Permitted by Zoning District

Residential Use	Zone									
	R-R	R-1	R-2	N-P	R-M	CMUE	CMUK ⁴	CMUWM	CC	HDR
Single-Family	P	P	P	P	P	P ³	P ³	-	P ³	-
Duplex	P	C ¹	P	P	P	P ³	-	-	P ³	-
Multi-Family	-	-	-	P ²	P	P	P	P	-	P
Residential Care <6P	-	-	-	P ²	C	P	P	P	-	P
Residential Care >6P	-	-	-	P ²	C	C	C	C	-	P
Emergency Shelter	-	-	-	-	C	C	C	-	-	-
Manufactured Homes	C	C	C	C	C	-	-	-	-	-
Mobile Home Parks	C	C	C	C	C	-	-	-	-	-
Accessory Dwelling Units (ADUs)	P	P	P	P	P	-	-	-	-	-
Supportive Housing	P	P	P	P	P	P	P	P	P	P
Transitional Housing	P	P	P	P	P	P	P	P	P	P
Single-Room Occupancy Unit (SRO)	-	-	-	-	-	-	-	-	-	-

P = Permitted Use
 C = Conditional Use
 “-“ = Not Permitted

Notes:

¹ Duplexes permitted on corner lots only

² Existing uses in the N-P zone on December 6, 1979. These uses may be replaced with new structures containing the same number of, but no additional, dwelling units, rooms or beds than existed on December 6, 1979. Nursing and convalescent homes may be expanded or enlarged by a conditional use permit.

³ Requires Zoning Administrator permit

⁴ Residential uses on the north side of Kentucky allowed with an approved Specific Plan

Table D-9: Housing Types Permitted by Spring Lake Specific Plan

Residential Use	Zone						
	R3	R-4	R-5	R-8	R-15	R-20	R-25
Single-Family	P	P	P	P	-	-	-
Duplex	-	-	P	P	-	-	-
Multi-Family	-	-	-	-	P	P	P
Residential Care <6P	-	-	-	-	-	-	-
Residential Care >6P	-	-	-	-	-	-	-
Emergency Shelter	-	-	-	-	-	-	-
Manufactured Homes	-	-	-	-	-	-	-
Mobile Home Parks	-	-	-	-	-	-	-
Farmworker Housing	-	-	-	-	-	-	-
Accessory Dwelling Units (ADUs)	P	P	P	P	-	-	-
Supportive Housing	-	-	-	-	-	-	-
Transitional Housing	-	-	-	-	-	-	-
Single-Room Occupancy Unit (SRO)	-	-	-	-	-	-	-

P = Permitted Use C = Conditional Use "-" = Not Permitted

Table D-10: Housing Types Permitted by Southeast Area Specific Plan

Residential Use	Zone			
	LDR(4)	LDR(5)	LDR(7)	MDR(20)
Single-Family	P	P	P	1
Duplex	P	P	P	-
Multi-Family	-	-	-	P
Residential Care <6P	-	-	-	-
Residential Care >6P	-	-	-	-
Emergency Shelter	-	-	-	-
Manufactured Homes	-	-	-	-
Mobile Home Parks	-	-	-	-
Farmworker Housing	-	-	-	-
Accessory Dwelling Units (ADUs)	-	-	-	-
Supportive Housing	-	-	-	-
Transitional Housing	-	-	-	-
Single-Room Occupancy Units (SRO)	-	-	-	-

Table D-10: Housing Types Permitted by Southeast Area Specific Plan

Residential Use	Zone			
	LDR(4)	LDR(5)	LDR(7)	MDR(20)
P = Permitted Use C = Conditional Use “-“ = Not Permitted Notes: ¹ Cluster Housing, and senior/retirement units are permitted, but are likely to be more similar to multi-family than attached single-family				

Table D-11: Housing Types Permitted by Downtown Specific Plan

Residential Use	Districts				
	A	B	C	D	E
Single-Family	-	-	P	P	P
Duplex	-	-	P	P	P
Multi-Family	P	P	-	P	P
Residential Care <6P	-	-	-	-	
Residential Care >6P	-	-	-	-	
Emergency Shelter	-	-	-	-	
Manufactured Homes	-	-	-	-	
Mobile Home Parks	-	-	-	-	
Farmworker Housing	-	-	-	-	
Accessory Dwelling Units (ADUs)	-	-	-	-	
Supportive Housing	-	-	-	-	
Transitional Housing	-	C ¹	-	C ¹	-
Residential Hotel/Temporary Housing	C	-	C	C	-
P = Permitted Use C = Conditional Use “-“ = Not Permitted Notes: ¹ Facility or use that provides temporary housing for individuals on a not-for-profit basis. May include, but is not limited to, emergency housing on a short-term basis or temporary transitional basis until permanent housing is available. Does not include temporary shelters for the relief of natural disasters or similar emergencies. Source: City of Woodland, 2021					

D.1 Multi-Family: Section 17.48.050 (Other required conditions) of the Zoning Ordinance requires a limited number of specific requirements associated with the development of multi-family housing, including:

- Access From Public Street.
- Distance Between Buildings on Property: One-Story: 10 feet; Two-Story: 15 feet.
- Site plan approval for all uses requiring a building permit.

The Zoning Ordinance also references compliance with community design standards for any multi-family development in the R-M (Multiple-Family Residential Zone). The Community Design Standards, adopted in 1998 and updated in 2004, regulate site planning and architectural style. The design standards require certain elements for any multi-family development such as:

- Sufficient outdoor privacy for each unit such as patios, decks and balconies;
- Covered off-street parking;
- Building mass broken into smaller units, possible including some on-story elements; and
- Attractive landscaping including larger trees.

The standards also include objective parameters for both single-family and multi-family projects including emphasizing entryways, deemphasized garages, using appropriate window forms, varying roof styles, and emphasizing the appropriate use of trim, materials, and colors where appropriate. Multi-family projects are required to use a variety of materials and colors with architecture variations. Staff works closely with the architects to ensure designs conform to existing guidelines.

One of the goals of the City's design review process is to preserve and enhance buildings and districts that have historical value by virtue of its architecture, historic association, or age. For example, when converting a Victorian house to offices, it would be unacceptable to replace wood-sash windows with modern materials such as aluminum, and signage would need to respect the style of the building and neighborhood.

The document uses both 'standards' and 'guidelines', suggesting some subjectivity to the requirements, which may require additional review of certain applications.

D.2 Accessory Dwelling Units (ADUs): Section 17.104.010 (Accessory Dwelling Units) provides a wide range of specific development standards for ADUs, including for maximum size, parking/access, height, setbacks, lot coverage, architecture requirements, and landscape requirements.

The City recently updated their ADU ordinance in early 2020 and all development standards are consistent with State law.

D.3 Single Room Occupancy (SRO): A Single-Room Occupancy (SRO) unit is considered a small, affordable housing unit that can serve as an entry point into the housing market for people who previously experienced homelessness. These units typically range between 200 and 350 square feet in size.

The current Zoning Ordinance does not include any specific provisions for the development of Single Room Occupancy units but does allow for residential hotel/temporary housing units in the downtown only. In addition, the Zoning Ordinance update that the City is currently undergoing aims to address issues relating to permitting procedures to create a more streamlined entitlement

process which will help provide greater predictability in the approval and development of permanent affordable housing options such as residential hotels/SROs. The City currently has one residential hotel located on the upper floors of the Woodland Hotel, located in the downtown area.

D.4 Mobile/Manufactured: The Zoning Ordinance includes special provisions for Mobile homes/Manufactured homes in Section 17.104.120 (Mobile homes (manufactured homes), trailers, home and RV/travel trailer parks).

Mobile home parks are allowed with a Conditional Use Permit (R-1, R-2, N-P, R-M) on sites five acres or larger, with the same maximum density as the underlying zoning district. In addition, the park must conform to the provisions of Title 25 of the California Administrative Code.

In order for Mobile/Manufactured Homes to be eligible in a residential zone, it must:

- Only be occupied for residential purposes
- Conform to all residential use development standards for single-family structures applicable to the zone.
- Acquire certification under the National Manufactured Housing Constructed and Safety Standards Act of 1974, and has been constructed after June 15, 1976
- Be attached to a permanent foundation system approved by the Woodland Building Inspection Division.

City Municipal Code Chapter 5.36 (Manufactured Home Space Rent Control) establishes a 'space rent ceiling' provision for manufactured home parks. Parks that meet all the requirements of Section 798.17 of the California Civil Code and those under restrictive covenants for affordable housing are exempt. The rent ceiling is based on the rent amount in effect on January 1, 1996. Park owners may only increase the rent above the ceiling in accordance with the provisions of Chapter 5.36.

D.5 Emergency Shelter/Temporary Housing: Emergency shelters are permitted in the R-M zone with a use permit, or by right in Zones C and E of the East Street Corridor Plan subject to the following development standards:

1. Must be at least 300 feet from an existing emergency shelter
2. Maximum of 40 beds
3. One off-street parking space for each employee or volunteer plus one space per family sheltered and 0.35 space for each non-family bed. Planning Director can grant modifications to parking requirements. Bicycle parking must also be provided and may be used to reduce automobile parking requirements.
4. Size and location of indoor and intake and waiting areas, including minimum of 10 square feet per bed and two private offices/cubicles. Outdoor security lighting is required.
5. On-site management must be present at all times during operation. Annual management plans must be filed with the City.
6. Maximum stay is six months in a 12-month period.

7. Central cooking, dining, and laundry facilities must be adequate for the maximum number of residents. A designated outdoor smoking area must be provided and must not be visible from the street.

The Zoning Ordinance stipulates that Transitional and Supportive Housing shall be considered a residential use and only subject to the restrictions that would apply to other similar residential uses in the zoning district.

D.6 Farmworker Housing: The City does not explicitly allow farmworker housing in any zoning district. The Housing Element includes Program A.7 to amend the Zoning Ordinance, consistent with Health and Safety Code Section 17021.5 and 17021.6, to allow farmworker housing in residential areas. The City is also utilizing funds generated from in-lieu fees and Spring Lake Affordable Housing Off-Site Fees to construct farmworker rental units, a total of 101 of which were constructed in 2019.

D.7 Residential Care Facilities: City Municipal Code Section 17.12.010 defines a “Residential Care Home” as a state authorized, certified or licensed family care home, foster home, or group home serving six or fewer mentally disordered or otherwise handicapped persons or dependent and neglected children on a 24-hour basis. In compliance with State law, the City currently allows “Residential Care Homes” in the R-1, R-2, N-P, and R-M zones as a permitted use.

Currently, “Residential Care Homes” with more than six mentally disordered or otherwise handicapped persons or dependent and neglected children are allowed in the R-1, R-2, N-P, R-M, and ESD zones with a conditional use permit (CUP).

E. Housing for Persons with Disabilities

The State has removed any City discretion for review of small group homes for persons with disabilities (six or fewer residents). The City does not impose additional zoning, building code, or permitting procedures other than those allowed by State law.

The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements.

E.1 Reasonable Accommodation: Persons with disabilities normally have a number of housing needs that include accessibility of dwelling units; access to transportation, employment, and commercial services; and alternative living arrangements that include on-site or nearby supportive services. Woodland ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations) and federal requirements for accessibility.

The City’s Municipal Code includes Section 17.104, “Reasonable Accommodation for Persons with Disabilities.” The Code establishes a process and provides criteria for reviewing reasonable accommodation requests for persons with disabilities. Section 17.104 states “A request for reasonable accommodation may include a modification or exception to the rules, standards, and practices for the site, development, and use of housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.”

Woodland implements and enforces Chapter 11A (Housing Accessibility), of the 2019 California Building Code. The City provides information to all interested parties regarding disabled accommodations within the zoning ordinance, the permitting processes, and the application of relevant building codes for housing for persons with disabilities.

E.2 Zoning and Other land Use Regulations: As part of Woodland’s previous housing element update, the City conducted a comprehensive review of its zoning laws, policies and practices for compliance with fair housing laws. The City has not identified any zoning or other land-use regulatory practices that could discriminate against persons with disabilities and impede the availability of such housing for these individuals. As part of the ongoing comprehensive Code update, the City will ensure any new or modified regulations will not constraint development of housing for persons with disabilities.

The City permits housing for special needs groups—which includes the disabled—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 needs housing.

The Woodland Zoning Ordinance provides the following definition of “family.”

One or more persons occupying a premise and living as a single housekeeping unit, as distinguished from a group occupying a boarding house, lodging housing, or hotel, as herein defined. The Zoning Ordinance’s definition of family does not constrain housing for persons with disabilities.

As discussed above, the City allows group homes of six or fewer persons by right, as required by State law. The City does not require a CUP or other special permitting requirements for group homes of six or fewer persons. The City does; however, require a CUP for “Residential Care Homes” that house more than six mentally disordered or otherwise handicapped persons or dependent and neglected children in the R-1, R-2, N-P, R-M, and ESD zones.

F. Incentives for Affordable Housing

F.1 Inclusionary/Affordable Housing: The City of Woodland has had an inclusionary (affordable) housing requirement since the mid-1990s. Under inclusionary zoning, market-rate developers of projects exceeding a specified unit threshold (e.g., 5, 10, 15, or 20 units) are required to provide some percentage of these units at affordable prices or rents.

The requirements of the City’s Affordable Housing Ordinance are based on both the type of housing (for-sale or multi-family rental units) and the geographic location with certain limitations. For residential projects within the Southeast Area Specific Plan (SEASP), in the event of a conflict between this Ordinance and the applicable provisions of the SEASP, the SEASP shall prevail except when a parcel is rezoned for residential use. In addition, the Ordinance shall regulate the development of affordable housing.

The City updated the Affordable Housing Ordinance in April 2020 to expand its applicability citywide, except in Spring Lake which has its own affordability requirements. The amendments attempt to alleviate any burden and facilitate overall housing production and provide temporary relief from the standard provisions of the Affordable Housing Ordinance for two years. Projects

over 81 units require 10 percent dedicated as affordable to low-income households, removing the requirement for very low income. In order to incentivize higher density projects, development projects shall be required to meet a five percent low-income requirement if they are developed to a level of at least 95 percent of the maximum allowed density. In addition, the City is developing a standard in-lieu fee for single-family and multi-family projects, rather than relying on a negotiated process based on gap financing analysis.

The updated Affordable Housing Ordinance provides inclusionary housing requirements for for-sale and rental units, with differing requirements depending on location within the city, a breakdown of the requirements based on the housing type and location is provided below:

- For-sale units in areas within existing city limits and designated in the City's General Plan as Downtown Mixed Use, Corridor Mixed Use, and Neighborhood Commercial:
 - All new for-sale projects of 30 units or less shall be exempt from the requirements.
 - For all new for-sale projects of 31 to 80 units, five percent of units shall be affordable to low-income households.
 - For all new for-sale projects of 81 or more units, 10 percent of units shall be affordable to low-income households. However, for all new, for-sale projects that are developed to a level at least 95 percent of the allowable maximum density, five percent of units shall be affordable to low-income households.

- For-sale units in all other areas of the city:
 - In projects of at least 10 units, developed at the maximum allowed density but at no less than 10 units per acre, five percent of new for-sale units shall be affordable to low-income households.
 - In all other projects of at least 10 units in size, 10 percent of new for-sale units shall be affordable to low-income households.
 - Calculations of required affordable units that result in a fraction of a unit shall be rounded up to the nearest whole unit.
 - The City Council may determine the need to implement an additional requirement for 10 percent of new for-sale units to be affordable to moderate income households, based on prevailing conditions in the housing market. Such a finding would require an amendment to this chapter as well as an amendment to the Spring Lake Specific Plan and Spring Lake Affordable Housing Plan.

- Multifamily Rental Units in areas within existing city limits and designated in the City's General Plan as Downtown Mixed Use, Corridor Mixed Use, and Neighborhood Commercial:
 - Multifamily rental projects of 30 units or less shall be exempt from the requirements.
 - For all multifamily rental projects of 31 to 80 units, five percent of units shall be affordable to low-income households.
 - For all multifamily rental projects of 81 or more units, 10 percent shall be affordable to low-income households. However, for new, multifamily rental projects that are

developed to a level of at least 95 percent of the allowed maximum density, five percent of units shall be affordable to low-income households.

- Calculations of required affordable units that result in a fraction of a unit shall be rounded up to the nearest whole unit.

- Multifamily Rental Units in all other areas of the city:
 - 10 percent of all multifamily rental units shall be affordable to low-income households.
 - These requirements shall apply to all multifamily rental projects of at least 20 units. Projects with fewer than 20 units are exempt from affordable housing requirements. Calculations of required affordable units that result in a fraction of a unit shall be rounded up to the nearest whole unit.

The Ordinance includes a provision that the sections on For-sale units in areas within existing city limits and designated in the City's General Plan as Downtown Mixed Use, Corridor Mixed Use, and Neighborhood Commercial and the section on Multifamily Rental Units in areas within existing city limits and designated in the City's General Plan as Downtown Mixed Use, Corridor Mixed Use, and Neighborhood Commercial shall expire two years from the effective date of Ordinance No. 1662 or the date when the City has issued building permits for a total of 400 residential dwelling units (included for-sale and multifamily units) in areas designated in the City's General Plan as Downtown Mixed Use, Corridor Mixed Use, and Neighborhood Commercial. Once these subsections have expired, the sections on for-sale units and multi-family rental units in all other areas of the city remain in effect. Ordinance No. 1662 was updated in April of 2020 and it is anticipated that two sections listed above will expire in April 2022 if the dwelling unit goal is not met.

The City has recently received a Local Early Action Planning (LEAP) grant to analyze and develop a standardized affordable housing in-lieu fee. Over the last several years, the City has utilized Development Agreements to allow the payment of fees in-lieu of constructing affordable housing. The City's goal is to standardize this practice and provide greater certainty to future developments rather than negotiating on an ad-hoc basis.

F.2 Density Bonus: The City's Bonus Density Ordinance is consistent with Government Code Section 65915. In summary, applicants of residential projects of five or more units may apply for a density bonus and additional incentive(s) if the project provides for construction of one of the following:

1. 10 percent of the total units of a housing development for lower income households as defined by Health and Safety Code Section 50079.5; or
2. 5 percent of the total units of a housing development for very-low-income households, as defined in Health and Safety Code Section 50105; or
3. At least 50 percent of the total dwelling units for qualifying residents, as defined in Section 51.3 of the Civil Code; or

4. At least 20 percent of the total dwelling units of a condominium project, as defined in Civil Code Section 1351(f), for residents of moderate income, as defined in Health and Safety Code Section 50093.

The amount of density bonus to which the applicant is entitled varies according to the amount by which the percentage of the affordable housing units exceeds the minimum percentage established in this section, but at least 25 percent above the specified General Plan density. In addition to the density bonus, eligible projects may receive at least one additional development incentives, depending on the proportion of affordable units and level of income targeting. The incentives are offered:

1. Use of federal, state or local affordable housing funds to subsidize the cost of the qualifying project;
2. Waiver or reduction of City building permit, plan check and inspection fees (excluding re-inspection fees);
3. Waiver and/or deferral of City impact fees until issuance of a certificate of occupancy for the qualifying project;
4. Reduction of local zoning standards that indirectly increase housing costs, including, but limited to, to off street parking requirements, minimum square footage, height limitations or setback requirements;
5. Construction by the city of such public improvements as streets, sewers and sidewalks, street name and traffic signs, water mains, storm drains and street lights in association with the project;
6. Approval of mixed-use zoning in conjunction with the housing project if commercial, office, industrial or other land uses will reduce the cost of the housing development and if the commercial, office, industrial or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located.

G. Replacement Policies

Condominium Conversions: As a means of maintaining the supply of rental units and preserving the affordable housing stock, the City requires a Conditional Use Permit for conversion of existing rental dwelling units to condominiums and new condominium construction. The conversion requirements mandate relocation assistance for eligible tenants and anti-discrimination policies in the sale of converted units. The conversion also requires an economic report on availability of comparable rental units at similar rental rates remaining within the city, including vacancy rate information. Several reports are required for condominium conversion, including a report outlining the available low- and moderate-income housing within the city; a report on the feasibility of providing all or a portion of the conversion units for sale to low and moderate income individuals or families; and a report on the feasibility of retaining a portion of the total units for rental occupancy.

D.2.4 Building and Housing Codes and Enforcement

New construction in Woodland, including additions, must comply with the 2019 California Building Codes (CBC), which amends the International Building Code, and the City of Woodland Floodplain Ordinance. The City of Woodland adopted the 2019 CBC with minor revisions relating to Building Permit expiration after 12 months if no site work has begun, the inclusion of Capital Improvement Facilities Fees, updated Violations standards, as well as general standards such as thickness of concrete floor slabs, asphalt paving standards, and automatic sprinkler system installation standards. Overall, these revisions would not adversely affect the ability to construct housing in Woodland.

With regard to existing residences, the Fire Department inspects all apartment buildings annually to ensure that the units comply with life safety requirements, such as having appropriate smoke detectors and emergency exits. Other than the inspections of apartments, City inspectors will only inspect existing residences in response to complaints of substandard housing or life safety conditions received from the public. In these cases, the City takes enforcement action only in cases where the dwelling in question does not comply with the Uniform Housing Code, which specifies minimum standards for the health, safety, and welfare of residents. These standards are less stringent than the current CBC for new construction.

Existing residences may be remodeled or expanded provided that the existing structure has no obvious sanitary or safety hazards, all building code requirements have been met, and the necessary permits have been issued. Additions must comply with the current building codes.

D.2.5 Permit, Processing, Procedures

A. Permits and procedures

The time required to process a project varies greatly from one entitlement to another and is directly related to the size and complexity of the proposal, as well as the number of actions or approvals needed to complete the process. Table D-12 identifies the typical processing times for most entitlements followed by the reviewing body. 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 (EIR)), General Plan Amendments, Rezones, or Variances). Also, certain review and approval procedures may run concurrently. The City also encourages the joint processing of related applications for a single project. For example, a rezone petition may be reviewed in conjunction with the required site plan, a tentative tract map, and any necessary variances. These procedures save time, money, and effort from both the public and private sector and could decrease the costs for the developer by as much as 30 percent.

A.1 Permit/Procedure and Approval Authority:

Table D-12: Timelines for Permit Procedures (Estimates)

Type of Approval or Permit	Estimate Processing time	Approval Body
Site Plan Review	2 – 6 weeks	City Staff (Planning Commission if CUP required and then 8 to 12 weeks)
Zoning Administrator Permit (Minor/Major)	6 - 8 weeks	Zoning Administrator
Conditional Use Permit	8 - 12 weeks	Planning Commission/Zoning Administrator
Variance	8 - 12 weeks	Zoning Administrator
Text Amendments (Rezoning, Annexed Area Zoning, Pre-zoning)	12 - 24 weeks	City Council
General Plan Amendment	12 - 24 weeks	City Council
Architectural/Design Review – Minor	2 - 6 weeks	Community Development Director/City Staff
Architectural/Design Review – Major	8 - 12 weeks	Planning Commission
Final Subdivision Map	6 weeks	City Council
Tentative Subdivision Map	10 -16 weeks	Planning Commission
Parcel Map	8 -12 weeks	Planning Commission
Negative Declaration	8 - 16 weeks	Planning Commission
Final Parcel Map	6 weeks	Community Development Director/City Engineer
Environmental Impact Report	4-6 months	Planning Commission

Source: City of Woodland, 2021

A.2 Residential Development Review Process: City staff avoids any unnecessary timing constraints on development by working closely with developers to expedite approval procedures. For a typical project, an initial pre-consultation meeting is arranged with the involved departments to discuss the development proposal. The next step in the process usually includes submittal of an application for the proposed entitlement. The application includes instructions that are meant to simplify the process for the applicant by providing steps on how to proceed. Once staff is satisfied that all required information has been submitted to the City, and the application is consistent Woodland’s General Plan and Zoning Ordinance, an initial study is prepared. During the initial study period, commenting departments will review the project and provide comments. At the same time, planning staff will prepare other documents to expedite the process as previously mentioned. All scheduling, noticing, and correspondence with interested parties usually coincides with this period. After the project is approved, the building department performs plan checks and issues building permits. Larger projects requiring minor use permits are sent to the (Zoning Administrator). Minor use permit hearings are publicly noticed and take place at the discretion of the (Zoning Administrator). Throughout construction, the building department will

perform building checks to monitor the progress of the project. This process does not put an undue time constraint on most developments but the procedures within the Zoning Ordinance could be clarified to ensure that no undue time constraints could be put upon an application. Improvements to the procedures could include clarifying and consolidating the procedures and permit approval criteria, clarifying the noticing requirements, reducing the reliance on discretionary review processes.

It is noted that the recently adopted, IZO’s objective design standards for housing have proven effective in streamlining the process for projects utilizing the IZO’s development benefits, particularly towards multi-family housing. The City is currently undergoing a comprehensive update to their Zoning Ordinance with the goal of streamlining the approval processes and eliminating any potential constraints on the overall development process. Table D-13 outlines typical approval requirements for a 30-unit subdivision and a 50-unit multi-family project.

Table D-13: Typical Process Procedures by Project Type

	Subdivision	Multi-family Units
	Tentative Subdivision Map	Site Plan
	Final Map	-
	Initial Study	Initial Study
	-	Design Review
	Site Plan Review	Variance
	Design Review	Negative Declaration
Estimated Total Processing Time	6 months	6 months
<i>Source: City of Woodland, 2021</i>		

A.3 Residential Design Guidelines: The City of Woodland's Community Design Standards (adopted in 1998 and updated in 2004) were prepared to aid designers, the public, and decision-makers by expressing the community's shared vision for the level of quality and attractiveness expected from new development. The City’s Community Design Standards include specific design objectives that serve as standards by which staff evaluates residential development. Residential projects must obtain approval from the Planning Commission or City staff depending on the project. Figures D-1 and D-2 illustrate the City’s design review process. Figure D-1 lists the steps for projects that require a discretionary permit, such as a conditional use permit. Figure D-2 lists the process for projects that require only building permit approval. As with all other development-related matters in Woodland, design review is handled by the Community Development Department. Anyone considering a development project is instructed to make an appointment to discuss the project and design standards with a member of the Community Development Department staff. The staff member will help explain the City’s development procedures and determine if design review is required. The staff member can also provide an approximate timetable for the processing of the project and describe any other permits or approvals that may be required.

Design review is not a separate process apart from other discretionary approvals such as site plan review or a conditional use permit. To the extent allowed by the City's codes and ordinances, any additional planning or building permits are processed concurrently.

Design review approval typically takes 2-6 weeks for minor projects and 8-12 weeks for major projects, which require more of staff's time. Major building projects, such as large scale commercial or subdivisions over 100 units require hearings before the Planning Commission and can take 8-12 weeks. The Commission meets twice a month. The purpose of the review is to determine compliance with adopted design guidelines that are intended to enhance the appearance and value of property and the livability of neighborhoods. These design standards do not represent a constraint to development.

Figure D-1: Woodland's Design Review for Discretionary Approval(s)

Design Review Process for Projects Requiring Discretionary Approval(s)

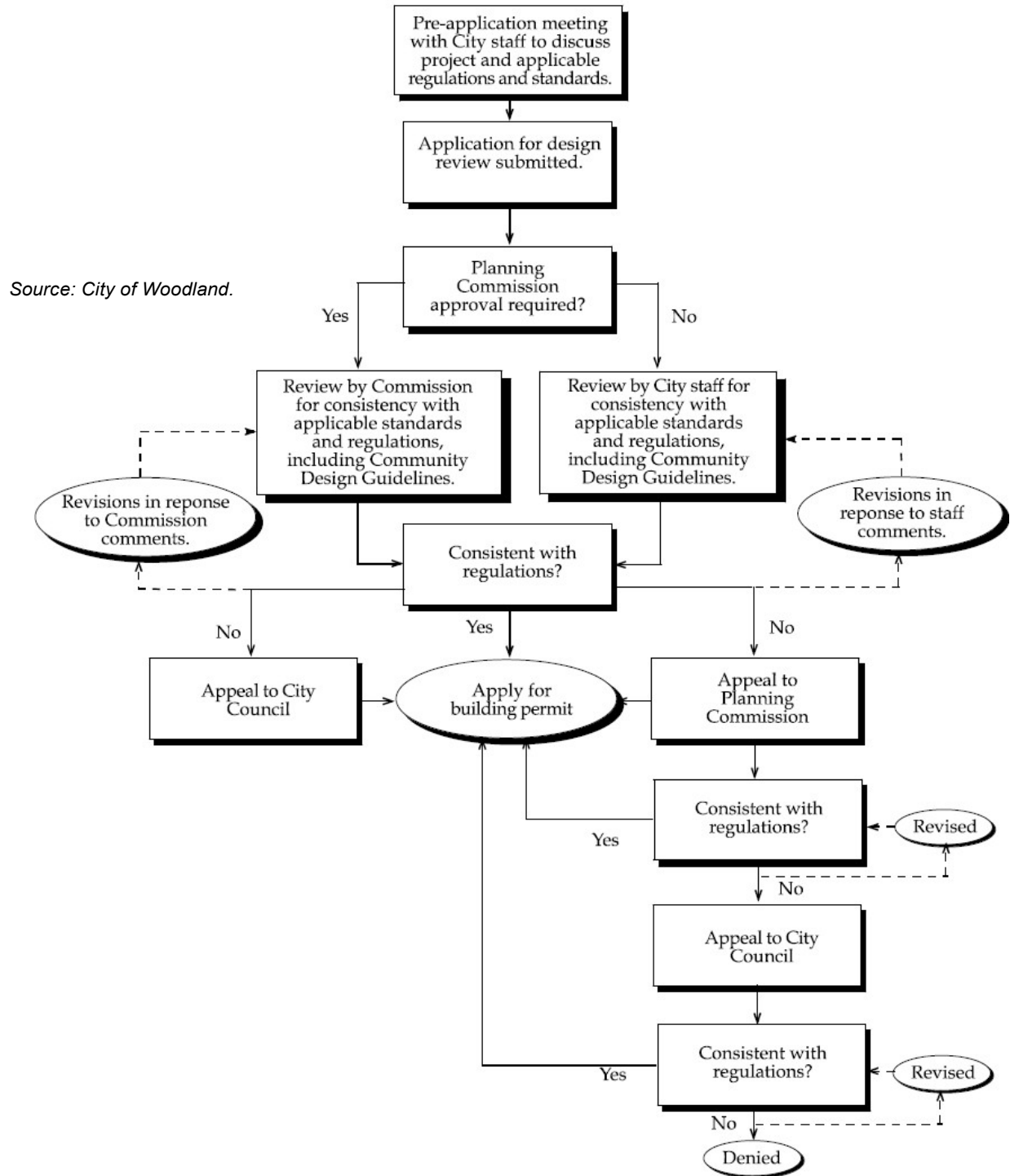
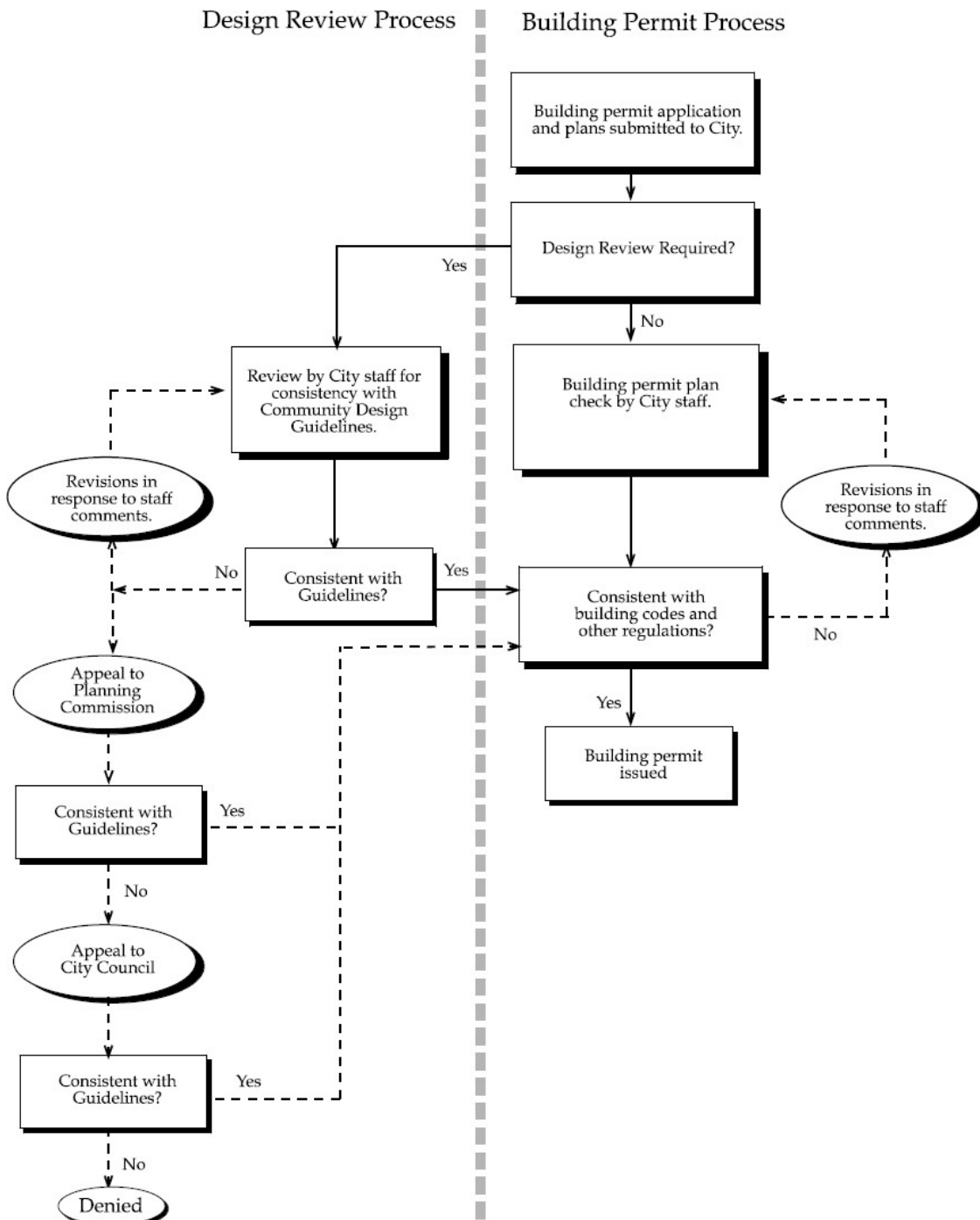


Figure D-2: Woodland’s Design Review and Building Permit Process



Source: City of Woodland.

B. Permit and Development Fees

B.1 Planning Fees: Table D-14 details the Community Development Department’s processing fees for common planning entitlements. One or more of the entitlements would be required to process a residential project.

Notably, the City is in the process of applying for a Regional Early Action Planning (REAP) grant through the Sacramento Area Council of Governments (SACOG) to evaluate the City’s entitlement fees. In tandem with the Code update, the City’s goal is to get a better understanding of cost recovery on development projects and how they can subsidize specific project types, including housing development. For complex projects or those that require the hiring of consultants, the City also requires the developer deposit project funding. In this way, the applicant pays directly for either consultant work required and actual staff time.

Table D-14: City of Woodland Planning Fees, 2020

Permits/Entitlements	Fee
Appeals – Staff Decision, Planning Commission, Council	\$277
Conditional Use Permit	\$3,807
General Plan Petition	\$669
General Plan Amendment	\$6,190
Variance and Zoning Administrator Permit	\$2,356
Zone Change and PUD Zone Change	\$6,067
Site Plan Review (Multi-family)	\$2,599
Design Review (Multi-family)	\$1,347
Design Review (Single Family)	\$412
Design Review (Subdivision >10 units)	\$2,870
Environmental	
Categorical Exemption	\$583
Initial Study	\$6,988
Negative Declaration	\$2,184
Mitigated Negative Declaration	\$4,514
Land Division	
Certificate of Compliance	\$313
Lot Line Adjustment	\$738
Lot Merger	\$1,071
Tentative Parcel Map	\$3,805
Tentative Subdivision Map	\$9,304 + \$27/lot
Notes: Each fee represents the total processing fee for planning, public works, fire, police, and parks. Some development projects will be deemed “major projects” and will be charged time and materials. Major projects include projects requiring an EIR.	
Source: City of Woodland, 2021	

B.2 Impact Fees:

Development Fees and Other Exactions Required of Developers

Table D-15 indicates the development impact fees for a single-family home outside of the Spring Lake Specific Plan (SLSP) area, while Table D-18 shows what it would cost inside the SLSP area.

A comparison of total fees shows a \$49,672 difference between the SLSP area and non-SLSP locations for a typical 2,500 single-family home in a greenfield (See Table D-19). This difference is largely attributable to the payment of the Spring Lake Infrastructure Fees (SLIF) and other Spring Lake related fees (fire operations & maintenance fund fee, habitat education fee, offsite affordable housing fee, and public transit fee) which are due at final map. Without the SLIF additional fees, impact fees in the SLSP (\$30,570) area are \$3,708 less than greenfield in non-SLSP areas (\$34,278). The comparison does not include the payment of the Storm Drainage Fee at building permit issuance for areas outside of Spring Lake, or the non-City fees to Yolo County and the Woodland Joint Unified School District. The area outside of Spring Lake is divided into 10 different fee zones for payment of the Storm Drainage Fee. The SLIF was established as a financing mechanism for the common, backbone infrastructure required for the SLSP. Significant infrastructure was installed to connect the SLSP area to the existing City infrastructure. Developers who have financed and constructed SLIF facilities are able to take fee credits against nearly 70 percent of the SLIF fees at building permit issuance. As a result, using fee credits would reduce the payment of fees due at permit issuance. It should be noted that SLIF credits can be transferred.

Table D-15: Development Impact Fees for Single-Family Outside of Spring Lake Specific Plan Area

Single-Family		
	Greenfield	Infill
Roads	\$8,742	\$5,828
Wastewater	\$6,634	\$6,634
General City	\$886	\$886
Fire	\$3,003	\$3,003
Police	\$725	\$725
Library	\$554	\$554
Water	\$5,297	\$5,297
Parks	\$8,182	\$8,182
Admin	\$255	\$233
Subtotal	\$34,278	\$31,342
ADU Subtotal	N/A	
<i>Source: City of Woodland, Development Impact Fees, January 1, 2021</i>		

Table D-16: Development Impact Fees for Multi-Family Outside of Spring Lake Specific Plan Area

Multi-Family				
	Greenfield	Infill	Corridor	Downtown
Roads	\$3,583	\$2,388	\$2,149	\$1,910
Wastewater	\$4,975	\$4,755	\$4,755	\$4,755
General City	\$666	\$636	\$636	\$636
Fire	\$1,801	\$1,751	\$1,751	\$1,751
Police	\$543	\$520	\$520	\$520
Library	\$415	\$397	\$397	\$397
Water	**\$3,973 if individually metered			
Parks	\$6,136	\$5,865	\$5,865	\$5,865
Admin	\$136	\$122	\$121	\$119
Subtotal	\$18,255	\$16,434	\$16,194	\$15,953
ADU Subtotal	\$10,594	\$9,315	\$9,122	\$8,930
<p>**Water Fee is not included in subtotal for Multi-Family. If individually metered, please add water fee above, and an additional admin fee will be due in the amount of .75% of water fee (not included in subtotal). No MPFP fees shall be charged on an ADU <750 sq. ft.</p> <p>Source: City of Woodland, Development Impact Fees, January 1, 2021</p>				

Table D-17: Development Impact fees for Small Multi-Family

Small Multi-Family (Less than 700 square feet)					
	Greenfield	Infill	Corridor	Downtown	SLSP
Roads	\$3,583	\$2,388	\$2,149	\$1,910	\$3,583
Wastewater	\$3,317	\$3,317	\$3,317	\$3,317	\$3,317
General City	\$444	\$444	\$444	\$444	\$444
Fire	\$1,201	\$1,201	\$1,201	\$1,201	\$1,201
Police	\$362	\$362	\$362	\$362	\$362
Library	\$277	\$277	\$277	\$277	\$277
Water	**\$2,649 if individually metered				
Parks	\$4,091	\$4,091	\$4,091	\$4,091	\$2,250
Admin	\$100	\$91	\$89	\$87	\$86
Subtotal	\$13,375	\$12,171	\$11,930	\$11,689	\$11,520
ADU Subtotal	N/A	N/A	N/A	N/A	N/A
<p>**Water Fee is not included in subtotal for Small Multi-Family. If individually metered, please add water fee above, and an additional admin fee will be due in the amount of .75% of water fee (not included in subtotal). No MPFP fees shall be charged on an ADU <750 sq. ft.</p> <p>Source: City of Woodland, Development Impact Fees, January 1, 2021</p>					

Table D-18: Development Fees for Spring Lake Specific Plan Area

Fee Type	Fee	
City Development Impact Fees (MPFP)	Single-Family (per unit)	Multi-Family (per unit)
General City	\$886	\$666
Fire	\$3,003	\$1,801
Library	\$554	\$415
Police	\$725	\$543
Wastewater	\$6,634	\$4,975
Water Capacity	\$5,297	(Per Project) ¹
Parks & Recreational Facilities	\$4,501	\$3,375
Roads	\$8,742	\$3,583
MPFP Admin Fee (75%)	\$228	\$115
Storm Drainage Facilities ²	\$0	\$0
Total Development Impact Fees	\$30,570	\$15,473
¹ Market-rate single family only		
² No Storm Drain Development Fees in Spring Lake		
Spring Lake Infrastructure Fees (SLIF) (Due at Building Permit)	Single-Family (per unit)	Multi-Family (per unit)
Roadway**	\$21,605	\$14,260
Water**	\$2,398	\$1,582
Sewer**	\$3,091	\$2,415
Drainage**	\$11,199	\$7,391
Fire Station	\$900	\$594
Parks	\$8,891	\$5,869
On-going Admin Costs	\$1,626	\$1,074
Total SLIF Fees	\$49,710	\$33,185
**Allowed to be used for SLIF credits, credit allowed at 90% of fees for first release BUA's and 79% for second and third release BUA's		
Fiscal Deficit Fee (Due at Building Permit)	\$1,500	\$1,050
SubTotal Fees Due at Building Permit	\$81,780	\$49,708
Fees Due at Final Map	Single-Family (per unit)	Multi-Family (per unit)
Art in Public Places*	-	-
Fire Operations & Maintenance Fund Fee	\$771	\$540
Habitat Education Fee	\$56	\$40

Table D-18: Development Fees for Spring Lake Specific Plan Area

Fee Type	Fee	
Offsite Affordable Housing Fee**	\$1,100	\$0
Public Transit Fee	\$243	\$170
Subtotal	\$2,170	\$750
* Per map-specific development agreement		
** Market-rate single-family only		
Non-City Fees (Receipt required prior to permit issuance)		
Woodland Joint Unified School District Fees (based on a 2,500 sq. ft. single-family dwelling)	\$10,200	\$4,896
Yolo County Facilities and Services Authorization Fees	\$3,118	\$2,312
Total Fees	\$97,268	\$57,666
<i>Source: City of Woodland, Spring Lake Residential Development Fees, January 1, 2021</i>		

Table D-16 provides the development fees for multi-family development outside the SLSP and Table D-18 lists the development impacts fees for construction of multi-family development in the SLSP Area. Similar to fees for single-family developments, the cost is higher within the Spring Lake Specific Plan Area, \$50,458 compared to \$18,255 in a greenfield, due to the SLIF, and other SLSP related fees. These fees are due at building permit issuance; however, a portion of MPFP fees (General City, Library, Police, Water, Roads, Administration, and Storm Drain) can be deferred (see below). The difference between the multi-family development impact fees in Spring Lake and outside of Spring Lake is attributable to the payment of the Spring Lake Infrastructure Fee (SLIF) and payment of a Fiscal Deficit Fee at building permit issuance. The comparison of fees also includes the payment of other Spring Lake-related fees (fire operations & maintenance fund fee, habitat education fee, and public transit fee), a total of \$750, at final map. In addition, the comparison does not include non City fees or the payment of the Storm Drainage, Surface Water, and Surface Water Administration Fees at building permit issuance for areas outside of Spring Lake. The area outside of Spring Lake is divided into 10 different fee zones for payment of the Storm Drainage Fee. For Surface Water, the fees are based on the meter size.

Table D-19, below, compares the development costs for a typical single family and multi-family development, and the total per unit impact fees. (See Table D-20 in Section D.3 (Non-Governmental Constraints) for additional detail on total development costs) The estimates utilize a 2,500 square foot home and a 6-unit multi-family greenfield project outside the SLSP area. The single-family homes are counted as one unit for comparison.

The total estimated development impact fees per unit for a single-family home outside the Spring Lake area is \$34,278 for greenfield and the typical estimated cost of development per unit is \$456,483, with impact fees representing about 7 percent of the total cost. The estimated development impact fee per a multi-family unit outside of the Spring Lake Area is \$18,255 per unit, and the typical estimated cost of development per unit is \$274,1975, with fees accounting

for approximately 7 percent of the total cost. Fees for a single-family project in the SLSP area represents 16 percent of development cost, due to the additional fees associated with development in the SLSP area. The overall cost of developing a multi-family unit is \$182,268 less than a single-family unit.

Table D-19: Development Costs for New Single and Multi-Family Units

Development Cost for a Typical Unit	Single-Family (SLSP)	Single-Family (Non-SLSP)	Multi-Family (Non-SLSP)
Total estimated development impact fees per unit	\$83,950	\$34,278	\$18,255
Typical estimated cost of development per unit ¹	\$519,000	\$457,000	\$274,167
Estimated proportion of fee cost to overall development cost (development impact fees and construction costs) per unit	16.2%	7.5%	6.7%

Note: Total estimated development impact fees per unit were taken from the total development impact fees due at building permit issuance and at final map (Tables D-15 to D-18). Does not include non-city fees in the SLSP Area.

¹ Typical estimated cost of development per unit for Single-Family and multi-family was estimated using market-driven cost assumptions for land, construction, and fees. The development cost estimate excludes developer profit and financing costs.

Source: City of Woodland, Lisa Wise Consulting, Inc.2021

Development Impact Fee Deferral Program

The City Council approved an ordinance in December 2008 to allow the deferral of development impact fees (MPFP fees) for multi-family residential and non-residential projects and extended through June 30, 2022. This program allows the City to defer seven development impact fees (General City, Library, Police, Water, Roads, Administration, and Storm Drain) for a maximum period of 24 months or upon the issuance of the Certificate of Occupancy.

Spring Lake Specific Plan Development Fee Reduction: The Spring Lake financing and development plan was set up based on a building unit allocation process and a payback system assuming development would occur in three releases. The intent at the time was to moderate growth and ensure development of key oversized infrastructure while also providing a method to pay back the original developers who had to install much of the early infrastructure. Although fees in Spring Lake are a potential constraint on the provision of housing, these fees are necessary to provide the infrastructure that enables development in this area, and the City has taken actions to reduce this constraint to the extent feasible.

D.2.6 On and Off-Site Improvements

The City of Woodland requires that developers complete certain minimum site improvements in conjunction with new housing development. Required improvements include the installation of water mains, fire hydrants, sewer mains, storm drainage mains, and streetlights and the construction of streets, curbs, gutters, and sidewalks. The improvements are part of the conditions of approval, typically for subdivisions which require extensive new infrastructure. Compliance and

enforcement of these improvement standards are coordinated through the Engineering Division during the design phase of a project and once completed, the Code Compliance Division is charged with enforcing the approved improvements. These standards are typical of many communities and do not adversely affect the provision of affordable housing in Woodland.

Section D.3 Non-Governmental Constraints

Market factors, which a local government has only limited ability to control, can influence the jurisdiction's capacity to develop housing. These market-related constraints include land costs, construction costs, cost and availability of labor, and the availability of financing. An assessment of these non-governmental constraints can inform the development of potential actions that can ameliorate market conditions that inhibit housing production.

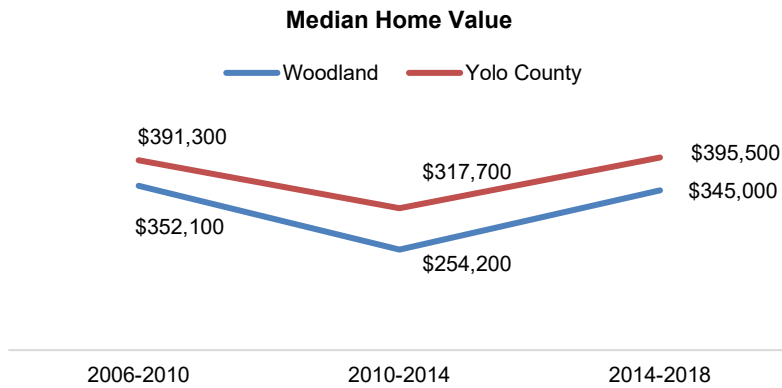
D.3.1 Housing Supply/Conditions

Market Overview: Single-Family Residential

The financial crisis of 2007/2008 and the ensuing Great Recession caused home values in Woodland to drop 28 percent from 2010 to 2014. Woodland home values have since rebounded close to their pre-Recession levels. As of 2018, the median sales value for a single-family home in Woodland was \$345,000, compared to \$352,100 in 2010. Woodland's home values have trended similarly to home values in Yolo County, though County home values are higher.

Since the beginning of the recovery from the Great Recession in 2013, interest rates have been maintained at low levels of 3.5 percent to 4.5 percent. Due to the COVID-19 pandemic, however, national 30-year mortgage rates have dropped to historically low levels, declining to 2.7 percent in late 2020. When interest rates are low, capital investment and housing production generally increases but more people are likely to take out a mortgage than when interest rates are higher. In addition, consumers are able to borrow more money for the same monthly payment. Extremely low interest rates have led to overall increased home values in Woodland over what has been seen in the past several years. Coupled with the generalized desire during the pandemic to move from denser to more spacious neighborhoods, the housing market is expected to continue to be competitive in the near future.

Figure D-3: Woodland Median Home Value

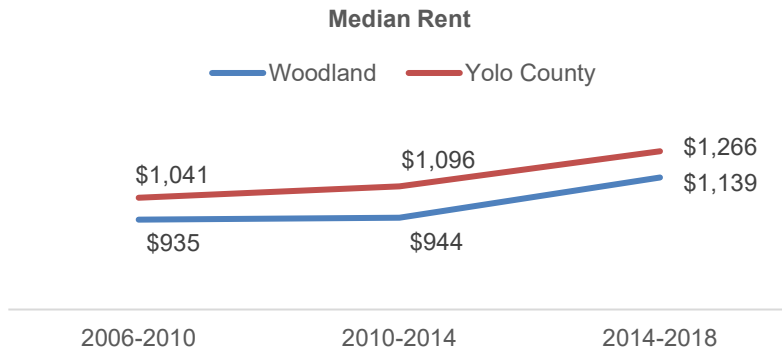


Source: SACOG/ACS 5-Year Estimates

Market Overview: Multi-Family Rental

Though lower than Yolo County, rental housing rates for Woodland have also trended similarly to the County. As shown below, the median rental unit in Woodland in 2018 is \$1,139. Since 2010, both Woodland and Yolo County rents grew by 22 percent.

Figure D-4: Woodland Median Rent



Source: SACOG/ACS 5-Year Estimates

D.3.2 Development Costs

Land Costs

Vacant residential lots transacted within the Woodland city boundaries in 2019 and 2020 sold for an average of \$16 per square foot (PSF), or about \$701,000 per acre. Individual lots ranged from \$14 to \$18 PSF, or about \$625,000 to \$780,000 per acre. These lots ranged in sizes from 5,000 to 10,000 SF, with an average land sale price of \$129,000 per transaction.

Required Site Improvement Costs (Finished Lots)

Upon securing the raw land, a residential developer may need to make improvements to the site in order to make the land usable before being able to construct a building on the property. These improvements might include the installation of utilities (such as water, electricity, and sewage), storm drainage mains, and streetlights, or the addition of streets, curbs, gutters, and sidewalks. In addition, pursuant to the City fee schedule on lot street frontage, developer is required to provide a deposit for street trees. Site improvement costs for a single-family lot in Woodland are estimated at \$28,000 to \$33,600, which does not include the cost of land.

Construction Costs

According to a March 2020 report published by the Turner Center for Housing Innovation at UC Berkeley, construction costs for multifamily housing have climbed 25 percent between 2009 and 2018. This increase is in part due to the higher cost of building materials, such as wood, concrete, and steel, as well as prevailing wage requirements. In 2020, construction costs (including materials and labor but excluding soft costs such as fees) for a small apartment complex ranged between \$153 to \$180 PSF. Construction costs can vary depending on the type of development, ranging from the more expensive steel-frame Type I construction to the more affordable wood-frame Type V. Due to the smaller scale, single family homes tend to be more expensive to construct on a PSF basis than multi-family. This cost can fluctuate depending on the type and quality of amenities to the property, such as expensive interior finishes, fireplace, swimming pool, etc.

Soft costs

Soft costs are the costs that are not directly incurred by the physical construction of the development. These costs include services for architectural, consultant, and legal services, as well as permitting requirements and impact fees. They generally range from 15-30 percent of total development costs but can fluctuate depending on local fees and exactions.

Permits and Exactions

Cities collect fees from developers as a means to compensate for the capital improvements required as a result of the new development. Please refer to Table D-15 to D-18 for a full list of the City's required permit and development fees.

Table D-20, shows the total of all housing development costs discussed above for a typical entry-level single-family home (2,500 square feet) or multi-family project, including land, construction costs, fees and permits (as shown in Table D-14 to D-18, Governmental Constraints). These figures do not include site improvements, developer profit, or financing costs.

Table D-20: Estimated Housing Development Costs

	Single Family- SLSP ¹	Single Family- Non SLSP ¹	Multi-Family- Non SLSP ²
Vacant Lot Cost	\$80,500	\$80,500	\$241,500
Construction Cost	\$322,500	\$322,500	\$1,237,000
Soft Costs (Impact/Permit Fees)	\$116,000	\$54,000	\$166,500
Total Development Cost	\$519,000	\$ 457,000	\$1,645,000

Notes:

1 Prices based on a new 2,500 square foot single-family residence on a 5,000 square foot lot.

2 Prices based on a new 6-unit 7,200 square foot single-family residence on a 15,000 square foot lot.

Source: Lisa Wise Consulting, Inc., 2021

D.3.3 Availability of Financing

The availability of financing can impact rates of home ownership. The ability to secure financing can be influenced by several factors, including creditworthiness, debt-to-income ratio, and the restrictiveness of mortgage lending standards. Reviewing data collected through the Home Mortgage Disclosure Act (HMDA) can reveal the role the lending market has had on local home sales. Home purchase loans in 2019 are summarized in the table below.

There are more than twice the number of conventional loans than government-backed loans in 2019, for a total of 748 mortgage applications across both types. Though fewer in number, government financing served a large share of total homebuyers. The approval rates for both these types of loans were about 75 percent.

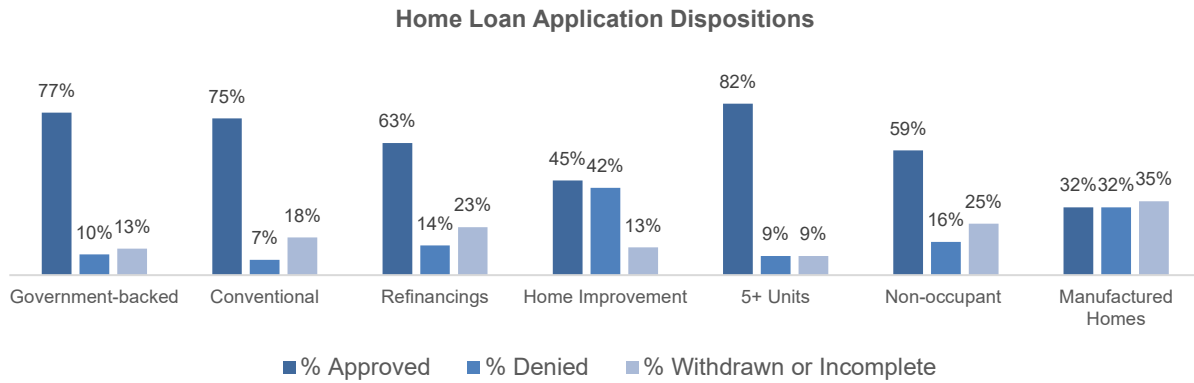
In competitive housing environments when purchasing a new home may be out of reach for some, home renovations can be a desirable and more affordable way to add value to property. There were 144 home improvement applications in 2019. The approval rate for these types of applications was only 45 percent.

Table D-24: Home Loan Application Dispositions

	Total Applications	% Approved	% Denied	% Withdrawn or Incomplete
Government-backed	173	77%	10%	13%
Conventional	575	75%	7%	18%
Refinancings	1,386	63%	14%	23%
Home Improvement	144	45%	42%	13%
5+ Units	11	82%	9%	9%
Non-occupant	195	59%	16%	25%
Manufactured Homes	34	32%	32%	35%

Source: HMDA, 2019

Figure D-5: Woodland Home Loan Application Dispositions



Source: HMDA, 2019

D.3.4 Summary

Despite more robust single-family home production on greenfield sites, multi-family projects are much less common. Economic conditions in Woodland suggest the city’s market rents are not at a high enough price point, relative to Yolo County overall, to attract new multi-family housing development. Assuming construction costs are similar across the region, developers can generate a greater return on their investment elsewhere, yielding higher rental revenue relative to project costs that remain constant across the region. In addition, multi-family development is more likely to occur on infill locations, which are less likely to redevelop given the potential for an existing use or need for remediation.

Section D.4 Environmental and Infrastructure Constraints

D.4.1 Environmental Constraints

The City of Woodland is in an area of California with relatively low hazards from seismic activity, slope, and wildfire; these potential environmental constraints do not affect housing development in Woodland. Although some areas within the City are subject to flood hazards, the City has excluded lands in flood hazard areas from its residential land inventory. Finally, the City has not identified individual environmental issues for any of the parcels on the land inventory based on their past use and related potential for residual soil or groundwater contamination.

D.4.2 Infrastructure Constraints

Roads

The General Plan states that all new development projects are required to construct or fund improvements necessary to mitigate any traffic impacts resulting from the project. In addition, the 1998 City of Woodland Street Master Plan Update identifies roadway improvements required through 2020 to accommodate growth as proposed under the General Plan. The City has adequate existing and planned roadway capacity to accommodate the new units included in its RHNA.

Water

The City of Woodland provides water for domestic, commercial, and industrial use within the city limits with groundwater and water diversion from the Sacramento River. The City of Woodland has partnered with the City of Davis to create an inter-jurisdictional Clean Water Agency which currently manages the water diversion and an associated treatment facility. The Agency developed a surface water supply project that will divert up to approximately 46,100 acre-feet per year from the Sacramento River and is treated at a Regional Water Treatment facility that was completed in 2016.

The City's 2019 Water Quality Report states that the city's tap water met all State and Federal drinking water standards. In addition, the U.S. EPA selected the Woodland-Davis Clean Water Agency and the cities of Woodland and Davis as models of water resilience. The City of Woodland's efforts include the construction of a new surface water treatment plant, the construction of aquifer storage and recovery wells, installation of advanced metering infrastructure, and continuous water distribution rehabilitation projects. In addition, the source water assessment for the Sacramento River concluded that the river continued to provide good-quality raw water that can be treated to meet all drinking water standards using conventional treatment processes. Overall, Woodland has adequate existing and future water supply and water conveyance infrastructure to meet the needs of the additional housing units identified in the RHNA.

Sewer

The City of Woodland's sewer system is managed by the Department of Public Works (DPW) and currently consists of approximately 200 miles of sanitary sewer piping serving approximately 16,672 lateral connections. The average lateral is 26.5 feet in length, which equals approximately 84 miles of sanitary sewer laterals within the entire sewer collection system. The sewer collection system conveys an average of 5 million gallons of wastewater per day to the City water pollution control facility. The sewer collection system includes three lift stations: Spring Lake and Gibson Ranch stations serve developments in the southern part of the City, and one influent pump station delivers flow into the headworks of the water pollution control facility. In compliance with the State General Waste Discharge Requirements, the City created a Sewer System Management Plan which was last updated in November 2020.

In December 2020, the City released a Sewer System Management Plan Program Audit which highlighted major accomplishments from the Capital Improvement Plan implementation from fiscal years 2018/2019 and 2019/2020, they include:

- **2018 Annual Water & Sewer Repair & Replacement Project (CIP 18-09):** Work included the CIPP lining of over 3,200 LF of 6-inch to 8-inch diameter gravity mains and over 2,000 LF of 15-inch to 18-inch gravity mains, as well as the replacement of 20 break-in or otherwise defective service taps. The Work also consisted of the repair of approximately 180 sewer laterals, totaling to 2,075 LF of CIPP-lined services, 950 LF of open-cut replacement, and 49 new sewer cleanout installations. This Project also included 48 “Top-Hat” installations that sealed the gravity main/sewer lateral interface from tree roots, groundwater infiltration and wastewater exfiltration.
- **Dog Gone Alley – Bush St to College St Water & Sewer Repair & Replacement Project (CIP 19- 16):** Work included replacement of approximately 400 linear feet of sewer main pipe as well as installation of 2 sewer manholes and replacement/rerouting of sewer laterals to improve flow and reduce issues with clogging.
- **2019 Sewer Infiltration Abatement Project (CIP#20-10):** This Project included manhole-sealing with injection grout at 6 manholes and the CIPP lining of over 725 LF of 18-inch to 21-inch trunk lines and approximately 175 LF of 8-inch gravity mains.
- **2020 Sewer and Water Repair & Replacement Project – Gibson Road (CIP #20-07):** As of 6/30/2020, approximately 590 feet of sewer laterals have been rehabilitated, and 13 sewer cleanouts have been replaced.
- In fiscal year 18/19 crews cleaned 305,594 feet of sewer and CCTV’d 223,986.50 feet of the sewer system.
- In fiscal year 19/20 crews cleaned 243,401 feet of sewer and CCTV’d 173,855 feet of the sewer system.

The City currently has more lining and replacement projects to existing sewer lines outlined in the latest Capital Improvement Program which covers fiscal years 2020/2021 through 2023/2024, which will delay the need for increased capacity in the downtown area and the adjacent mixed-use/high density areas.

Infrastructure Financing

Existing master plans are being updated or completed to cover major capital facilities. The City’s Capital Improvement Program (CIP), which schedules projects through 2020, is based on existing development impact fees. The City updated its impact fees in 2020 and provided more specific fees based on types of development such as multi-family infill and multi-family downtown. The routine updating of the fees and comprehensive, distinguishing categories of development types ensure that appropriate fee amounts are applied and therefore do not present a constraint to the development and maintenance of public infrastructure.

Appendix E: Focus Group Meeting Summary

City of Woodland 6th Cycle Housing Element Update

Focus Group Meetings Summary

Overview

The City of Woodland conducted three focus group meetings as part of the preparation of the 6th Cycle Housing Element Update. Led by the City's consultant, Lisa Wise Consulting, Inc. (LWC), the meetings were conducted virtually via Zoom, on Tuesday February 9, 2021 and Wednesday February 10, 2021 with 20 representatives from local businesses, institutions, housing advocate groups, and developers. The purpose of the meetings was to provide an introduction to the Housing Element update process and solicit feedback on housing related issues and opportunities which will inform and support the development of policies and programs for the City. The City conducted meetings with the following groups:

1. Community and Housing Advocates
2. Housing Developers
3. Local Businesses and Institutions

Each meeting began with a presentation by LWC on the Housing Element, including its purpose, components, and various State mandates. Following the presentation, LWC facilitated a discussion guided by open-ended questions about market conditions, development constraints, special needs groups, and unique housing and opportunities and needs in the city. Participants were encouraged to respond to the questions verbally, but the chat function was also available for use, if preferred

The City invited 51 individuals to the focus group sessions via email and mail, with reminder notifications closer to the date.

Comments from the focus groups are categorized as follows:

1. Woodland Housing Needs
2. Housing and Development Constraints
3. Policy/Program Recommendations

Summary of Feedback

The following is a summary of the input received across all three focus groups.

Woodland Housing Needs

- Underserved groups tend to be low-income individuals, seasoned agriculture workers, millennials, and young families.

- Single-family homes are the most in-demand housing option in Woodland, but a diverse range of housing types are needed to meet the needs of all communities.
- Interest in shared and/or multigenerational housing, as there is demand from single individuals seeking greater affordability. To ease tensions potentially arising from less privacy, resources could be provided dedicated to resolving tenancy/shared living issues.
- Participants expressed a desire for transit connectivity. Most current housing units are not located near transit stops.
- Residential areas should be near transit stops and have access to jobs and healthy food opportunities which are already scarce due to big box retailers (e.g., Costco in Woodland, CA) that compete with smaller local retailers. Woodland should prioritize in-fill and development in the Downtown as a large portion of Millennials do not drive. Concentrating development will also lessen the cost of infrastructure investment and maintenance.
- Mixed-income housing can increase diversity within a community.
- Woodland neighborhoods are currently not socially and economically diverse.

Housing and Development Constraints

- The City has taken steps to ease development costs and regulatory constraints, such as providing fee deferrals and more efficient plan review.
- Current fee structure favors single-family homes over multi-family development, as fees are calculated on a per-unit rather than a per-square foot basis, and disincentivizes smaller, denser housing.
- The cost of land is less than 10% of total cost of development; it is not a constraint to development.
- Construction costs have been increasing, especially the cost of lumber.
- The most cost-effective housing typology is a 3-story wood frame walkup garden-style apartment complex.
- Though construction costs are similar across the region, market-rate for-sale prices vary. Woodland's market-rate housing market is not as competitive as other areas in the region, which makes it more difficult for multi-family developments to "pencil out". Neighboring areas, such as West Sacramento, currently offer a higher rate of return with expected revenues that exceed the high construction costs.
- Parking standards and other requirements that affect the total number of units developable on a site should be evaluated as potential constraints to housing.
- Financing for the construction of single-family homes is more readily available due to the higher relative returns (high for-sale price) compared to multi-family development. Developers have struggled to attract investment for multi-family housing in Woodland and are attempting to rely on local investors who want to support their community.

Policy/Program Recommendations

- Sites selected in the site inventory for lower- and low-income housing should be plausible and realistically developable, not just meet State density and size requirements.
- Different housing types can be incentivized through fees; the current fee structure incentivizes small lot single family housing products but should incentivize denser, multi-family housing.
- Incentivizing developers to rehab older, existing residential units can be a more cost-effective way of producing more affordable housing than new construction of on-site inclusionary housing.
- The City could explore modular housing as a means for cost and time savings.
- The City should align priorities with the County and other local housing organizations to in an effort to promote affordable housing.
- The City should strengthen its relationship with the County since the County owns more land in the City than the City does. The City should focus and increase coordination on future land sale transactions to maximize public ownership and local control.
- Due to the impacts of COVID-19, there is an opportunity to convert commercial buildings into residential.
- As the City of Trees, Woodland should prioritize shade trees across the city.